



2,517 SF - 5.00 AC

9574 Highway 49, Mokelumne Hill, CA 95245

- » Beds: 4 | Baths: 2 Full, 1 Half
- » MLS #: 225070820
- » Single Family | 2,517 ft² | Lot: 5 acres
- » More Info: 9574Highway49.IsForSale.com



Christina Acierto
209-304-6599 (Mobile)
209-920-1522 (Business)
christina.teamdc@gmail.com

Tri-Dam Realty
#6 California Street
Valley Springs, CA 95252

\$ 499,000



1,624 SF +/- Breezeway Barn



**6 Covered Paddocks
Tack & Bonus Loft Room 747 SF +/-**

Hay Barn w/Electricity



**Overlooks Round Pen
Multiple Covered Stables**

Easy access and A1 zoning make this former working horse ranch a great opportunity for those looking to revive a functional equestrian property. Just 35 mins to Rancho Murieta Equestrian Center, 10 mins to Jackson, and 1 hour to Sacramento or Stockton. Equestrian setup includes a round pen, large training arena for cutting horses or barrel racing, hay barn with covered stalls, and a 1,624+/- SF breezeway barn with 6 covered paddocks, irrigation, electricity, tack room, and storage loft (747+/- SF). A 734+/- SF workshop includes 220V power, storage racks, and dual sliding doors. Extra fencing, corrals, and feed/water troughs all convey. Public water throughout the property supports horses or livestock. The home features hardwood floors in the main living area, a converted great room with plantation shutters, custom lighting and attached storage room. The well-laid-out floor plan features 4 bedrooms- 3 offering access to a designated bathroom. Formal dining or den area, laundry/mud room with shelving, and a covered back deck with beautiful views. Plenty of birds for nature lovers and potential for business exposure with good visibility and access. Gated entry, circular drive, and a 500-gal owned propane tank. Tons of potential, bring your ideas and make it your own!

