

# Old McCauley Ranch

Mariposa County, California

\$1,150,000 | 233+ Acres

10894 Old Yosemite Road  
 Coulterville, California

Old McCauley Ranch is one of the finest recreational set ups you'll find. Bordering the Stanislaus National Forest for horseback, ATV riding, hiking and hunting. Great equestrian property - barn, fenced pasture, arena, + miles of trails. Williamson Act with seasonal cattle lease. Grid independent 8 KW solar. Water is abundant - 2 wells, 2 ponds, and artesian spring.



## PROPERTY HIGHLIGHTS

- 233+ Acres - Borders USFS Land
- 90 Acres Pasture / 125 Acres Timber
- Main Ranchhouse - 1800 sq ft
- Historic Guest Cottage - once a stagecoach stop
- Large 40x50 Wooden Barn - with Hay Storage and Tack Room
- Metal Shop Building - 1200 sq ft
- Owned Solar Array with Battery Back-up
- 13 kW Generator
- 2 Wells, 2 Large Ponds, and artesian spring
- Potting Shed, Greenhouse
- Vegetable Garden and Fruit Tree Orchard
- Old Gold Mine



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