



Hilltop Estates Darkhorse Dr, Auburn, CA

# ±217.52 AC Open Land For Sale

Open Space | Residential | Undeveloped | Divisible

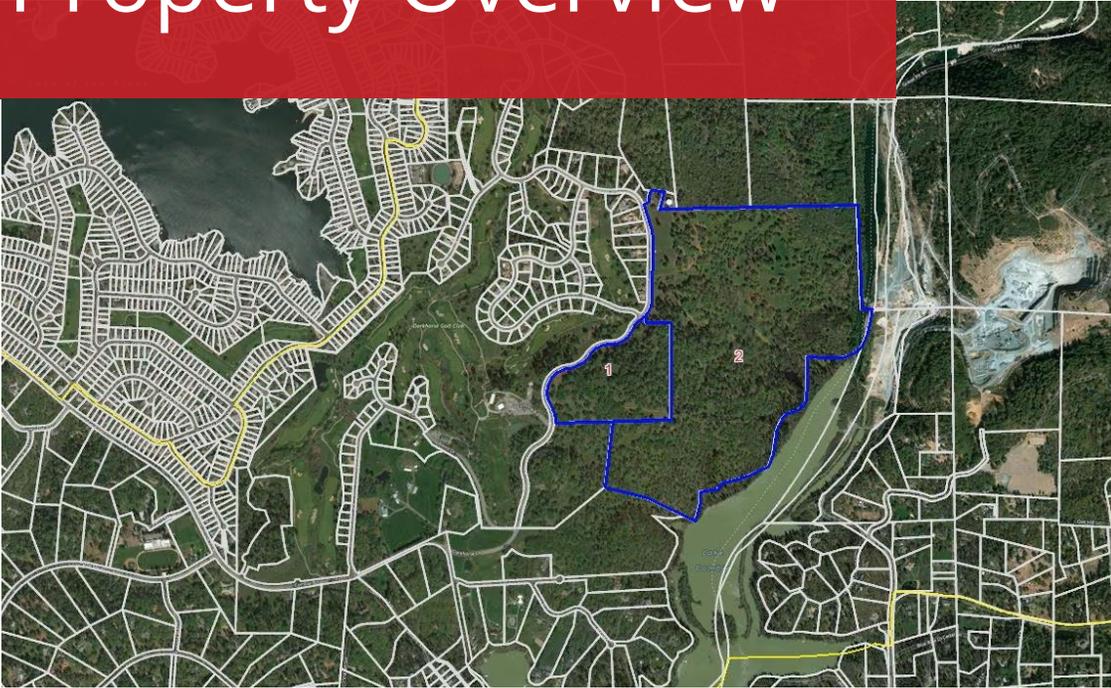


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# Property Overview



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**Property Sq. Ft** ±217.52 AC Open Land  
Possible to Divide into Four (4) Large Parcels

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**APN** 11-181-09-000, 11-181-18-000

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**REDUCE LOTS** If the buyer reduces the number of lots they may be able to eliminate the second road access and reduce improvement costs

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**STATUS** 38 Approved Tentative Map Lots

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**WATER / SEWER** Treated / Nevada County

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**PRICE** \$5,160,000.00

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**Property** Spanning approximately 217 acres adjacent to the Darkhorse Golf Course and its established residential community, this exceptional holding offers a rare opportunity to create a private retreat, legacy estate, or destination compound in one of Northern California's most scenic settings. The property features sweeping views of the lake, golf course, Sacramento Valley, and surrounding snow-capped mountains, while remaining just one hour from both Sacramento and Lake Tahoe.

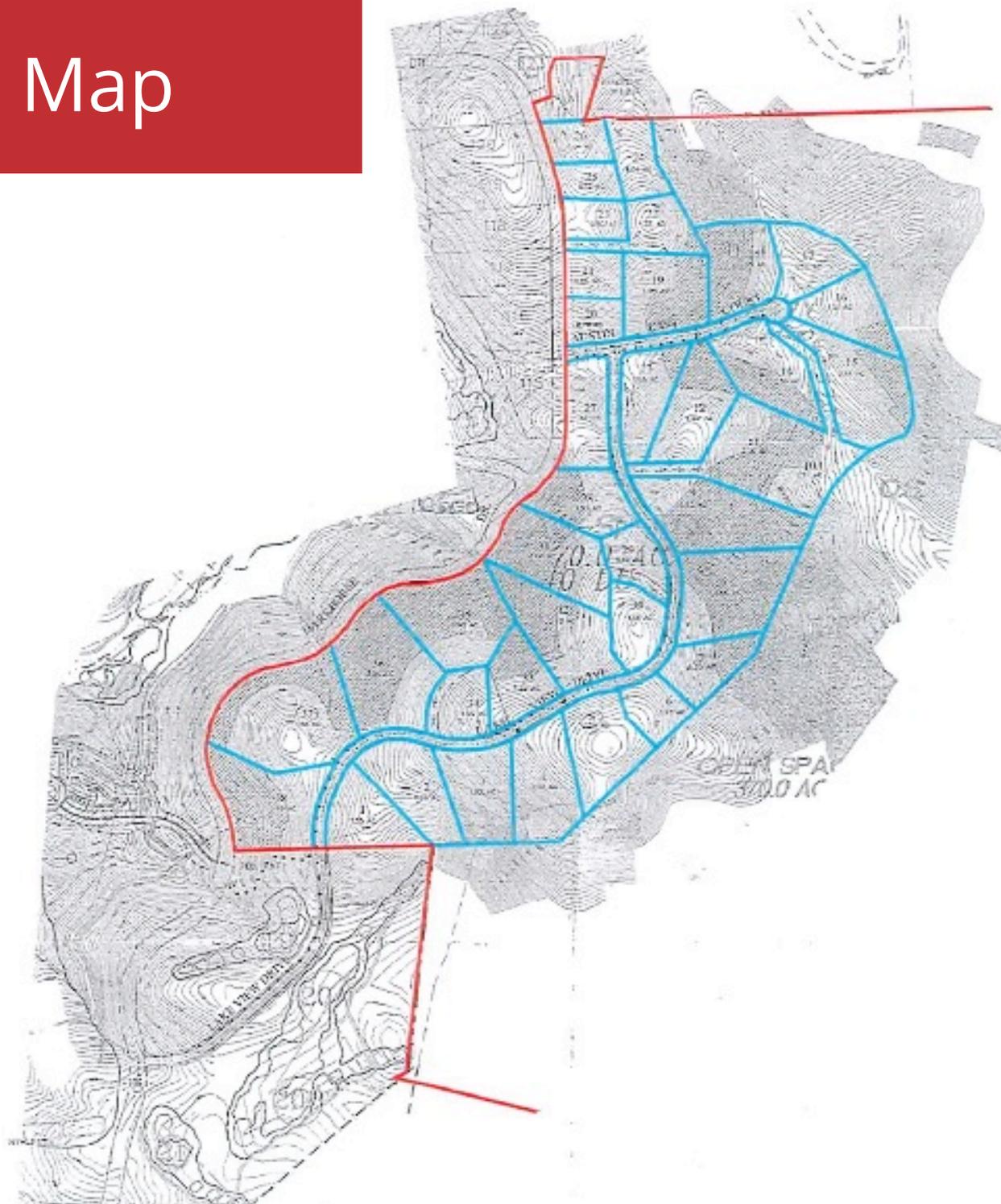
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**Elevation** Set at an ideal elevation between approximately 1,600 and 1,700 feet, the property enjoys a uniquely balanced climate—often rising above the valley fog while remaining comfortably below the winter snow line—creating an exceptional year-round environment for a retreat, legacy estate, or upscale community.

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TENTATIVE MAP

# Tentative Map



# Map Overview

PTN. SEC'S 25, 26, 35 & 36, T. 14 N., R. 8 E., M.D.B. & M.

Tax Area Code

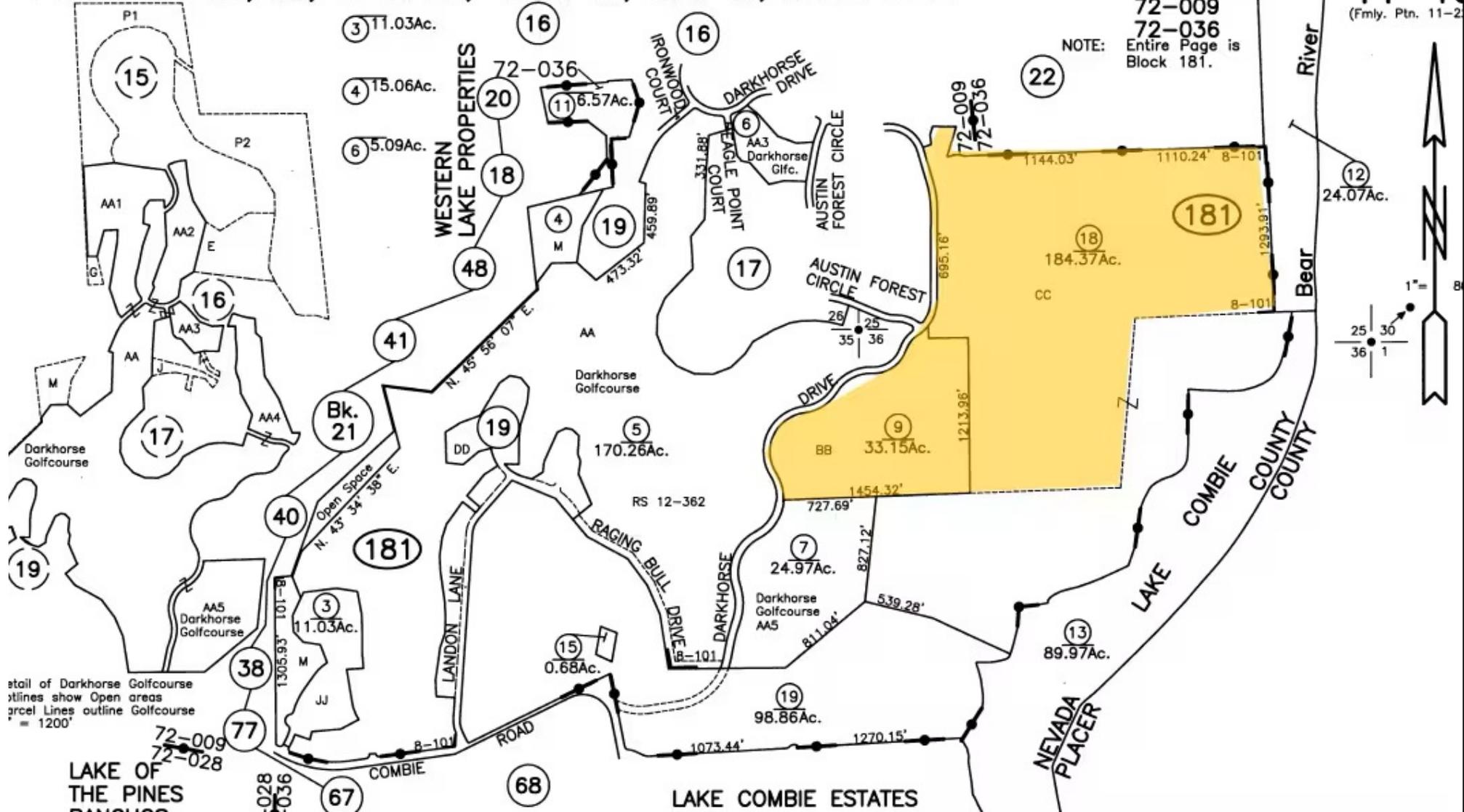
72-009

72-036

NOTE: Entire Page is Block 181.

11-18

(Fmly. Ptn. 11-2)



stail of Darkhorse Golfcourse  
stlines show Open areas  
grcel Lines outline Golfcourse  
= 1200'

LAKE OF THE PINES

LAKE COMBIE ESTATES

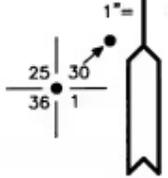
NEVADA PLACER

LAKE COMBIE

COUNTY COUNTY

River

Bear



# Map Overview

