



## OUTDOOR PROPERTIES

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# Morales Ranch

1,843.68 ± Acres | El Dorado County, CA



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DRE# 01838294





# Introduction

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A golden opportunity to own the 1,843.68 acre Morales Ranch in the rolling foothills of El Dorado County, CA! The ranch is ideally located just 20 minutes south of the historically rich town of Placerville, CA. Secluded and private, the ranch offers easy access to modern conveniences.

Currently used for cattle grazing with an existing cattle lease, the ranch's rolling topography, perimeter fencing, and existing livestock equipment provide a solid foundation for continued agricultural pursuits. Water on the property includes a large stocked pond and East Big Canyon Creek meandering through the eastern and southern areas. Enjoy year-round recreation on the property: fish for Largemouth bass in the stocked pond, hunt game such as deer, turkey, & bear, or explore the ranch on horseback or ATV. This open space will remain preserved as the ranch is under a conservation easement.

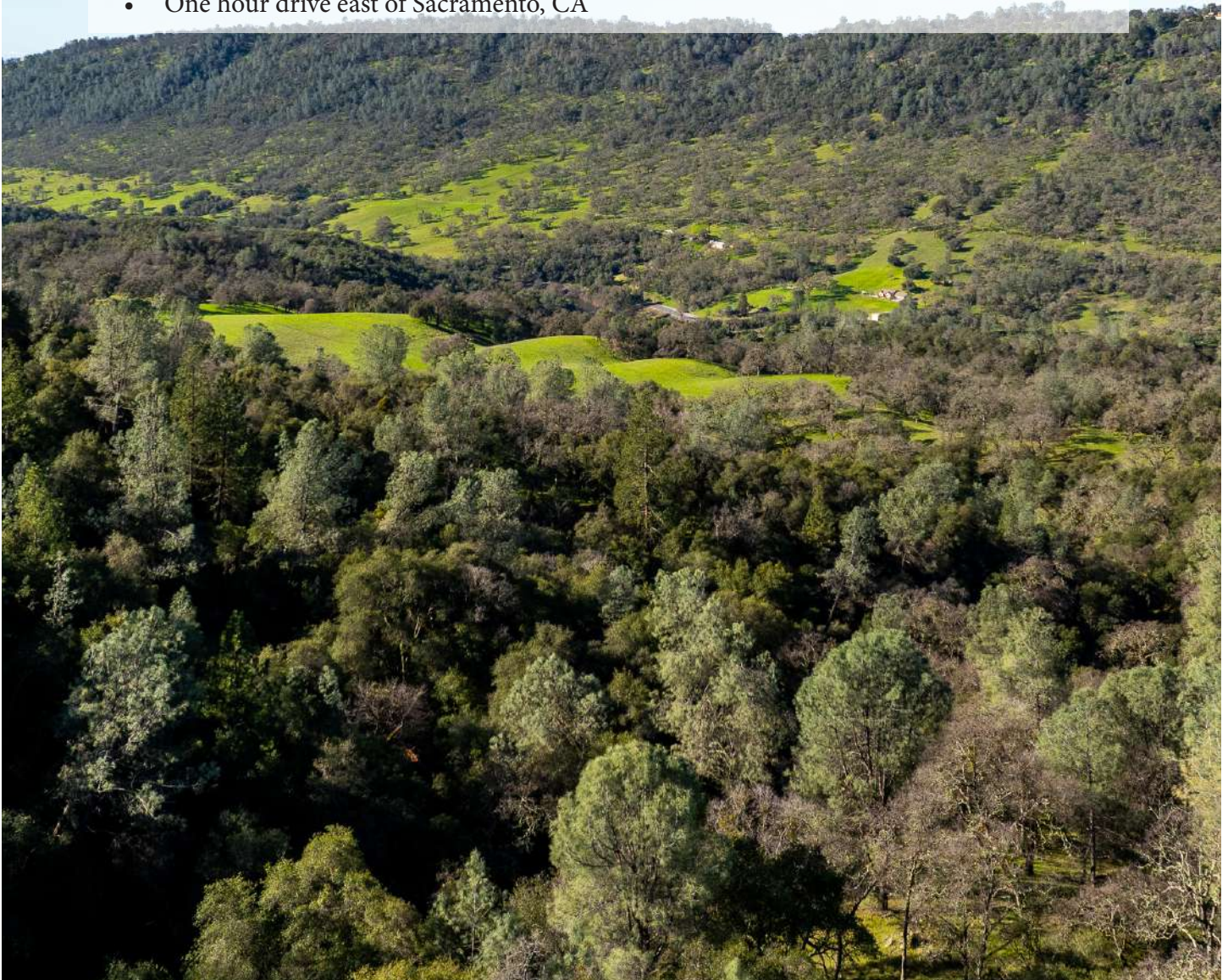
The ranch headquarters, situated at approximately 1,400 ft elevation, features a main house, a four-car garage with an apartment, a barn, a large workshop, and a shed. There is also a manufactured caretaker's home located near the entrance of the property. If you're looking for a tranquil, secluded ranch with endless possibilities, coupled with outdoor recreational opportunities and easily accessible to in-town or big city conveniences, Morales Ranch is your golden nugget! Majority of the property is in the Williamson Act.





# Highlights

- 20 minutes south of Placerville, CA
- Private & secluded
- Majority of the property is under the Williamson Act; lower property taxes
- Under a Conservation Easement: Requires the property be “preserved and used for grazing land, wildlife habitat, & recreational open space”
- Currently used for cattle grazing
- Income generating cattle lease in place
- Perimeter fencing, livestock pens, squeeze chute, & feeders
- Water: large pond stocked with largemouth bass & East Big Canyon Creek
- East Big Canyon Creek meanders the eastern and southern areas
- Year round recreation
- Wildlife include: deer, turkey, & bear
- Enjoy activities like hunting, fishing, horseback riding, and exploring on ATV.
- Headquarters: Main home, four-car garage with apartment, barn, large workshop, & shed
- Manufactured caretaker home near entrance
- One hour drive east of Sacramento, CA





# Water & Cattle

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Water on the ranch consists of East Big Canyon Creek and a large pond that is stocked with largemouth bass. East Big Canyon Creek meanders through the eastern and southern portions of the property.



With expansive open rangeland, working pens, and other necessary equipment, this ranch is perfectly set up for a successful cattle operation. There is currently an income generating cattle lease in place.





# Recreation



This property offers a prime location for outdoor enthusiasts. Hunt game like deer, turkey, and even black bear. Fish for largemouth bass in the stocked pond. Explore the diverse terrain on ATV or horseback. With its great secluded location and protected space via the conservation easement, wildlife thrive here.





# Improvements

Improvements on the ranch include a main home, a caretaker home, barn, a large workshop, and sheds.



The main home is complete with three bedrooms, two bathrooms, and a four car garage. Conveniently located above the garage is a separate 1-bedroom apartment, offering additional living space. For outdoor entertaining, the main home features a covered front porch and a dedicated fire pit gathering area. The apartment itself has privacy of its own with a separate entrance and its own covered porch.





# Improvements Cont'd

## *The Main House Continued:*



## *The Four-Car Garage & Apartment Above:*





# Improvements Cont'd

The large barn is equipped with pens and a squeeze chute for livestock handling.



*Seen below on the left:* The large metal workshop building with shed in front.

*Seen below on the right:* Manufactured caretaker home.





# Historic Mine on Ranch

A very cool feature on the ranch is an old mine! The owners say it was one of “Lucky” Baldwin’s mines. Nicknamed “Lucky” Baldwin for his uncanny knack for profiting in business deals, Elias Jackson Baldwin (1828-1909) rose to prominence as a California investor and real estate speculator during the latter half of the 19th century. Around 1853, Baldwin engaged in mining with some success. Seen below are photos of the historic mine on the ranch.





# Size & Zoning

The Morales Ranch consists of 24 parcels totaling 1,843.68 acres. The total taxes from the year 2023 was \$8,798. There is a conservation easement in place. The conservation easement requires the property “be preserved and used for grazing land, wildlife habitat, and recreational open space.” All parcels, except parcel 092-040-076, are in the Williamson Act Contract; lower property taxes (*1,824.43 acres in the Williamson Act*).

APN	ACRES	ZONING	AG Preserve (Y/N)	TAXES (2023)
092-021-042	79.05 acres	AE	Y	\$192
092-031-030	40.68 acres	Rural Restrictive	Y	\$99
092-031-031	180.7 acres	Rural Restrictive	Y	\$438
092-031-032	20.71 acres	Rural Restrictive	Y	\$50
092-031-035	337.5 acres	Rural Restrictive	Y	\$4,363
092-031-036	10.96 acres	Rural Restrictive	Y	\$27
092-031-037	11.54 acres	Rural Restrictive	Y	\$28
092-031-054	200 acres	Rural Restrictive	Y	\$955
092-040-015	4.51 acres	AE	Y	\$11
092-040-017	9.79 acres	AE	Y	\$24
092-040-018	30.67 acres	AE	Y	\$74
092-040-019	17.33 acres	AE	Y	\$42
092-040-022	19.68 acres	AE	Y	\$48
092-040-023	137.44 acres	AE	Y	\$333
092-040-024	7.29 acres	AE	Y	\$18
092-040-028	20.66 acres	AE	Y	\$50
092-040-029	136.2 acres	AE	Y	\$330
092-040-031	176.93 acres	RES	Y	\$429
092-040-032	165.07 acres	AE	Y	\$400
092-040-033	28.23 acres	AE	Y	\$68
092-040-052	16.98 acres	AE	Y	\$41
092-040-057	92.66 acres	RES	Y	\$225
092-040-076	19.25 acres	A	N	\$359
092-520-001	79.85 acres	AE	Y	\$194
<b>TOTAL</b>	<b>1,843.68 acres</b>			<b>\$8,798</b>

*“The Williamson Act, also known as the California Land Conservation Act of 1965, enables local governments to enter into contracts with private landowners for the purpose of restricting specific parcels of land to agricultural or related open space use. In return, landowners receive property tax assessments which are much lower than normal because they are based upon farming and open space uses as opposed to full market value.”*

– from the California Department of Conservation



# Location



## **About El Dorado, CA:**

El Dorado is an unincorporated community (region that is not governed by a local municipal corporation) in El Dorado County, CA. At an elevation 1,608 feet, it is located 4 miles southwest of Placerville. The town is registered as a California Historical Landmark.

## **About Placerville, CA:**

Placerville, in El Dorado County, California, was once known as “Hangtown” during the Gold Rush era before officially adopting its current name in 1854. It is the county seat of El Dorado County, CA. With a population of approximately 10,747 as of the 2020 census, the town’s economy, initially fueled by gold mining, now thrives on agriculture, tourism, and small businesses. Its historic downtown, adorned with well-preserved 19th-century buildings, invites exploration of shops, restaurants, and galleries. The iconic Bell Tower, erected in 1865, stands as a testament to Placerville’s past. Cultural attractions like the El Dorado County Historical Museum highlight the region’s mining heritage, while outdoor enthusiasts can revel in the nearby El Dorado National Forest’s hiking, biking, and camping opportunities

**Nearby airports:** *Local Airports include Placerville Aiport (3 miles from Placerville). Domestic Airports include Sacramento International Airport (55 mi) and Stockton Metropolitan Airport (83 mi). International Airports include Sacramento International Airport (55 mi), Reno-Tahoe International Airport (131 mi), and Oakland International Airport (133 mi).*

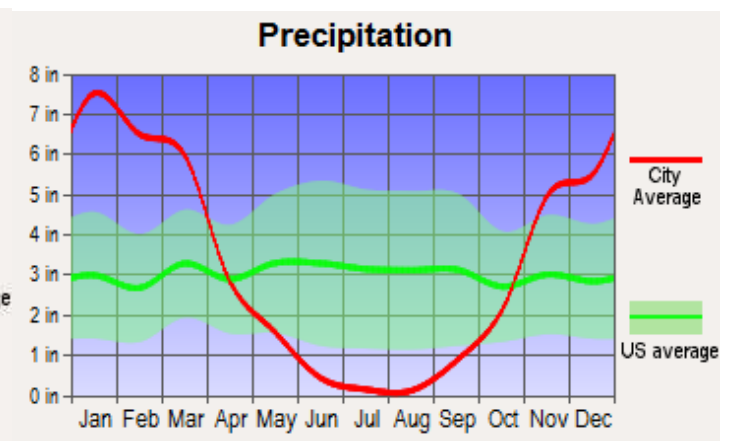
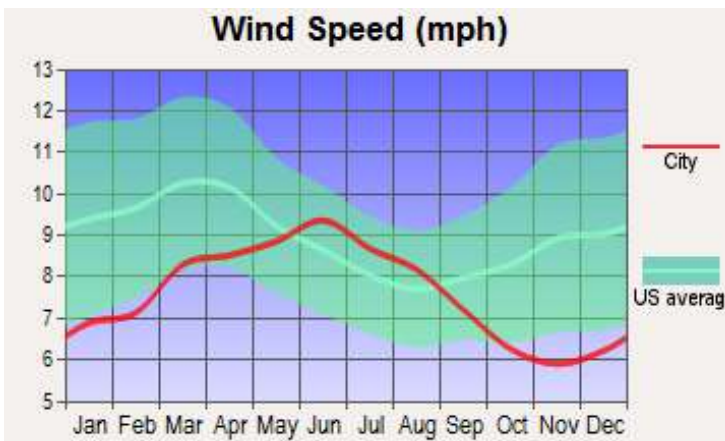
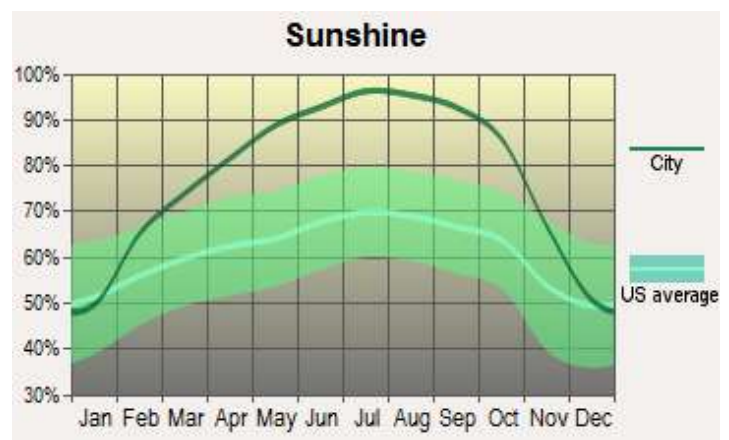
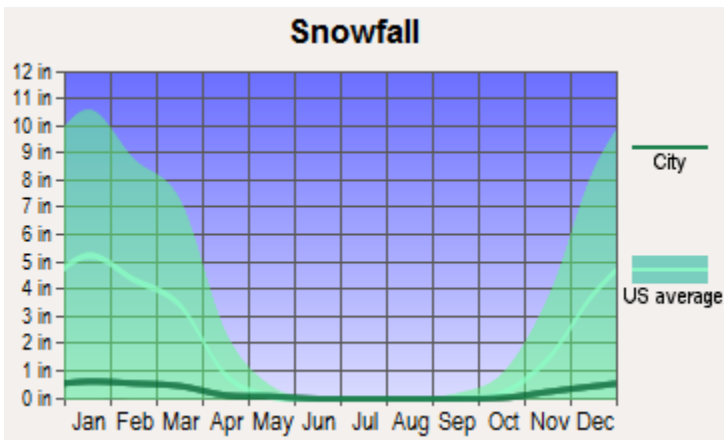
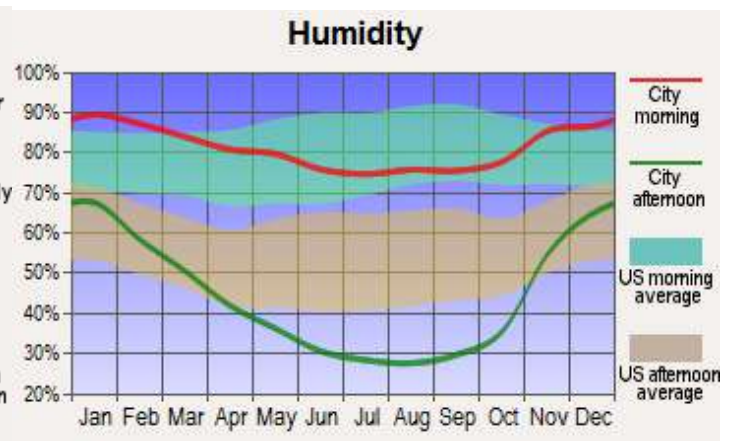
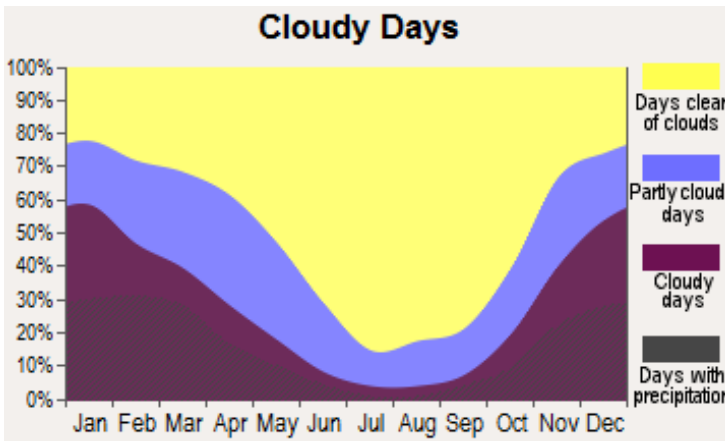
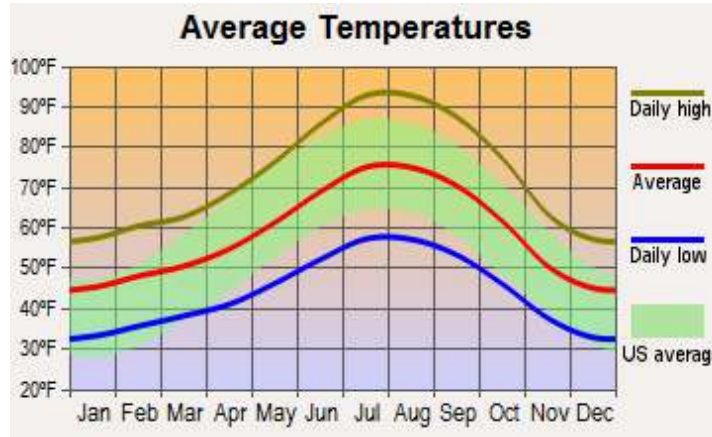
## **About El Dorado County, CA:**

El Dorado County, located in the foothills and mountains of California’s Sierra Nevada range, east of Sacramento, has a rich history dating back to its indigenous inhabitants, the Maidu, Nisenan, Washoe, and Miwok nations. Its name itself, “El Dorado,” which means “the gilded one” in Spanish, hints at the area’s famed discovery of gold in 1848 that sparked the California Gold Rush. El Dorado County’s landscape is diverse, encompassing rolling hills, mountainous terrain, and a portion of the pristine Lake Tahoe. Much of the county is public land, with the Eldorado National Forest covering a significant area. The Desolation Wilderness, Folsom Lake State Recreation Area, and the American River are just some of the other natural wonders that attract visitors to the region. The county’s population has grown over time, particularly due to its proximity to the expanding Sacramento metropolitan area. In 2020, El Dorado County’s population was 191,185.



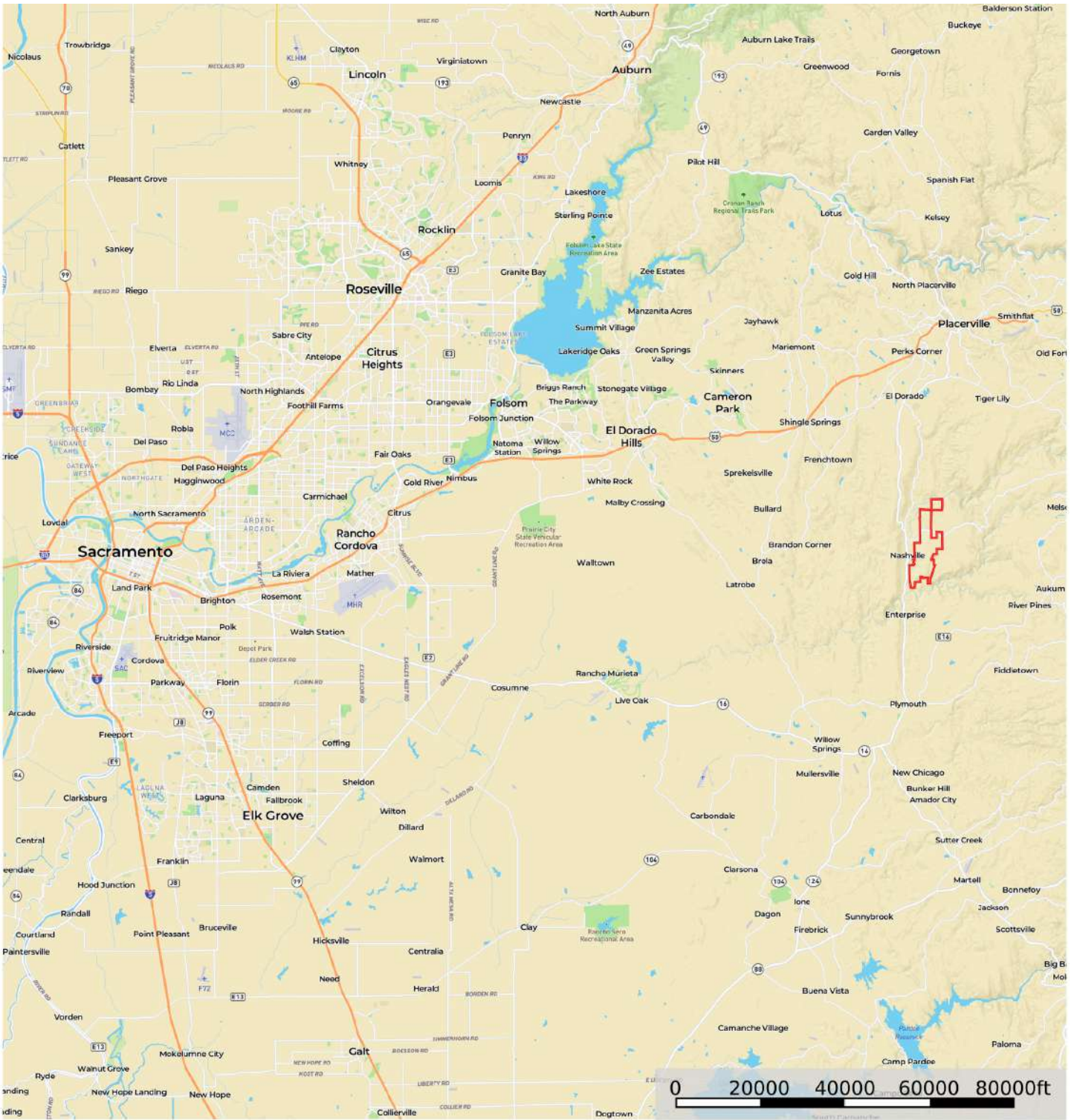



# Weather for Placerville\*





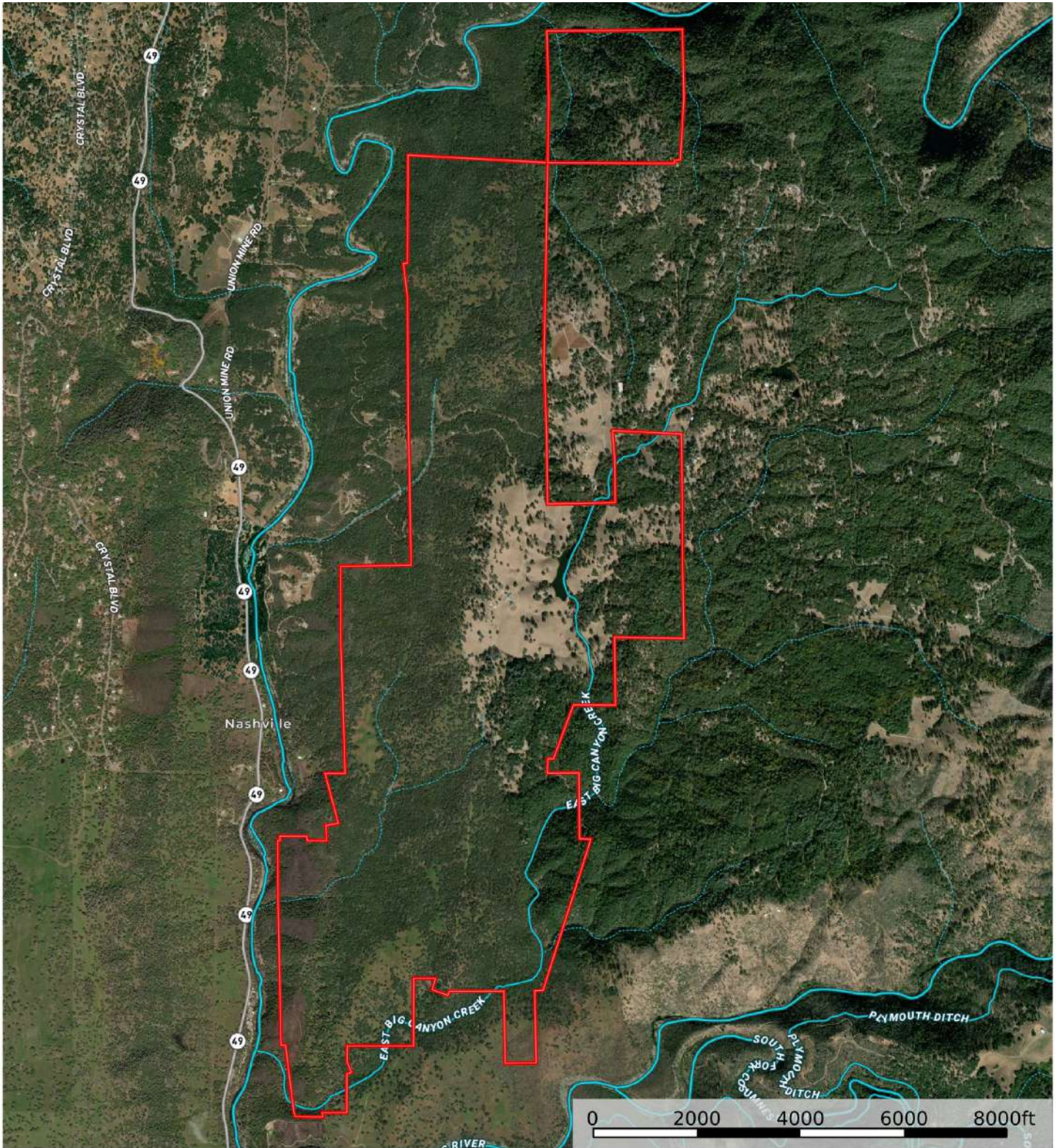
# Street Map



 Boundary



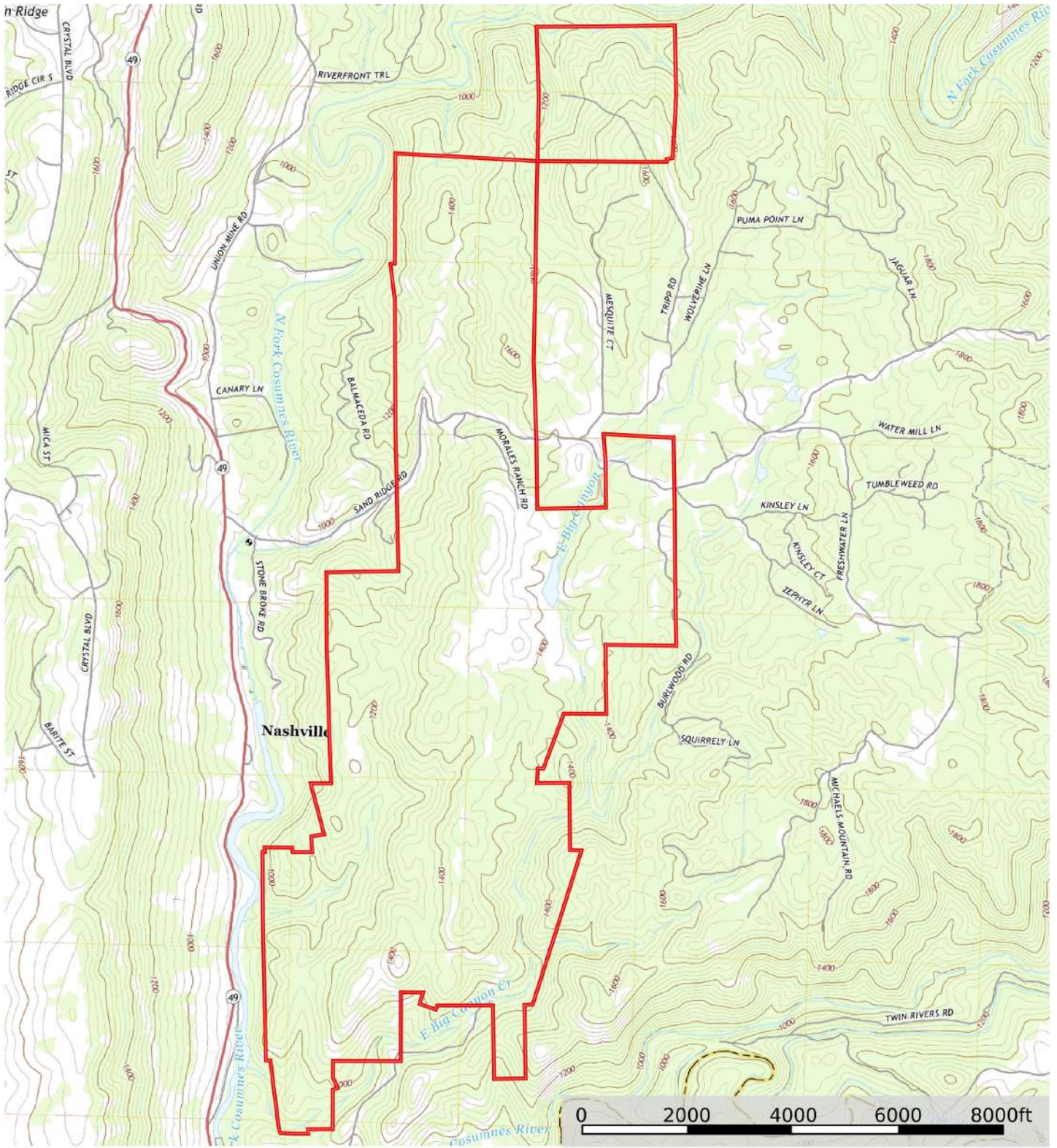
# MB Satellite Map



Boundary Stream, Intermittent River/Creek Water Body



# Topo Map



□ Boundary





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