

## Rafters Acres

Calaveras County, California

\$410,000 | 4.98 Acres

3658 Hwy 12  
 Burson, California

Welcome to 4.98 usable acres of country living in Burson California, bring your animals! This charming farmhouse offers 2 adjacent parcels creating an opportunity for a multifamily farm. The main parcel includes the 2 bedroom 2 bath home with an attached 2 car garage as well as a separate workshop.



### PROPERTY HIGHLIGHTS

- 2 Parcels adding up to 4.98 acres
- 1127 Sqft. home and attached 2 car garage
- 20ft x 35ft workshop
- Fully fenced yard around the home & a fully fenced pasture
- A 5 minute drive to Lake Camanche south shore
- An easy 40 minute commute to the central valley
- Just 2 hours to San Francisco and South Lake Tahoe



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