

# 10 ACRES Deer Flat Area



**A-Frame Cabin  
With Loft Bedroom  
And 1 Bathroom  
Approx 600 sq ft**

**Rolling pastures, seasonal creek, magnificent old oaks  
Spectacular views of snowy Duckwall Mountain  
Pond views January to June**

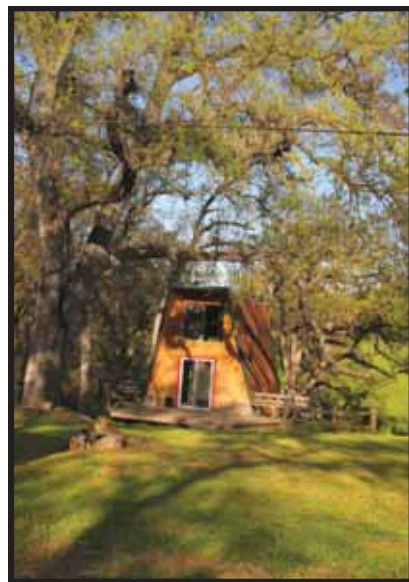
Electric power already IN, half mile private gravel road IN, fencing IN, survey corners IN and marked. **Compare to other acreage parcels** where it could cost you a LOT more for surveying, brush clearing, road-building, power installation and well-drilling. Zoning is A-10 (Agricultural, 10-acre minimum) which **allows two dwelling units** of any size. Live in the cabin while you build a bigger house, then rent out the A-frame, or use it for storage.

Separate outbuilding can be used for workshop or storage.  
**Fenced** 3 acres for livestock. Cabin heated with a woodstove.

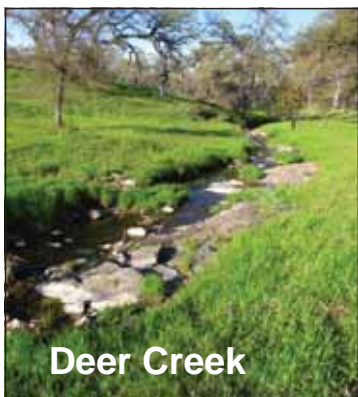
Chicken coop. **Water well** drilled 350 feet deep with 6 gallons per minute capacity.

Estimated cost for new pump assembly is \$2,940.

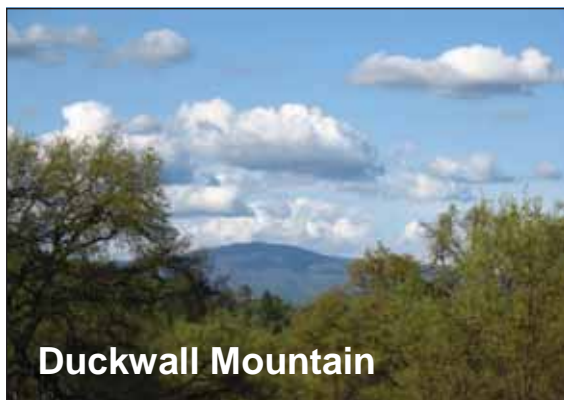
**12186 Deer Creek Rd- off Wards Ferry Road**  
2.5 Mile NW of Groveland, 1.7 Mile North of Big Oak Flat  
**See aerial photo, map & directions on other side >>>**



**Owner financing with  
30% down**



**Deer Creek**



**Duckwall Mountain**



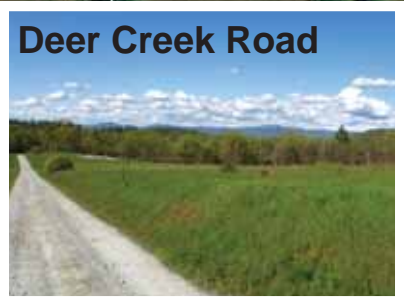
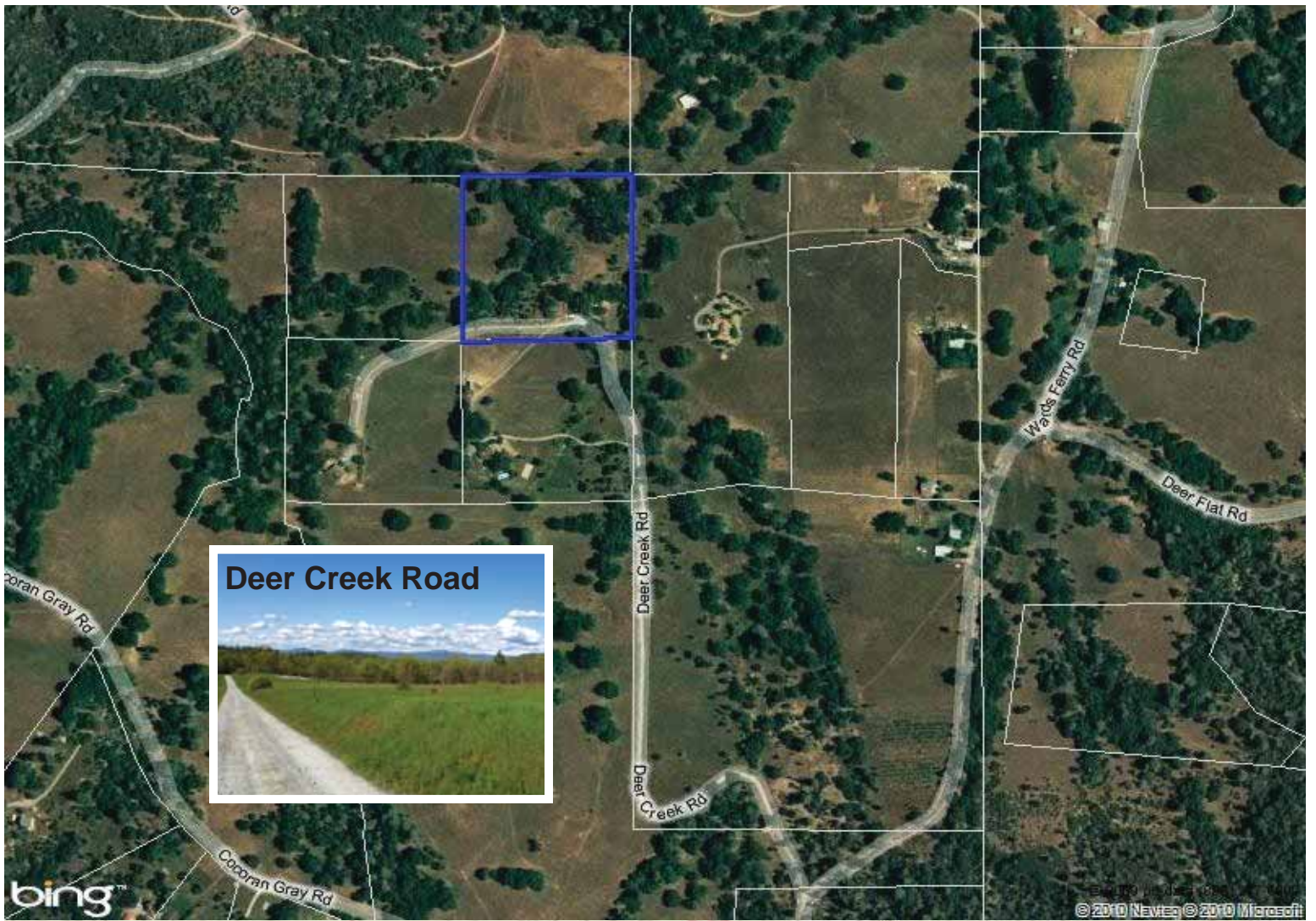
**PineMtnLake.com**

*Your Mountain Dream... Above the Crowd*

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**Deer Creek Road**



**12186 Deer Creek Rd →**



**DIRECTIONS FROM GROVELAND:**  
 At the West end of Groveland, turn North on Deer Flat Rd and travel 1.5 mile to Wards Ferry Rd, turn left. Go .4 mile, then turn right on Deer Creek Rd. Follow private gravel road .5 mile to visible A-frame. Address sign on ground: 12186.

**ALTERNATE DIRECTIONS FROM BIG OAK FLAT:** From its intersection with Highway 120 go North on Wards Ferry Rd 1 mile to Corcoran Gray Rd, then veer right. Travel another .2 mile to Deer Creek Rd, turn left. Follow private gravel road .5 mile to 12186.

