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LAND ADVISORY GROUP

FOR SALE
±20.41 AC



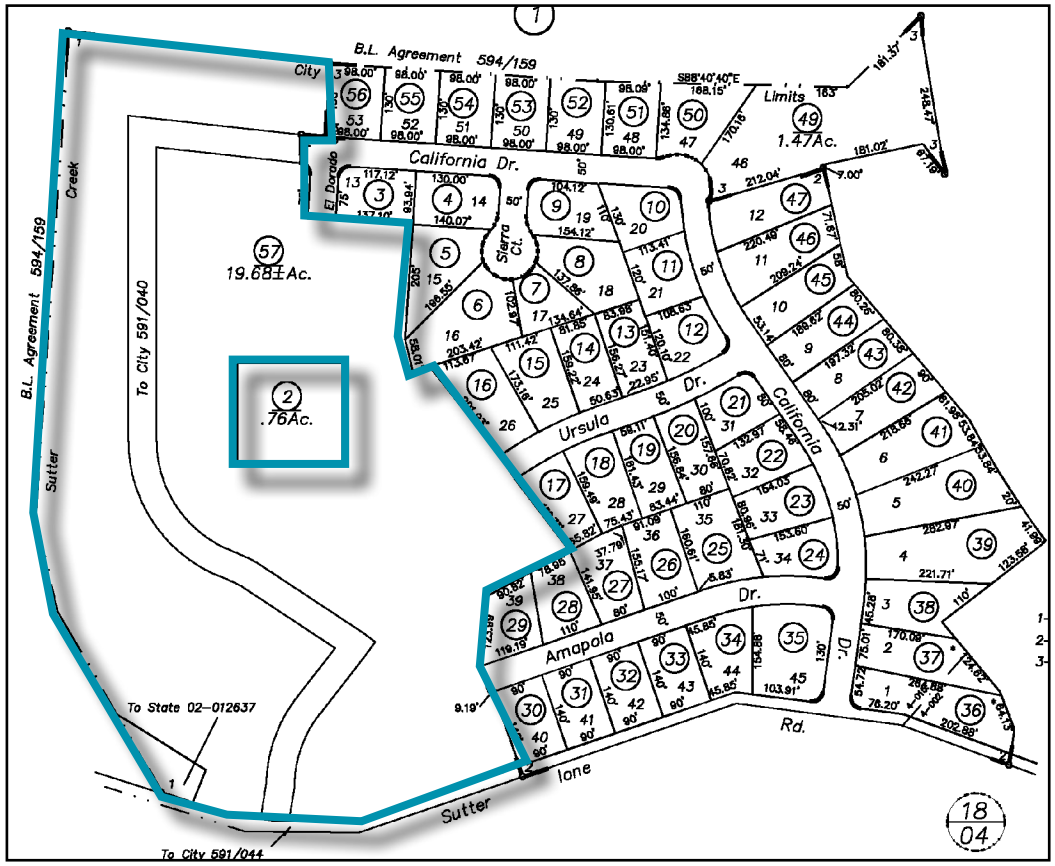
11285 SUTTER IONE ROAD

AMADOR COUNTY, CALIFORNIA

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PROPERTY HIGHLIGHTS

11285 Sutter Ione Road represents a compelling land investment opportunity comprised of approximately 20± contiguous acres in the growing Sutter Creek market. The property benefits from direct frontage and visibility along Sutter Ione Road with convenient access to Highway 49, positioning the site well for future development or long-term land hold strategies. Zoned for agricultural/residential uses, the asset offers meaningful entitlement optionality and flexibility for a range of potential end users, subject to buyer due diligence. The site's scale, highway exposure, and proximity to the historic Sutter Creek corridor and regional amenities support its appeal as a scarce foothill land offering with strong long-term value appreciation potential.



PROPERTY SIZE
±20.41 TOTAL AC

SALE PRICE
$1,800,000

APN'S
040-210-057 &
040-210-002

COUNTY
AMADOR

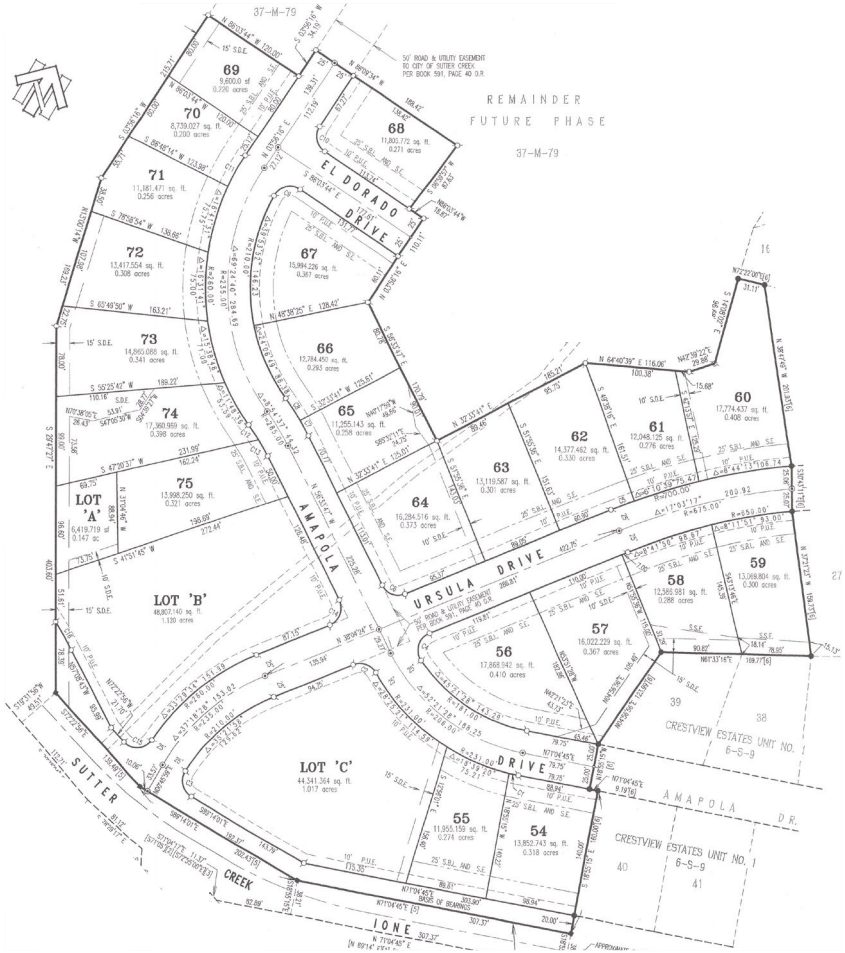
ZONING
RESIDENTIAL

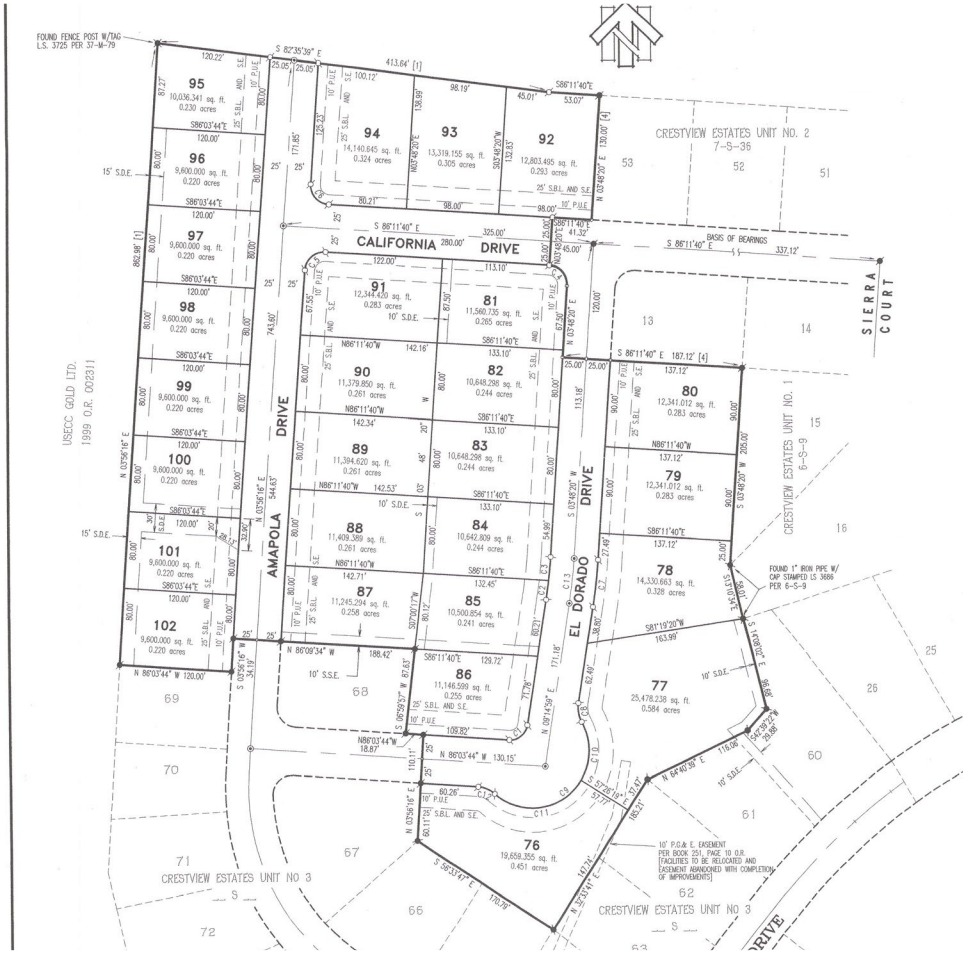
SUBMARKET
SIERRA NEVADA FOOTHILLS

AMADOR COUNTY PARCEL INFORMATION

SUBDIVISION
LOT LAYOUTS

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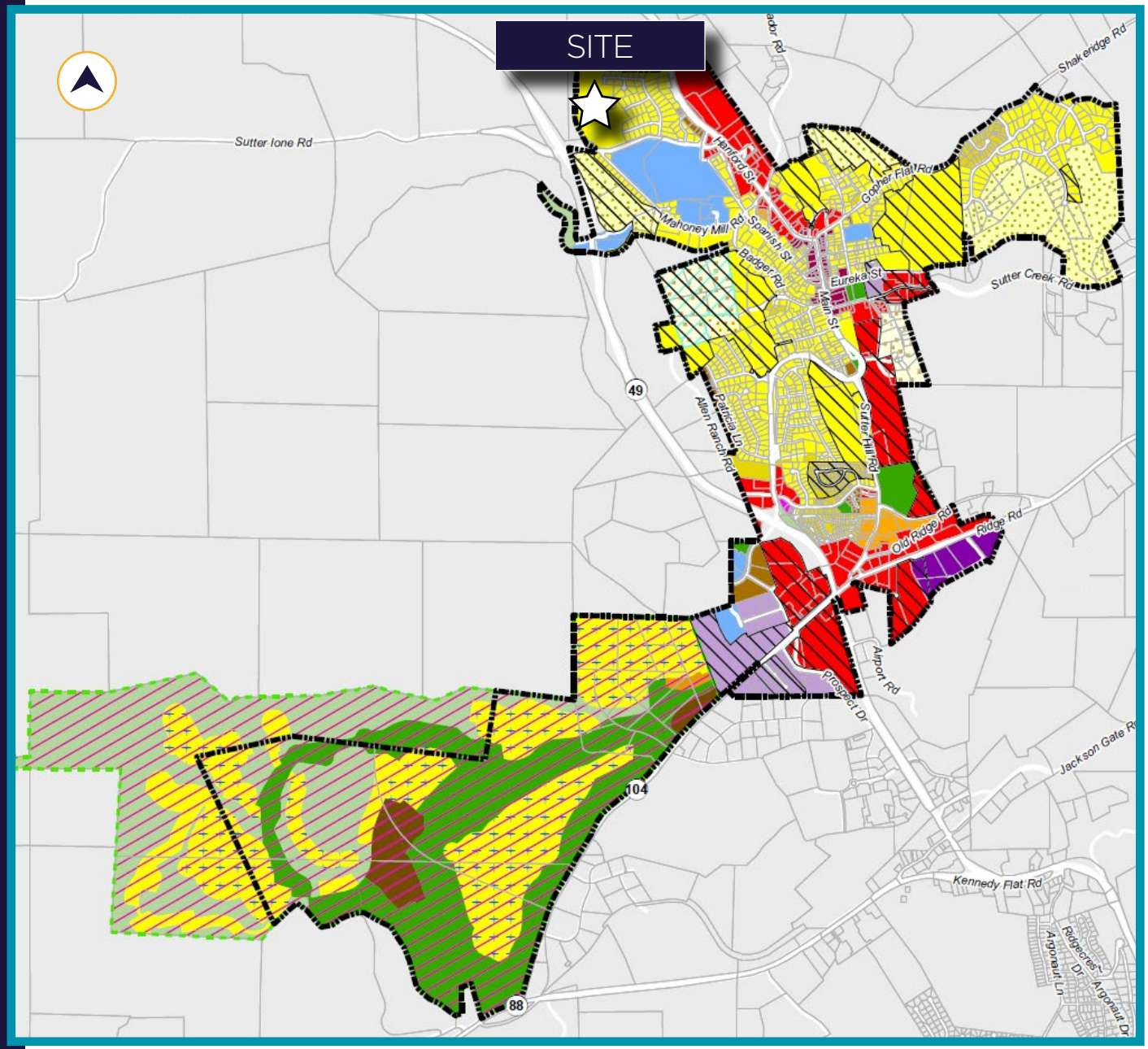
NEARBY AMENITIES

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ZONING MAP

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Legend

- Sutter Creek City Limits
- Gold Rush Ranch Specific Plan (GRRSP)
- Planned Development Overlay
- Combining District, 5 ac. min.

Zoning Designations

- A - Agriculture
- R-E - Residential Estates
- R-L - Residential Low Density
- R-1 - One Family Dwelling
- R-2 - Two-Family Dwelling
- R-3 - Limited Multiple Family
- R-4 - Multiple Family
- C-1 - Limited Commercial
- C-2 - Commercial
- DTC - Downtown Commercial
- I-1 - Light Industrial
- I-2 - Heavy Industrial
- MU - Mixed Use
- R - Recreation
- OS - Open Space
- P-S - Public Service

GRRSP Zoning Designations

- GRRSP-MU
- GRRSP-OS
- GRRSP-R
- GRRSP-R-1
- GRRSP-R-1 (PD)
- GRRSP-R-4

SITE INFORMATION

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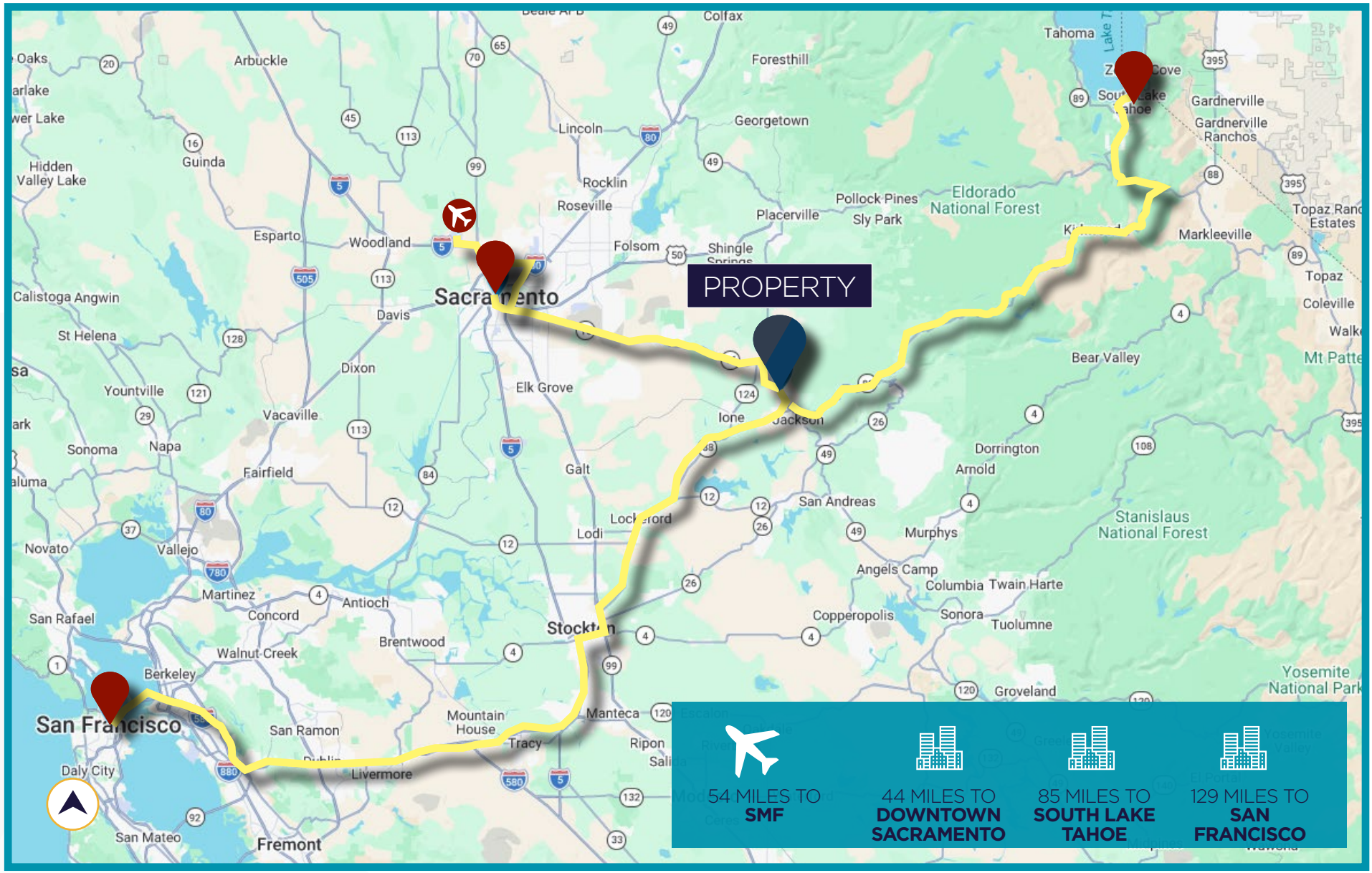
WATER	Amador Water Agency	**LAW ENFORCEENT**	City of Sutter Creek Police Department
SEWER	City of Sutter Creek Public Works Department	**FIRE PROTECTION**	Sutter Creek Fire Protection District
STORM DRAIN	City of Sutter Creek Public Works Department	**ELECTRICITY**	PG&E
SCHOOLS	Amador County Unified School District	**NATURAL GAS**	PG&E

Key Water & Wastewater Initiatives:

- The City of Sutter Creek is advancing critical water service improvements, focusing on a new wastewater treatment plant, collection system repairs, and infrastructure upgrades to address aging systems. Key projects in 2025 included implementing wastewater treatment plant improvements, completing various collection system repairs (e.g., Fifield Alley, Eureka Street), and leveraging grants for infrastructure.
- Wastewater Treatment Plant (WWTP): The City is moving forward with a new, progressive design-build wastewater treatment plant capable of discharging cleaner water, with RFP and scope of work completed.
- Collection System Upgrades: Multiple projects have been completed to rehabilitate the sewer system, including repairs on Fifield Alley, Greenstone, Old 49, Raylan/Dennis, and Eureka Street.
- Operational Improvements: The City is working to enhance operations and maintenance (O&M) for the sewer collection system, which includes over 114,750 feet of pipe.
- Funding & Rates: Due to aging infrastructure, the city approved a rate study to fund improvements to collection, treatment, and disposal systems to ensure long-term viability.
- Tanner Water Treatment Plant: The Amador Water Agency (AWA) is pursuing $5 million in federal funding for upgrades to the Tanner plant, which serves the area.

LOCATION MAP

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CONTACT INFORMATION

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