

**FOR
SALE**

Cowboy Trail Land
EL DORADO, CALIFORNIA

± 7.36 ACRES



**GOLD OAK
SCHOOL**

**MOON LAKE
DRIVE**

**COWBOY
TRAIL**

PLEASANT VALLEY ROAD

PLEASANT VALLEY ROAD

CONTACT US



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**PRIME
RESIDENTIAL LAND**

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ASKING PRICE:
\$235,000

Cowboy Trail Land:

Cowboy Trail is the perfect opportunity to live in the country but be convenient to the services of town. An ideal place to come home after a hectic day, Pleasant Valley Road drops into a wooded and relatively flat plateau just before it reaches Cowboy Trail. Originally contemplated as a foothills church setting this acreage makes for an equally rich home setting.

GENERAL PLAN LAND USE:
Rural Residential

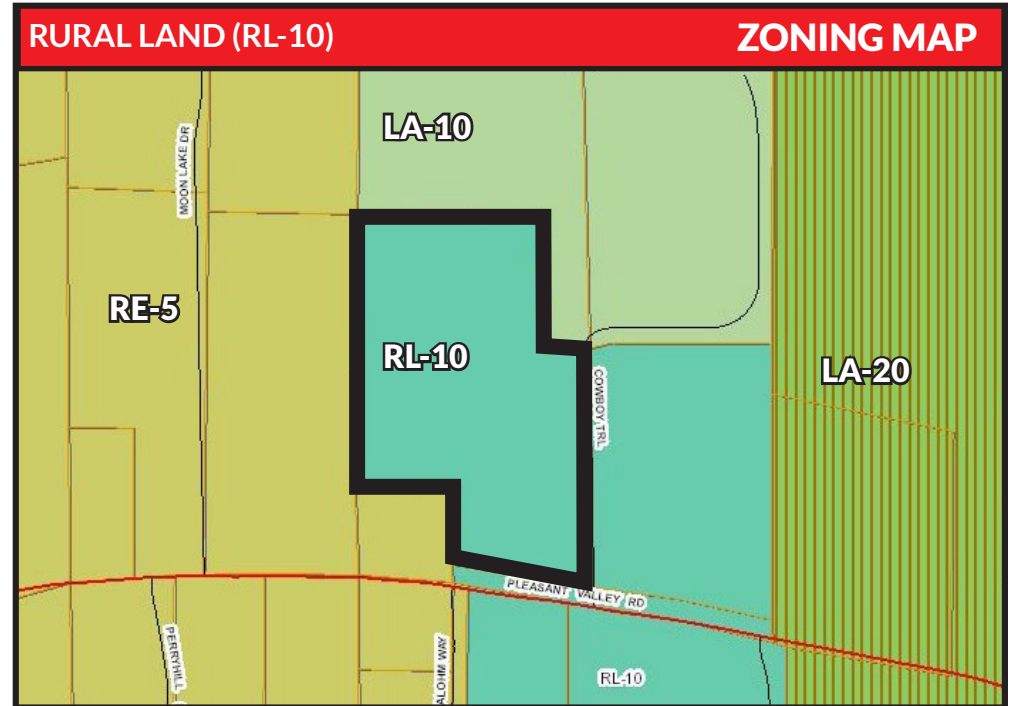
ZONING:
Rural Land, 10 acre minimum

Cowboy Trail is a non-conforming parcel in that it's size (±7.36 acres) is smaller than the underlying zoning (10 acre minimums).

- UTILITIES:**
- 8" water line in Pleasant Valley Road
 - Requires Septic

SOURCE: El Dorado Irrigation District

- FEATURES:**
- Amenities Nearby
 - Scenic Location
 - Short Distance to Highway 50, Placerville and Shingle Springs & Cameron Park



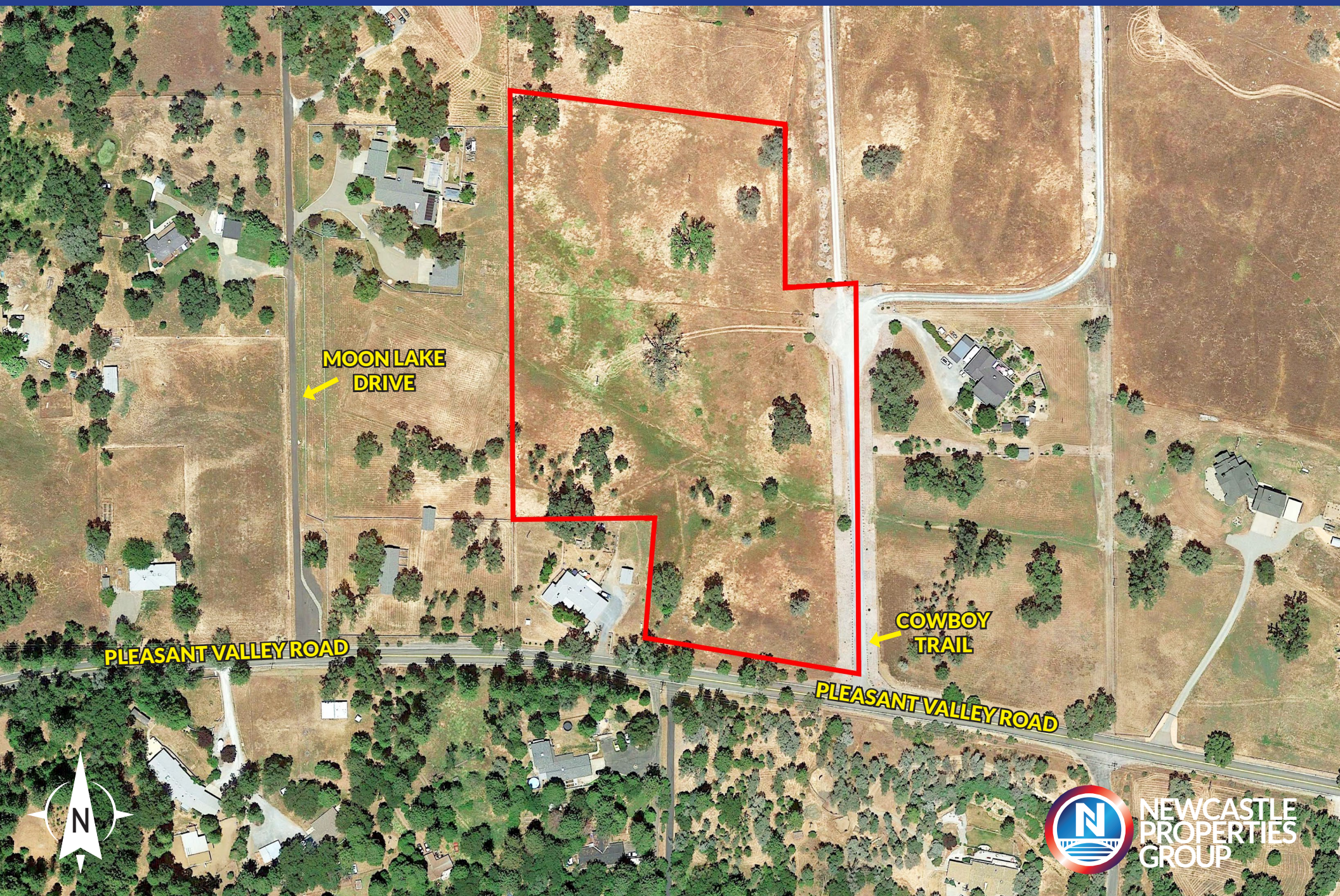
SOURCE: https://www.edcgov.us/Government/planning/Pages/zoning_ordinance_and_maps.aspx



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**NEWCASTLE
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NEARBY COMMUNITIES

PLACERVILLE

Placerville is a charming California “gold rush” town named after the placer gold deposits found in its river beds and hills in the late 1840’s. Its treasured heritage is reflected in the historical, nineteenth-century architecture of its downtown. The Pony Express topped in Placerville as did the famous mail carrier Snowshoe Thompson.

APPLE HILL™

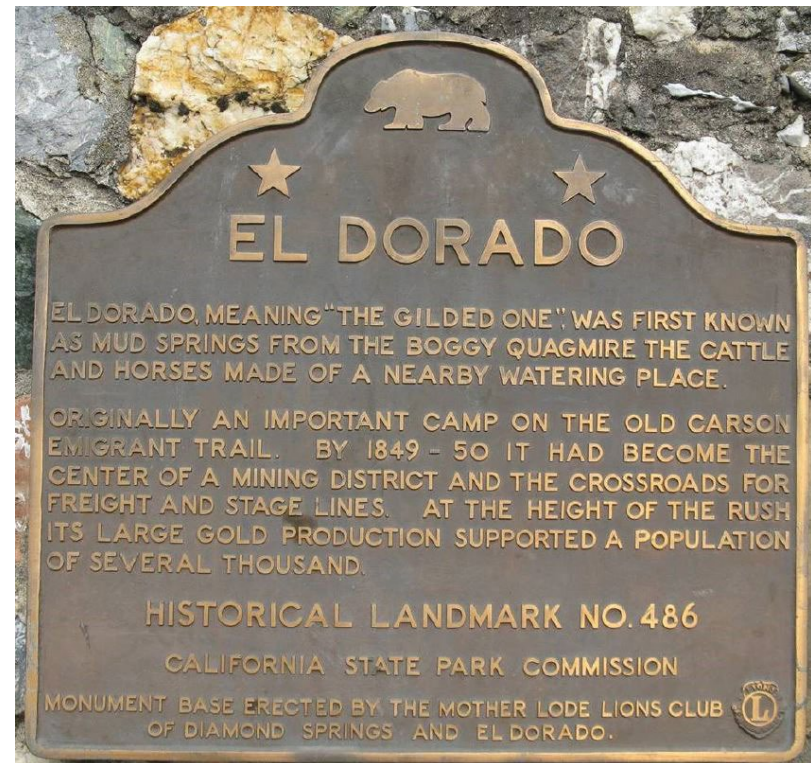
Whether you are looking for the perfect pumpkin Primitivo, Cabernet or Christmas tree, the Apple Hill Growers are looking forward to sharing their bountiful back-roads with you. For some, Apple Hill™ means berry farms, u-pick apple ranches, and kid-friendly activities. For grown-ups, it’s fine wines and handcrafted beers in an incredible Sierra-soaked setting. For others, it’s Christmas trees for as far as your group can wander. A trip to Apple Hill™ is a fall family favorite, but some ranches are open year-round.

SHINGLE SPRINGS

Originally an early, bustling, California gold mining settlement, Shingle Springs has taken on the character of a peaceful country community with ranches and homes on acreage. The area was riddled with rich placer mines, yielding up to \$200 per rocker per day. With the discovery of gold came people and the first general store in 1865. As claims failed, the miners moved on, but cattle ranchers and farmers saw the value in these hills and continued to support the area. The first post office was established on February 3, 1853, and in 1866 the Sacramento Valley Railroad was extended to Shingle Springs. As a railroad terminus, the town boomed with trains and stages departing daily. It became one of the busiest business centers in the Golden State.

CAMERON PARK

Cameron Park is a relatively new community in a county where gold was discovered in 1848 to set the stage for the California Gold Rush. Visionary Larry Cameron purchased the 5,000 foothill acres that now encompass Cameron Park in the 50’s for ranching purposes. Slowly, with the help of others, he divided the land into lots of varying sizes. Cameron Park reflects a wide scope of interests, with ranch sized properties, medium and high density residential, shopping areas, a championship country club, recreational lake and the Airpark Estates. The Cameron Airpark Estates provides a unique opportunity for pilots to commute from home to destination without ever leaving the plane. Wide streets double as taxiways between homes and the airstrip.



SOURCES: <https://www.sscpchamber.org/about-the-area/>
<https://visit-eldorado.com/placerville/>

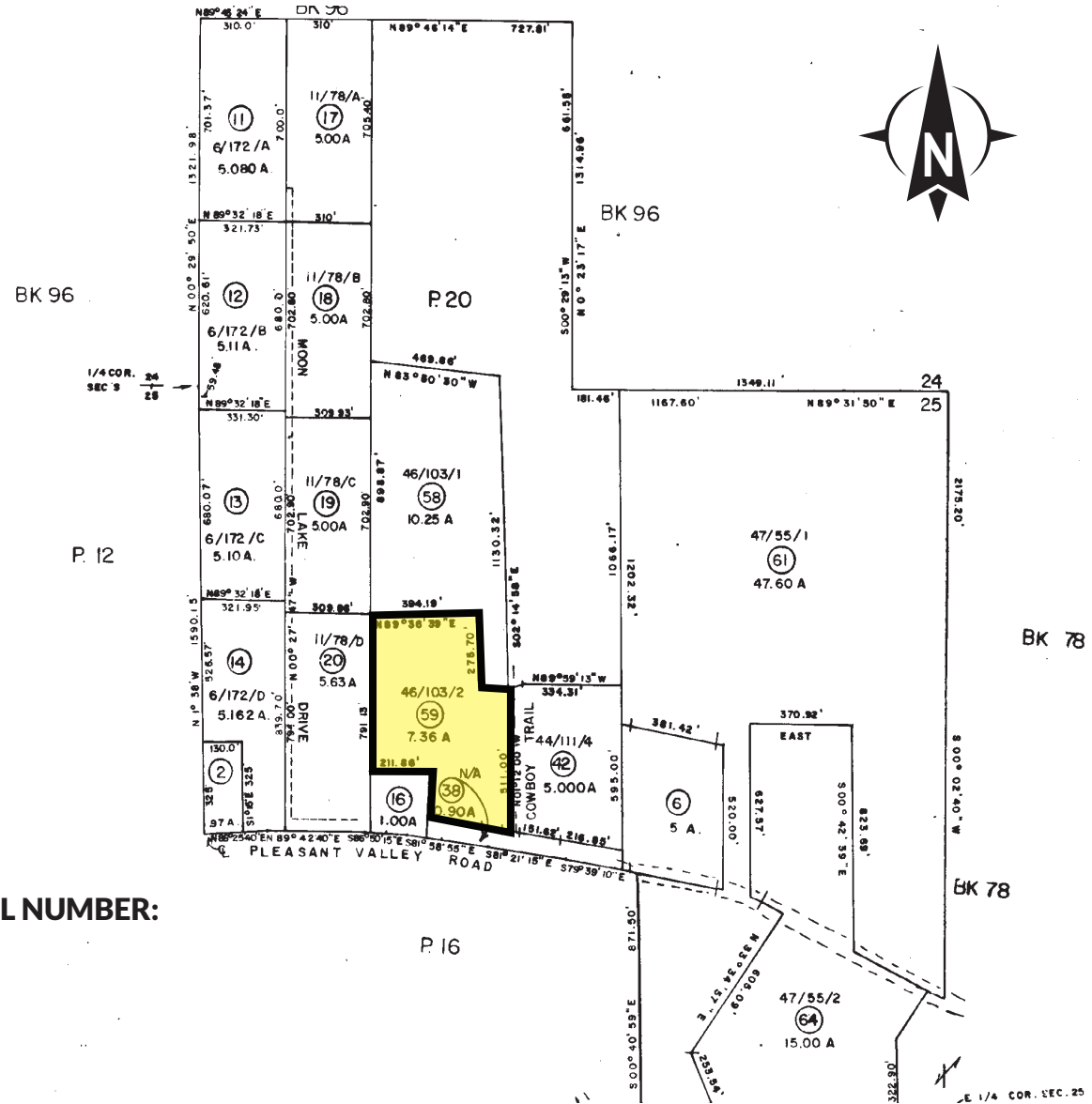
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PARCEL MAP



EL DORADO COUNTY ASSESSOR PARCEL NUMBER:
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