

The Guinn Ranch

80 acres – Beautiful acreage in Tuolumne County

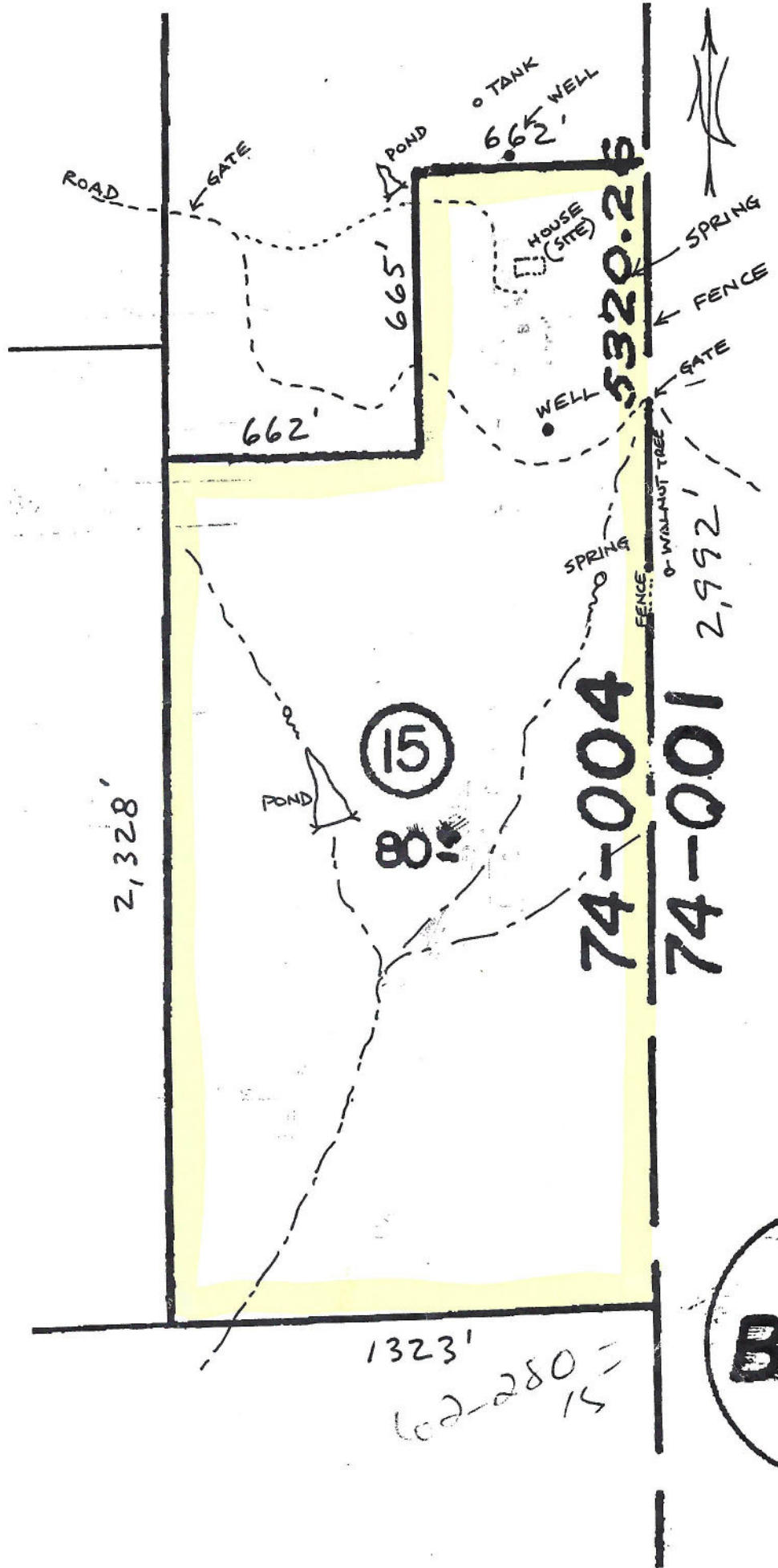
Victor A. Gust homesteaded this land in 1863. Mr. Gust sold to Bill Guinn in 1897. (Guinn planted the walnut and mulberry trees on the west line in 1897). Russell Thursby acquired the land in 1938 and the present owners, Dave and Judy Herbert purchased the land from Thursby in 1976.

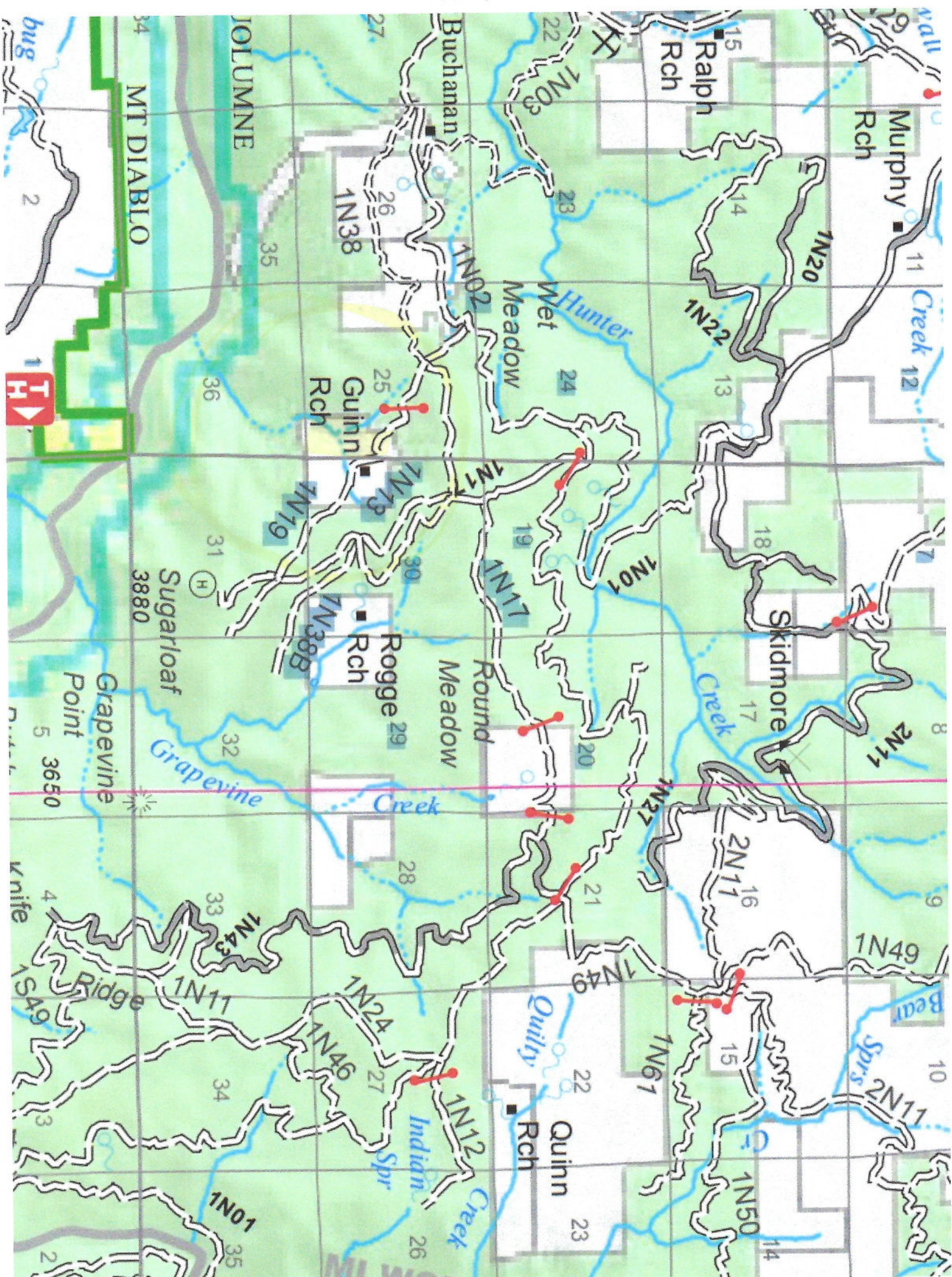
The wells were drilled around 1980. The top well hit 30 gallons per minute at 72' and is 100 feet deep. The 1-1/2 h.p. pumps at 94'. The top 30' of the well is cased steel. There is 1" galvanized pipe up from the pump and 1" sch. 40 PVC pipe buried approx. 30" deep to the (approx.) 350 gallon tank on the hill. The elevation drop is approx. 50', for around 25# pressure to the old home site. The lower well is 200', also produced 30 gpm, and the top 125' is cased in pvc. The water quality of the upper well is reportedly "excellent". The lower well has never had a pump installed.

The reason for the jog in the north line is that the forest service did a survey and discovered that the house was built over the line, and a boundary line adjustment was done to "correct" this situation. They are aware that the tank on the hill is over the line, and they know that the old perimeter fencing is not true to the lines, but they apparently don't care.

The "septic system" for the old house was not installed to code or with a permit. It consists of 2 – 55 gallon steel drums and one leach line. The Herberts lived at the property for 3 ½ years and never had a problem with this system.

Dave put in a large spring-fed dam which didn't entirely survive the "Pineapple Express" which flooded the valley. It did survive to a lesser extent and does still allow for a sizeable pond. There are also other known springs which have continued to flow through the drought years.





Stock Allotment

