

# HISTORIC RENFREE RANCH

10891 MOUNT VERNON ROAD - AUBURN, CALIFORNIA

±36.2 ACRES OF PRIME RESIDENTIAL LAND



# FOR SALE

- MINUTES FROM CENTRAL AUBURN
- SPECTACULAR PRIVATE VALLEY VIEWS
- ABUNDANT WATER / THREE CREEKS
- MULTIPLE POTENTIAL HOMESITES
- POTENTIAL ADU REMODEL



**NEWCASTLE  
PROPERTIES  
GROUP**

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**ASKING PRICE:**  
**SALE PENDING**

**PLACER COUNTY ZONING:**

RA-B-100-FH (RESIDENTIAL AGRICULTURE,  
COMBINING MINIMUM BUILDING SITE OF 2.3 ACRES -  
PORTIONS IN THE FLOOD HAZARD)

**COMMUNITY PLAN LAND USE:**

AUBURN BOWMAN COMMUNITY PLAN -  
RURAL RESIDENTIAL AND RIPARIAN DRAINAGE

**PLACER COUNTY**

**PARCEL NUMBERS:**

038-040-003 (±35 ACRES)  
038-040-051 (±1.2 ACRES)

**UTILITIES**

**WATER:**

- 3 INCHES PRE-1914 APPROPRIATIVE DIVERSION RIGHT
- ADDITIONAL 5 INCHES NID IRRIGATION WATER CURRENTLY PURCHASED (MORE POSSIBLE, SUBJECT TO NID WATER AVAILABILITY)
- PERENNIAL STREAM NEAR EXISTING HOME
- BISECTED BY MULTIPLE CREEKS
- DOMESTIC WELL NEEDS TO BE DRILLED

**SANITARY:**  
SEPTIC SYSTEM

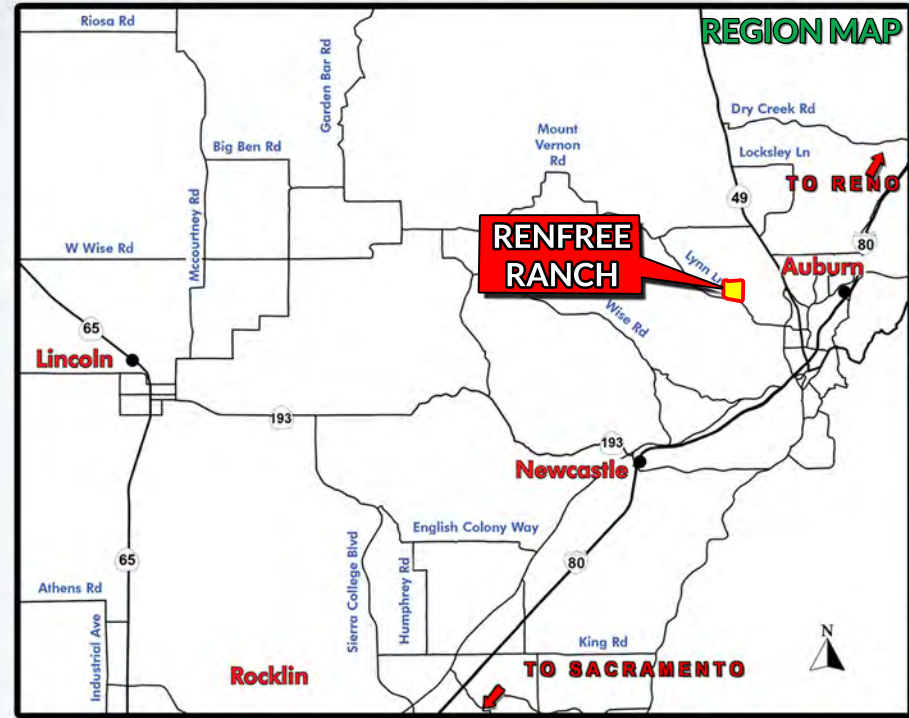
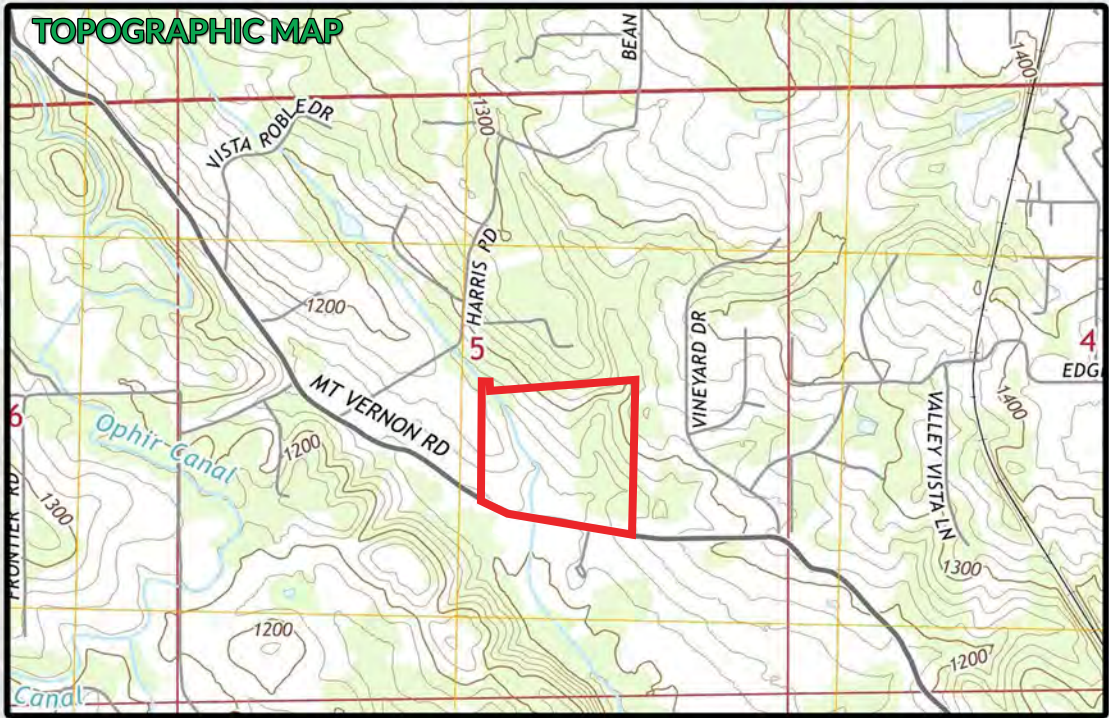
**FEATURES**

- PRIVATE LOCATION
- CONVENIENT TO SERVICES & AMENITIES
- LOW PROPERTY TAXES (WILLIAMSON ACT CONTRACT)
- MULTIPLE POTENTIAL HOMESITES
- MODERATE FIRE HAZARD SEVERITY ZONE (EASIER AND CHEAPER TO INSURE)
- ABUNDANT IRRIGATION WATER
- ±10 ACRES CURRENTLY FLOOD IRRIGATED
- POTENTIAL FOR AN ADDITIONAL ±6 ACRES TO BE FLOOD/SPRINKLER IRRIGATED
- EXTENSIVE DEVELOPED IRRIGATION NETWORK
- BEAUTIFUL OAK TREE CANOPIES
- MULTIPLE RIPARIAN CREEK WATERSHEDS
- GENTLY ROLLING TOPOGRAPHY / GREAT VIEWS
- PROXIMATE TO MOUNT VERNON WINERY & SEMAS RANCH EQUESTRIAN CENTER

**A SPECIAL PLACE**

The historic Renfree Ranch (also known as the Shanley Ranch) is part of the original Shanley Green Meadows and Home Ranch that encompassed much of a private valley just west of the City of Auburn, California. The old milking sheds, orchards, and the original farmhouse are an unmistakable reminder of simpler times, and the unending chores of a working ranch. While the shady oak trees, perennial creeks, and rolling pastures are a reminder that there was still time to have fun, and fully enjoy this remarkable, varied property. Renfree Ranch is ready for its next caretaker to write the next chapter for this incredible property.

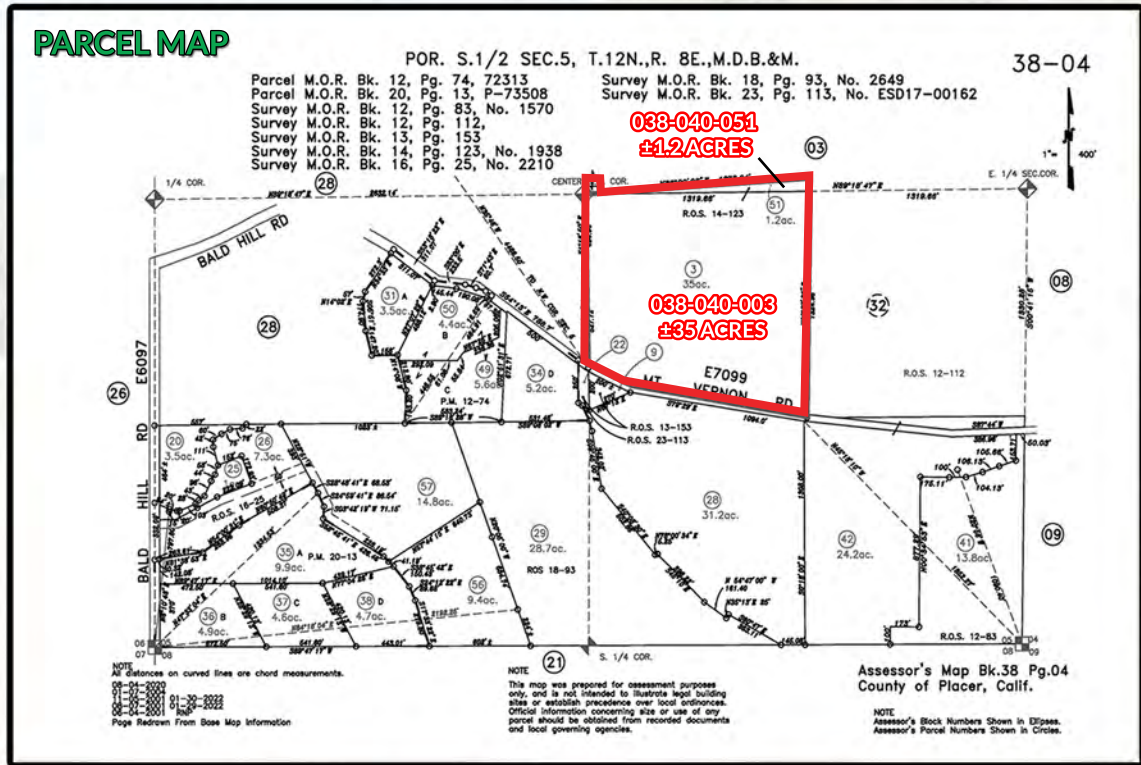




MAPS NOT TO SCALE

**HISTORIC  
RENFREE RANCH**  
±36.2 ACRES   
10891 MOUNT VERNON ROAD  
AUBURN, CALIFORNIA

This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property, and verify all information. Any reliance on this information is solely at your own risk.





# PLACERO WINE & ALE TRAIL



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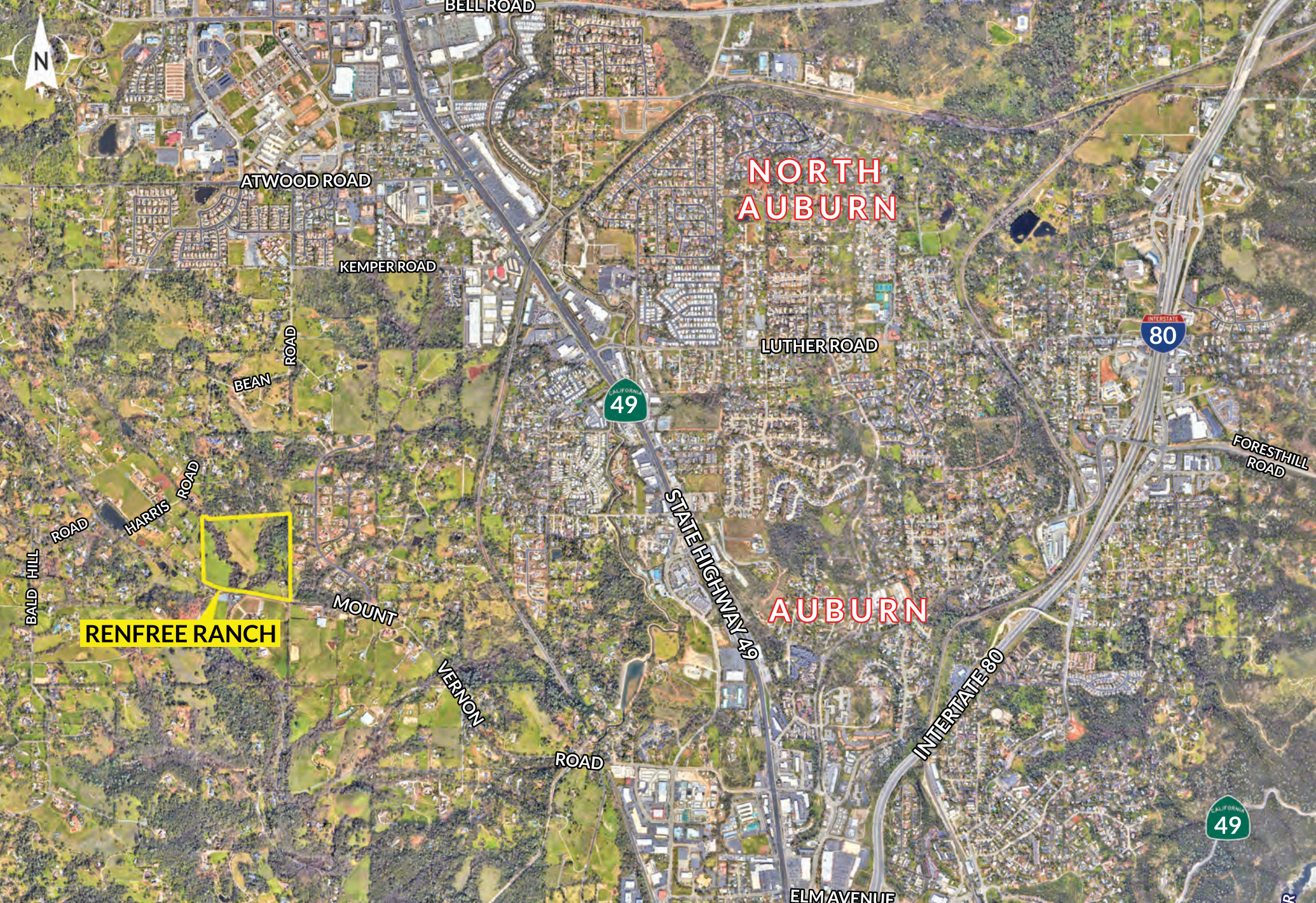
### KEY

- Winery
- Brewery
- Hard Cider
- Distillery
- Farm Stand
- Explore Outdoors

# SAC WINE & ALE

SACWINEANDALE.COM  
PLACERWINEANDALE.COM





BELL ROAD

**NORTH  
AUBURN**

ATWOOD ROAD

KEMPER ROAD

LUTHER ROAD

BEAN ROAD

49

80

FORESTHILL ROAD

BALD HILL ROAD

ROAD

HARRIS ROAD

**RENFREE RANCH**

MOUNT

**AUBURN**

STATE HIGHWAY 49

VERNON

INTERSTATE 80

ROAD

49

ELM AVENUE

AMERICAN RIVER



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