

# NELLIE JO RANCH

*An Exclusive Scenic Environmental Retreat*

**6 Parcels (550 Acres) for Sale in Foresthill, California**



Offered by:  
**BRIAN HOLLOWAY, BROKER**  
Holloway Land Co. Inc.  
916-996-2019  
[brian@holloway.co](mailto:brian@holloway.co)

## PROPERTY DESCRIPTION

Rolling tree-covered foothill property with flat buildable areas, and steep locations with exceptional views. A large private and secluded legacy property with isolated homesite locations to choose from or buildable subdivision land for many five to ten-acre homesites upon reapproval.

<b>PROPERTY TYPE:</b>	Existing vacant developable land
<b>LOCATION:</b>	Situated within the rural town of Foresthill, south west of Foresthill proper; within Placer County, California. (Nellie Jo Ranch Subdivision) Foresthill, California
<b>FLOOD INSURANCE:</b>	The subject property is situated within a HUD identified Flood Area X.
<b>EARTHQUAKE ZONE:</b>	The subject property is not situated in an Alquist - Priolo Earthquake (or "Fault Hazard") Special Studies Zone.
<b>APN/SIZE:</b>	258-070-001-000: 150 ac 258-100-004-000: 74.2 ac 258-150-004-000: 102.1 ac 258-170-018-000: 36.1 ac 258-150-001-000: 114.5 ac 258-100-001-000: 76.2 ac
<b>TOTAL LAND AREA:</b>	553.1 Acres

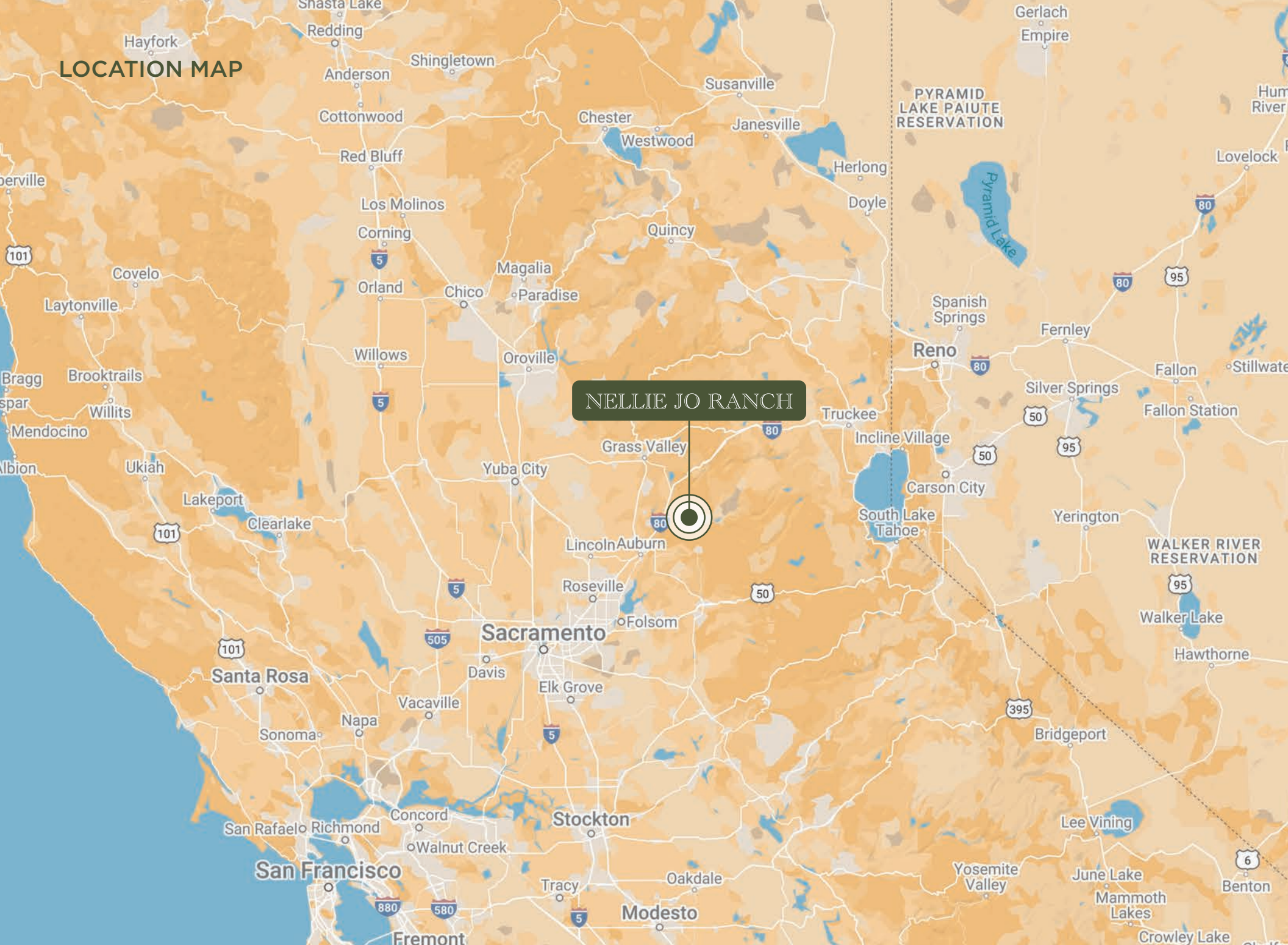




## INVESTMENT HIGHLIGHTS

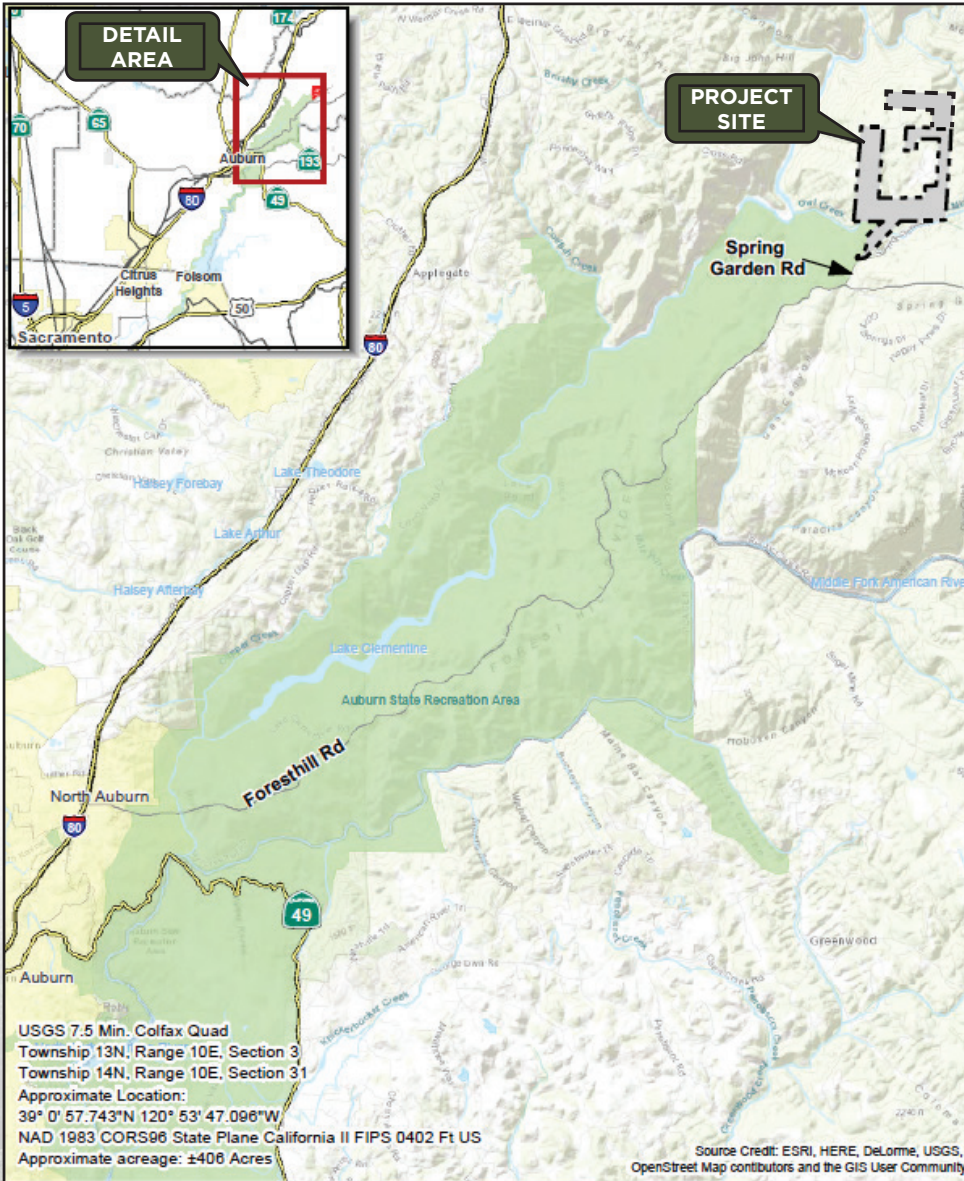
- Heavenly forested with creeks and numerous hiking trails.
- Views of the American River and American River Canyon.
- Adjacent to permanently preserved BLM lands.
- Fiber optic service being installed now.
- Six existing parcels suitable for selling separately; 36 to 150 acres in size.
- Owl Creek for water supply and habitat management - No flood hazard.
- Zoned RF-B-X Residential Forest 6-acre minimum parcel size.
- 80-lot Subdivision map previously approved, but expired. County indicates they would likely reapprove it.
- Self-sufficient hunting cabin included.

# LOCATION MAP



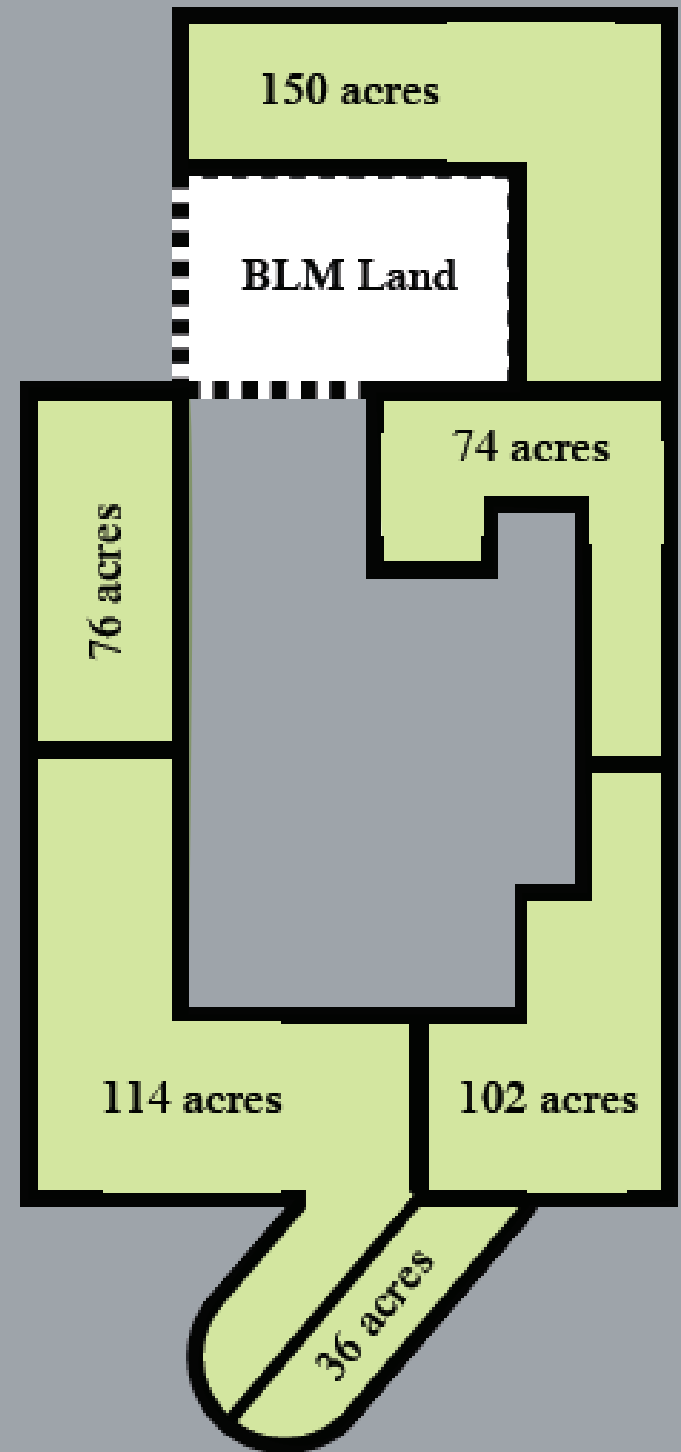
NELLIE JO RANCH

# LOCATION MAP

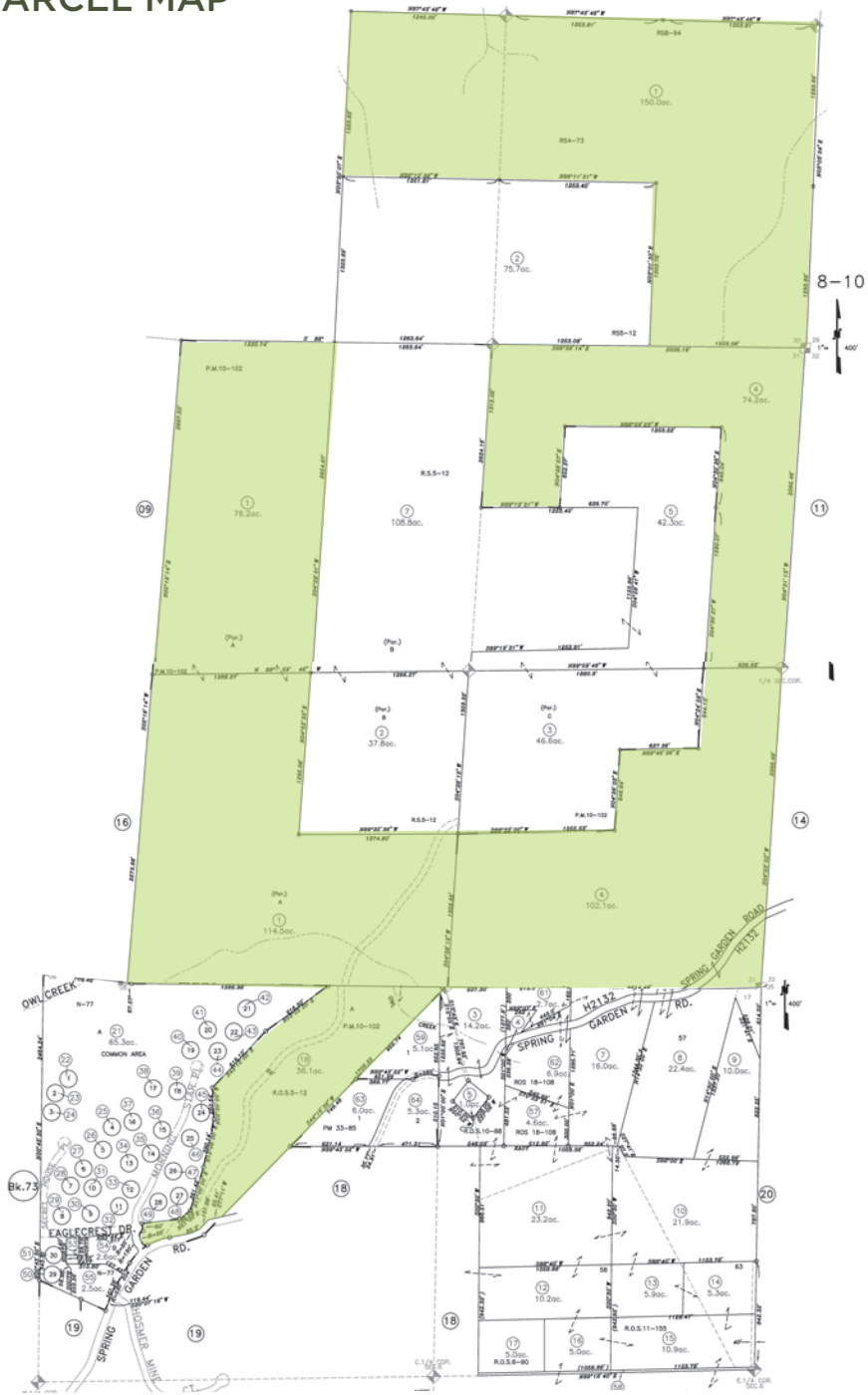


## SITE AND VICINITY

<p><b>FOOTHILL ASSOCIATES</b>          ENVIRONMENTAL CONSULTING • PLANNING • LANDSCAPE ARCHITECTURE          © 2018</p>	<p>N</p> <p>Miles          1:90,000</p>	<p>Drawn By: PSW          QA/QC: SLK          Date: 08/17/2018</p>	<p><b>FIGURE 1</b></p>
---	---	--	------------------------



# PARCEL MAP



# NELLIE JO RANCH

Offered by:

**BRIAN HOLLOWAY, BROKER**

Holloway Land Co. Inc.

916-996-2019

[brian@holloway.co](mailto:brian@holloway.co)

