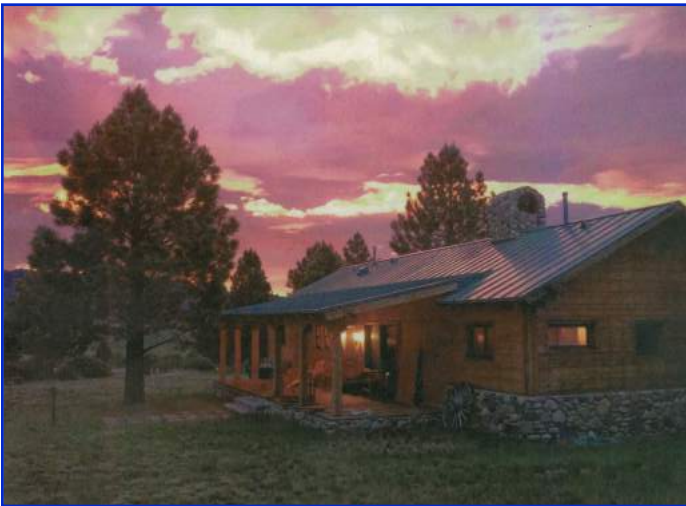


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Cow Camp Ranch

\$1,750,000



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COW CAMP RANCH

THE LOST RANCH OF THE SIERRA NEVADA

120 DEEDED ACRES, MONO COUNTY, CALIFORNIA

Cow Camp Ranch is one of the finest hidden treasures of the High Sierras. The ranch is located on the eastern slope of the Sierra Nevada Mountain range at an elevation of 7,350 feet. It is only 15 miles north of Yosemite National Park; the town of Bridgeport CA is just 15 miles away. This 120-acre ranch property is an inholding in the Toiyabe National Forest with permitted private gated access. You can't get more private than Cow Camp Ranch! Although access to the ranch is limited during the winter months, springtime rewards the anticipated wait with its glorious nature, views and a property that is postcard beautiful.

Cow Camp Creek, a year-round tributary of the Little Walker River, runs through this pristine ranch parcel. Willows and aspens line the creek corridor, winding through a pictorial alpine mountain meadow. This is an amazing "Ansel Adams" image of the spectacular Sierra's! The property is fenced and cross fenced insuring maximum privacy with no neighbors.

Wildlife abounds: mountain quail, sage hen, hawks, bald eagles, golden eagles, mule deer, bear, and a variety of colorful and musical birds. Native brook trout are prevalent in Cow Camp Creek, and beavers migrate from the Little Walker River. A portion of the property is officially recognized as "deer fawning area" by California Fish & Wildlife.

The improvements on this remote and spectacular "off the grid" ranch are just as amazing as the property itself. The sturdy and timeless 1,500 sq. ft. ranch home features 2 bedrooms and 2 full baths, an open living, dining and kitchen area and a large native rock fireplace. There are two 600 sq. ft. attached covered porches and a rugged metal roof. The attention to rustic western detail includes hand hewn timbers, antique light fixtures, leaded glass windows, hand crafted door and window hinges, and much more that only can be truly appreciated when seen.

Additional structures include a 1,000 sq. ft. guest cabin with 1 bedroom and 1 bathroom, crafted with the same woodsman skill and attention as the ranch home and includes incredible antique appointments. A custom built 4-stall barn with a beautiful guest room and bathroom is the third structure that boasts the same exceptional quality as the two homes.

Power is delivered from two 12.5 KW Generators housed in a soundly constructed utility building. Water originates from a 30 ft. deep domestic well, pumping 50 GPM. There are 2 septic systems servicing the ranch compound. The artistic pleasures of Cow Camp Ranch expand beyond the dwellings: Basque and Peruvian sheep herder carvings dated 100 years back can be viewed on aspen trees, along with Authentic Native American grinding stones scattered across this property. To classify Cow Camp Ranch as a legacy property does not do it justice: this is THE ultimate legacy property!

Cow Camp Ranch is being offered with priceless antiques and is fully furnished: just bring the family, horses and an appreciation of the finest beauty that Nature and Fine Craftsmanship can create together! There's nothing like the Sierra's in the Summer, and Cow Camp Ranch offers the best of the Sierra's!



Price \$1,750,000
For complete offering package contact Pete Nevin
775-829-2122, www.FarWestRealEstate.com

