

# Shady Oaks

Calaveras County, California

\$975,000 | 160.33 Acres

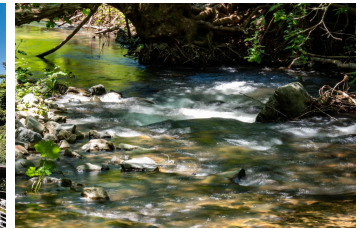
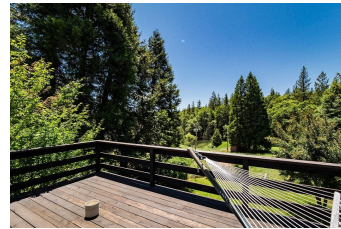
2416 Jurs Rd.  
 West Point, California

Shady Oaks is truly one of a kind, 160 beautiful acres with a mixture of pastures, timber, creek, ponds & orchards. Once in a lifetime does a property like this come along. It's been in the same family since the early 60's. The ranch includes a 3 bedroom, 2 bathroom custom built home overlooking one of the two large ponds & grassy meadow.



## PROPERTY HIGHLIGHTS

- 160 beautiful acres.
- Senior water right dating back to 1859 with 183-acre feet of water.
- Substantial timber value with current harvest plan that could be enjoyed or harvested.
- Bear Creek runs through the property.
- Custom 1744 sqft home with a walkout basement housing a bonus room/shop area.
- An older cabin that could be brought back to life for many uses.
- Equipment shed with power for your projects.



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