



Colina de Dos Palmas

NEQ VAL VERDE ROAD & DICK COOK ROAD

LOOMIS AREA OF PLACER COUNTY, CALIFORNIA

For Sale

±20.8 ACRES

\$1,250,000

**360° PANORAMIC
VIEWS**



Contact us



**NEWCASTLE
PROPERTIES
GROUP**

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General Plan Land Use:

(Rural Estate - 4.6-20 Acre Minimum)

Zoning:

RA-B-X 4.6 AC Minimum

(Residential Agricultural Building Site, 4.6 acre minimum)

Placer County APN:

036-031-010 (±20.8 Acres)

Utilities

Water:

18" Line in Dick Cook Road

24" Line in Val Verde Road

(Source: PCWA 530.823.1649)

Sewer:

Not to site

(Source: SPMUD 916.756.8555)

Features

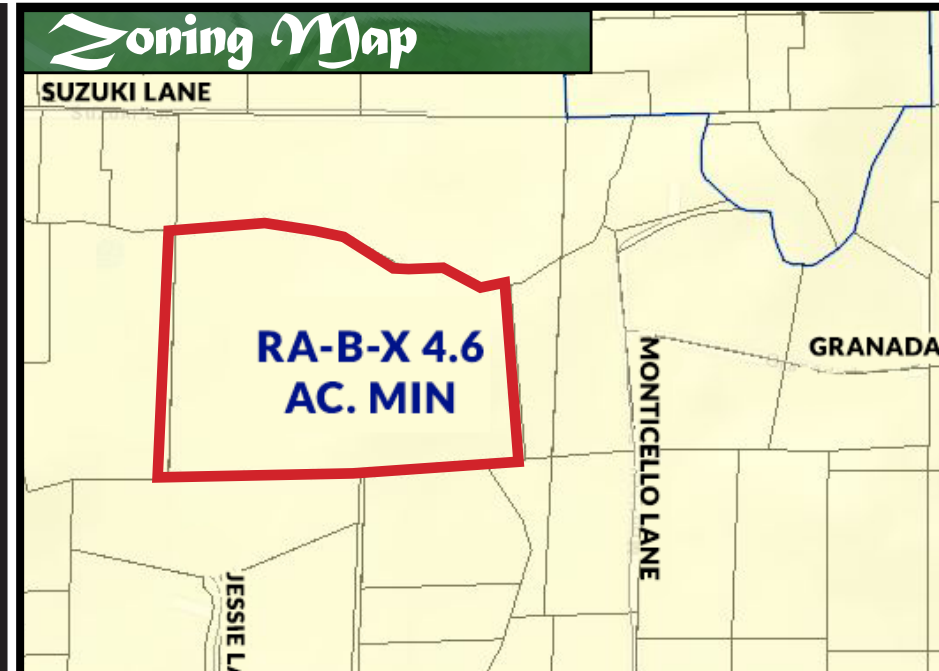
- 360° Views
- Amenities Nearby
- Rare In-fill Residential
- Great Schools

The Possibilities

- Vineyard Estates
- Land Investment Opportunity
- Large Lot Subdivision
- Recreation Facility
- Rural Private Estates
- Family Compound

Note: All uses are subject to Placer County approval. Owner and Broker make no representations that such approval will be granted or that Buyer's intended use is consistent with the land use, zoning and other development requirements.

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The Opportunity

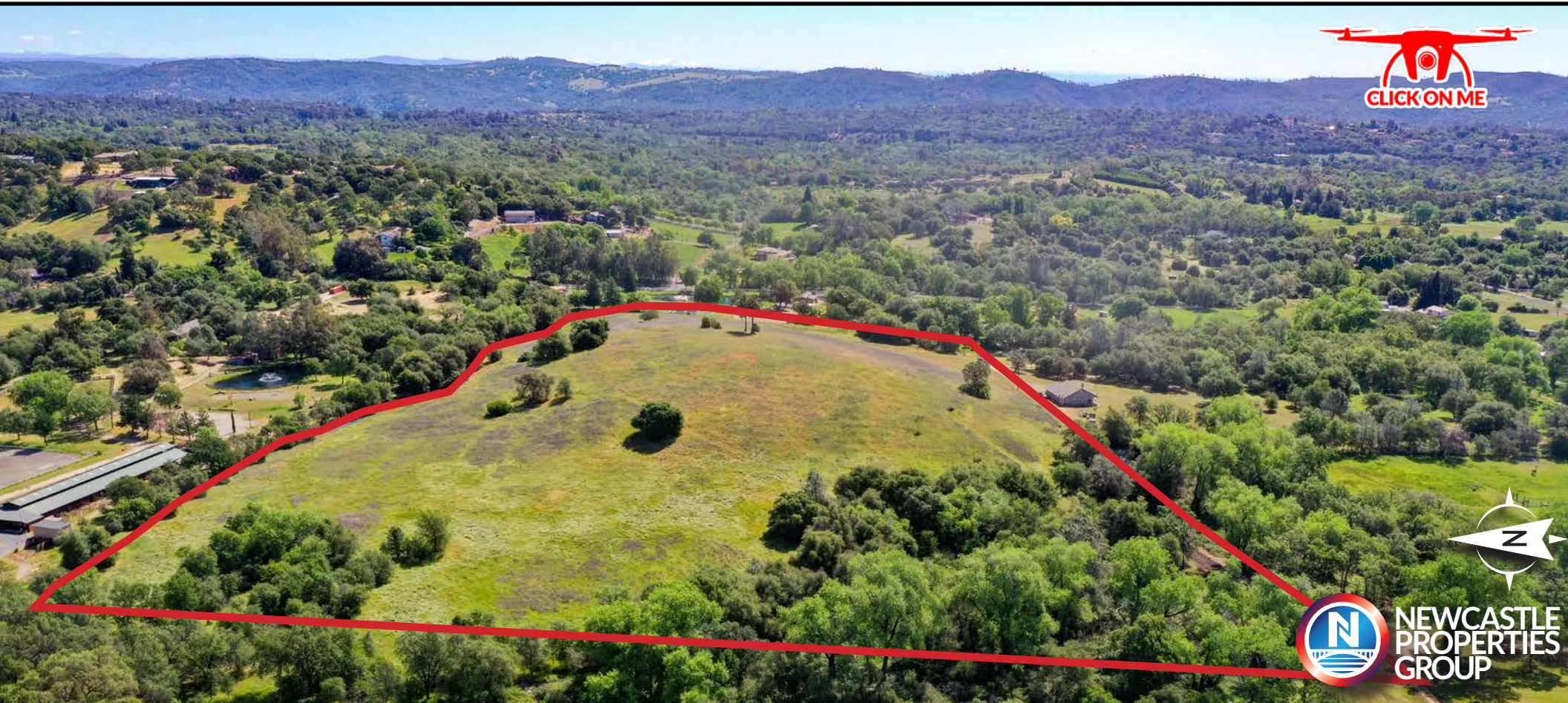
Colina de Dos Palmas may well be the last undeveloped 360° hilltop remaining in the Loomis Basin. The owner of this beautiful property will be able to choose to develop up to four home sites by zoning, each having their own private facing view, a single home at the top of the hill, or some variation of those options. This is truly an incredible spot to build a dream home, family compound, or private estates. This is truly a one of a kind property.

Colina de Dos Palmas is the last stop of a quiet, meandering pathway from Dick Cook Road that ends at the southern base of the property, at the foot of the hill of Colina de Dos Palmas. From there one can see through the grass the road that winds around the hill and climbs to the two palm trees at the peak. Once there the view is incredible. Please click on the drone logos within this brochure to see the property videos.

The Location

Colina de Dos Palmas is located in the Loomis Basin, adjacent to California's Sierra Nevada foothills between the Town of Loomis and Granite Bay Community. The property has easy access to the Interstate 80 via Horseshoe bar Road and Rocklin Road. Colina de Dos Palmas offers a reasonable commute to downtown Sacramento (±25 miles) and the renowned recreation of Lake Tahoe (Squaw Valley is ±85 miles). The neighboring South Placer communities of Lincoln, Roseville and Rocklin are only a ±10 minute drive from the property. Auburn and Lincoln both have their own airports, while the nearest major airport is Sacramento International, ±30 miles to the west. Shopping, services and amenities are all within a short driving distance.

**360° PANORAMIC
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The Community

The Loomis Basin, (namely the Town of Loomis and the unincorporated communities of Penryn, Newcastle and surrounding areas) is an affluent, rural suburb northeast of Sacramento. The Loomis Basin retains its rural character and charm with its large residential lots, custom homes, old fashioned downtown, oak woodlands, interesting topography and water features. This area of Placer county is an ideal location to raise a family, enjoy the outdoors and return home for a peaceful evening. The public schools are all first rate, and the highly touted Del Oro High School is just over two miles from Colina de Dos Palmas. The fun 9-Hole Indian Creek Country Club is nearby while other, more challenging golf courses are scattered throughout South Placer County.

Colina de Dos Palmas, for all its privacy and seclusion, still enjoys all of the amenities that come with its proximity to the higher growth communities of Roseville and Rocklin. These include the regions most successful regional mall, the Roseville Galleria, newer hospitals, aquatic facilities, theaters, restaurants and all levels of shopping.

Top Notch Schools



**DEL ORO
HIGH SCHOOL**

KING ROAD

KING ROAD

AUBURN FOLSOM ROAD



TAYLOR ROAD

HORSESHOE BAR ROAD

BRACE ROAD



TAYLOR ROAD

SIERRA COLLEGE BOULEVARD

LAIRD ROAD

VAL VERDE ROAD

**PLACER
ELEMENTARY SCHOOL**

HORSESHOE BAR ROAD



±0.72 MILES



Colina de Dos Palmas

DICK COOK ROAD

AUBURN FOLSOM ROAD

±2.68 MILES

±0.92 MILES

±1.10 MILES

**LOOMIS BASIN
CHARTER SCHOOL**



**FRANKLIN
ELEMENTARY SCHOOL**



SIERRA COLLEGE

ROCKLIN ROAD



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SUZUKI LANE

VAL VERDE ROAD

HICKEY'S LANE

MONTICELLO ROAD

DICK COOK ROAD



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Placer County



Don't expect one day to be like another in distinctive Placer County.

Feel the fascination and experience the adventure within Placer's 1400 square miles of the most beautifully diverse geography in Northern California. Placer County is a continent within a county because of its range of landscape, history, and activities. A Northern California jewel, stretching for a hundred miles, Placer County sits 132 miles northeast of San Francisco and 100 miles west of Reno.

Within its borders, picturesque farm land and Gold-Rush era towns dot the oak-covered foothills. Craggy peaks, forests, tumbling rivers and clear alpine lakes create the natural beauty of the High Country. In Placer County you can hike among pine trees, raft the glorious rivers, mountain bike in the endurance capital of the world and then picnic under live oaks with a bottle of Mediterranean style wine, all in one day.

Outdoor enthusiasts revel at the county's abundance of year-round recreational activities. Culture seekers marvel at the array of artisans, galleries and events. Wine connoisseurs, craft beer aficionados, foodies, shoppers, and history buffs all delight in the bounty of Placer County.

Whether you come for lunch or a lifetime, we invite you to visit, discover, and savor Placer County.

SOURCE: <https://www.visitplacer.com/about/>



TO
SAN FRANCISCO
119 M

LOOMIS
ELEVATION 399 FEET

TO
OGDEN
667 M



Loomis



Welcome To Loomis

Welcome to the beautiful Loomis Basin, one of the best places to live and visit in the State of California! Nestled in the foothills of the Sierra Nevada, Loomis, Penryn, and Newcastle offer a lifestyle reminiscent of a friendly, old-fashioned community.

While South Placer County is one of the fastest growing areas in the state, Loomis and the surrounding area has been able to maintain its rural atmosphere and keep growth to a minimum.

Loomis is located ± 20 minutes east of Sacramento, along the I-80 corridor. Loomis has excellent schools, a library, churches, youth activities, challenging golf courses, and many trails for biking and hiking. The downtown area offers food venues ranging from fine dining to sandwiches, while the local businesses offer a unique shopping experience.

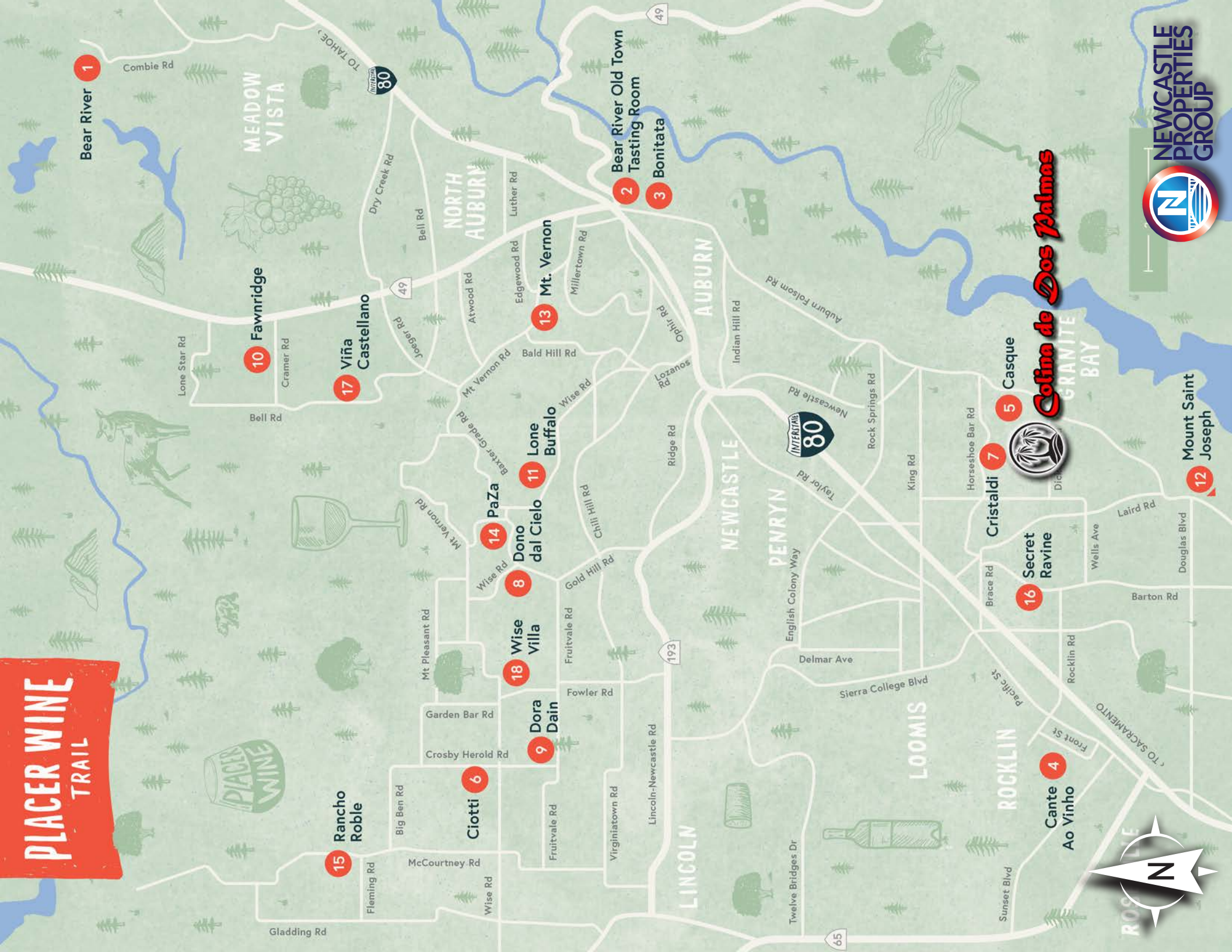
Welcome to Loomis, where "A Small Town is like a Big Family."



Engage. CONNECT. Grow.
Loomis Basin Chamber

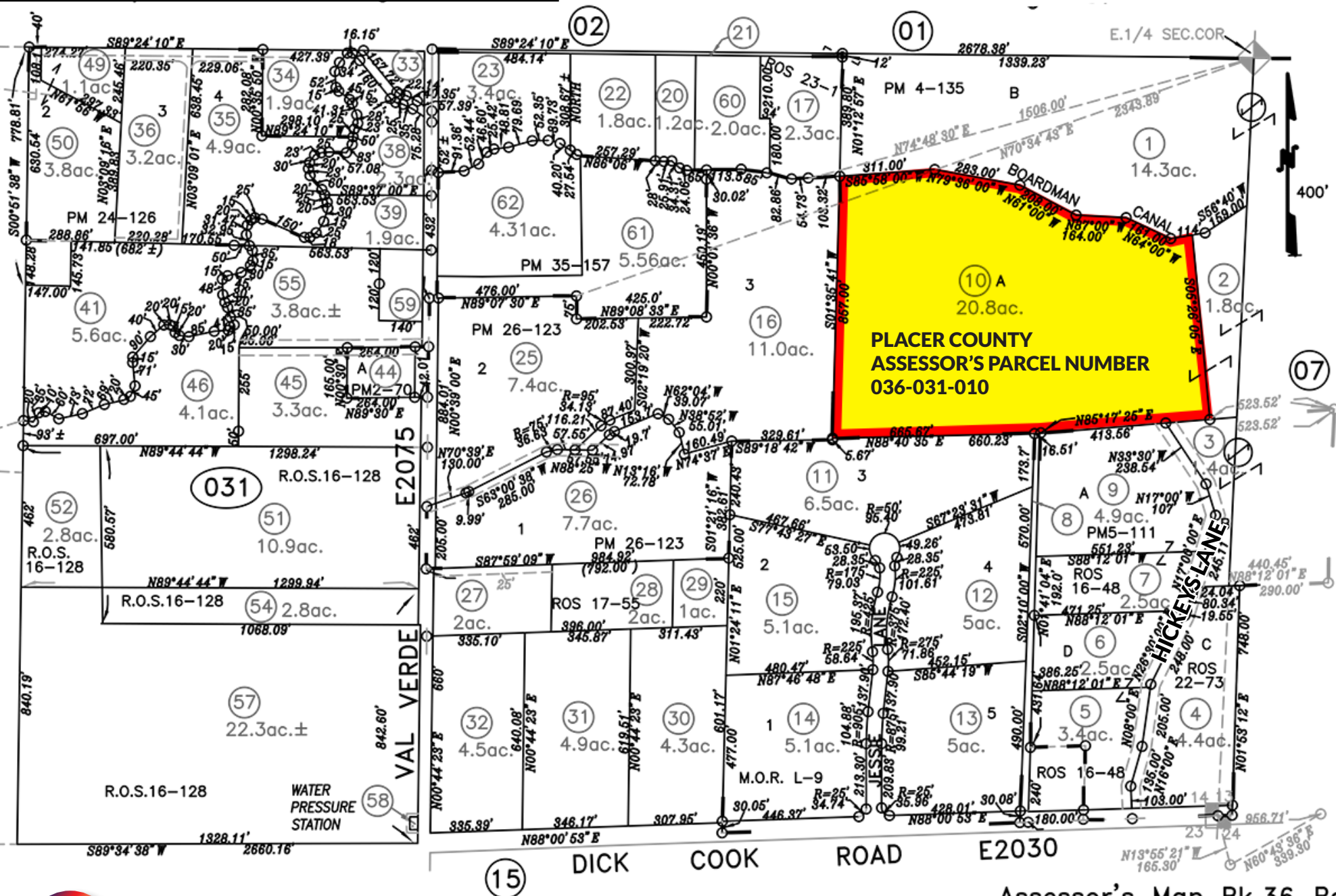
Source: Loomis Basin Chamber of Commerce
(Some text changes)

PLACER WINE TRAIL



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Parcel Map

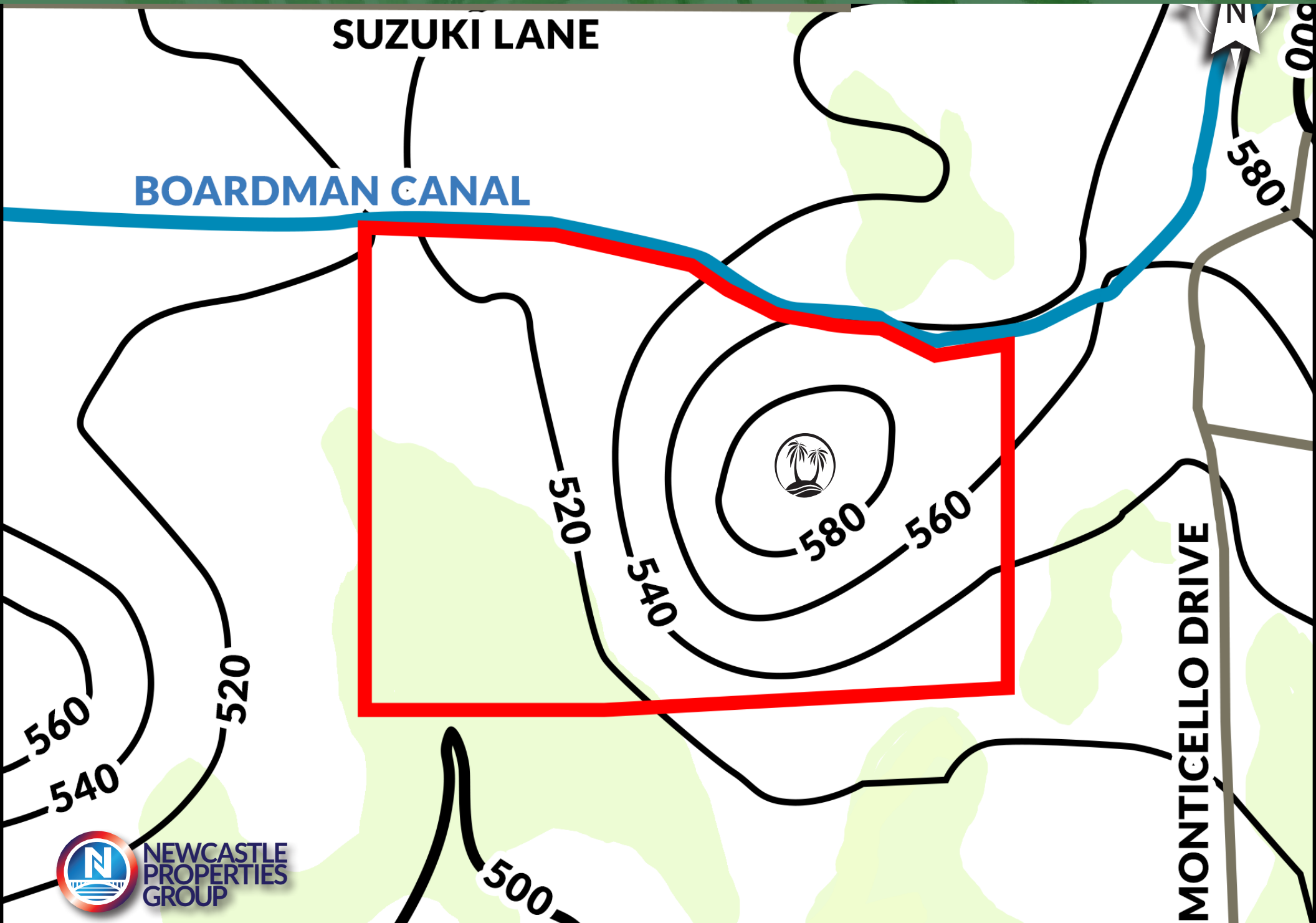




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Area Map

Compass Maps, Inc. is not responsible for any errors or omissions in this map. The information contained in this publication is considered to be accurate at the time of printing. These maps are intended for general reference and should not be used for legal purposes.

**LOOMIS BASIN
HAMBER OF COMMERCE**
5911 King Rd, Suite C
Loomis, CA 95650
(916) 652-7252

LOOMIS

Rocklin

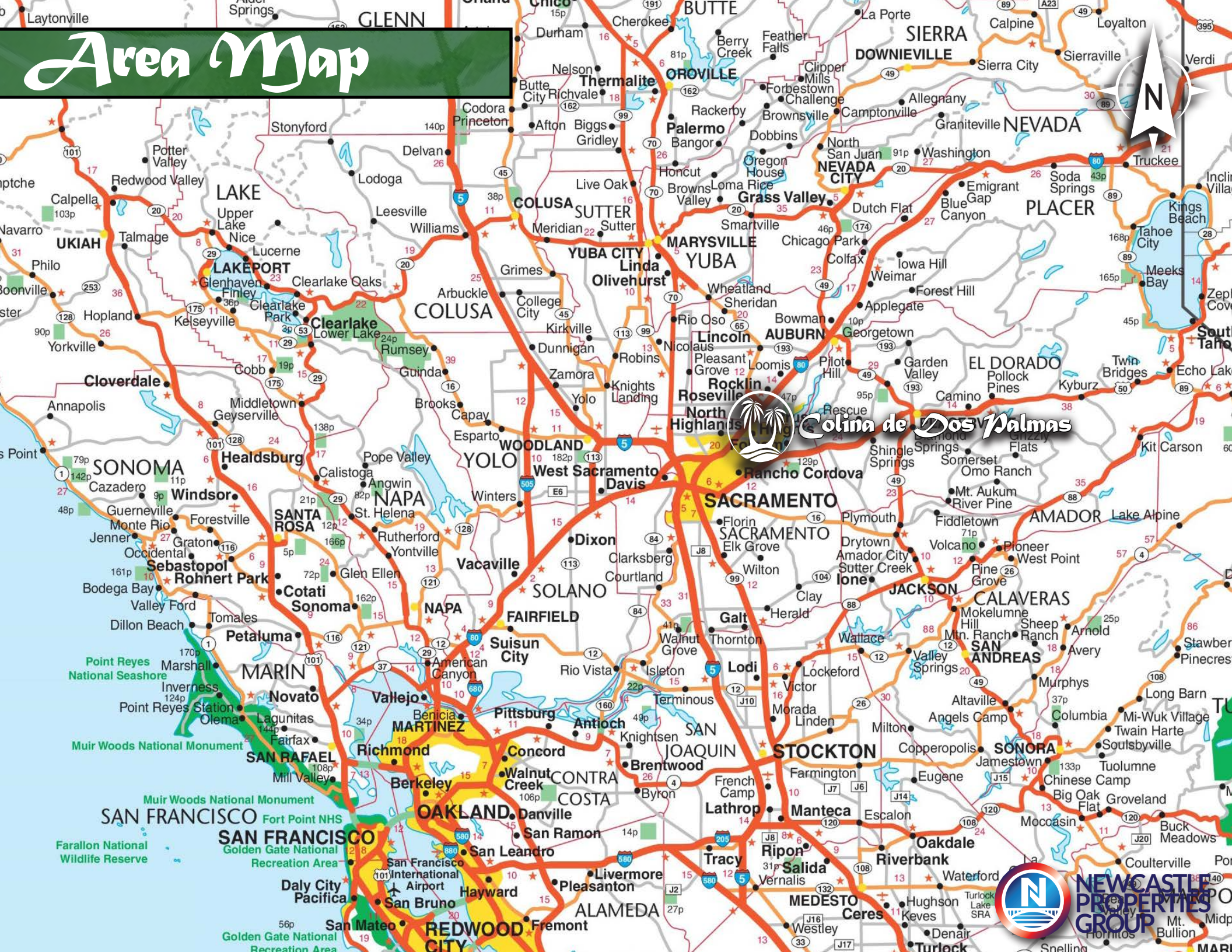


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Area Map





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(Hill of Two Palms)



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