

AVAILABLE FOR SALE :: EAGLES RANCH ESTATES

Two Residential Estate Lots Within a Premier Northern California Aviation Community

NEC Lambert Road & Eagles Ranch Road, Ione, Amador County, California



4220' Paved/Lighted Runway



Lot 3/±25.34 Acres



Estates Entry Feature



Lot 2/±34.6 Acres with Taxiway/Vehicular Access

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A ONE OF A KIND AVIATORS RECREATIONAL PARADISE

Set amongst the iconic rolling oak studded hills and wildflower laden meadows and streams of northern California's historic foothills, EAGLES RANCH ESTATES offers the discerning and sophisticated aviator an exclusive and tranquil country living environment, convenient to everyday amenities where recreation abounds.

Each of the two contiguous estate parcels offer direct frontage taxiway access to the 4220' paved and lighted Eagles Nest airstrip (an alternate Department of Defense facility). Home to many beautifully restored WWII vintage aircraft and Sanders Aircraft, Inc. (familiar to Reno Air Race fans and aviator enthusiasts) EAGLE RANCH ESTATES is a "One of a kind" opportunity nestled within proximity to the regionally renowned Shenandoah Wine Region and its surrounding ±50 wineries, Taste gourmet restaurant, the Rancho Murieta Equestrian Center (hosting 50 international events annually), two Senior Gold Rush Championship golf courses and numerous quaint and historic mining towns.

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ADDITIONAL ACQUISITION DETAILS

- One time runway access fee: \$45,000. This fee is in addition to the purchase price, and must be paid through escrow by the Purchaser as required by the California Department of Real Estate. This is a nonexclusive, perpetual easement for access to the runway and flight facilities of the airport.
- Eagles Ranch Estates owners association collects fees once a year: \$600.00 per year for landscape and entry way maintenance.
- Flight facility improvement and maintenance fees is collected by Eagles Nest Owners Association for the airport: \$1,000.00 per year.
- Mutual aviation easements have been obtained from adjacent landowners.
- Amador Water Agency will charge for city water and service to each site: Connection fee currently is estimated to be $\pm 10,000$ "Participation Fee" plus a deposit for a domestic and fire meter boxes and set fee based on time and materials.
- Lot #2 already has a paid water connection.
- Title and escrow at First American Title Company in Jackson.

EAGLES RANCH ESTATES

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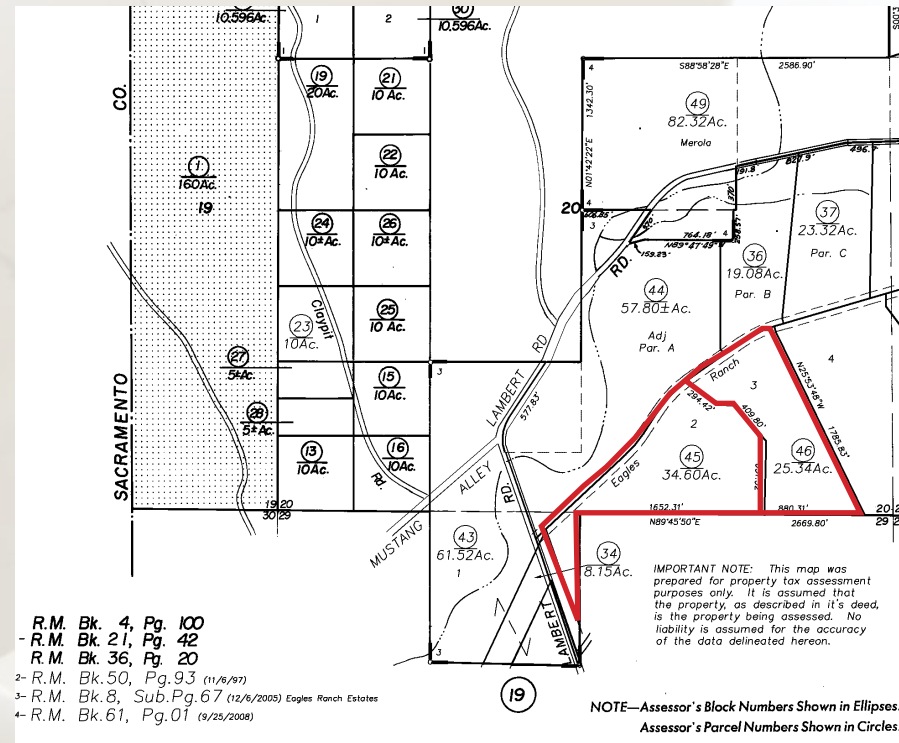
PARCEL LAYOUT/HIGHLIGHTS

- APN # 001-160-045 (ESTATE LOT 2 - ±34.6 ACRES)
- APN # 001-160-046 (ESTATE LOT 3 - ±25.34 ACRES) (COMBINABLE OR PURCHASEABLE SEPARATELY)
- UTILITIES UNDERGROUNDED TO SITE / SEPTIC BY BUYER
- DIRECT TAXIWAY ACCESS TO THE 4220' X 100' PAVED LIGHTED RUNWAY WITH A 1200' OVERRUN
- EXCLUSIVE COUNTRY LIVING PROXIMATE TO EVERYDAY AMENITIES
- AN AVIATORS RECREATIONAL PARADISE (FLYING, GOLFING, WINE TASTING, EQUESTRIAN, FISHING, BOATING, SKIING, WHITE WATER RAFTING, ANTIQUING AND MORE).

Parcel Aerial



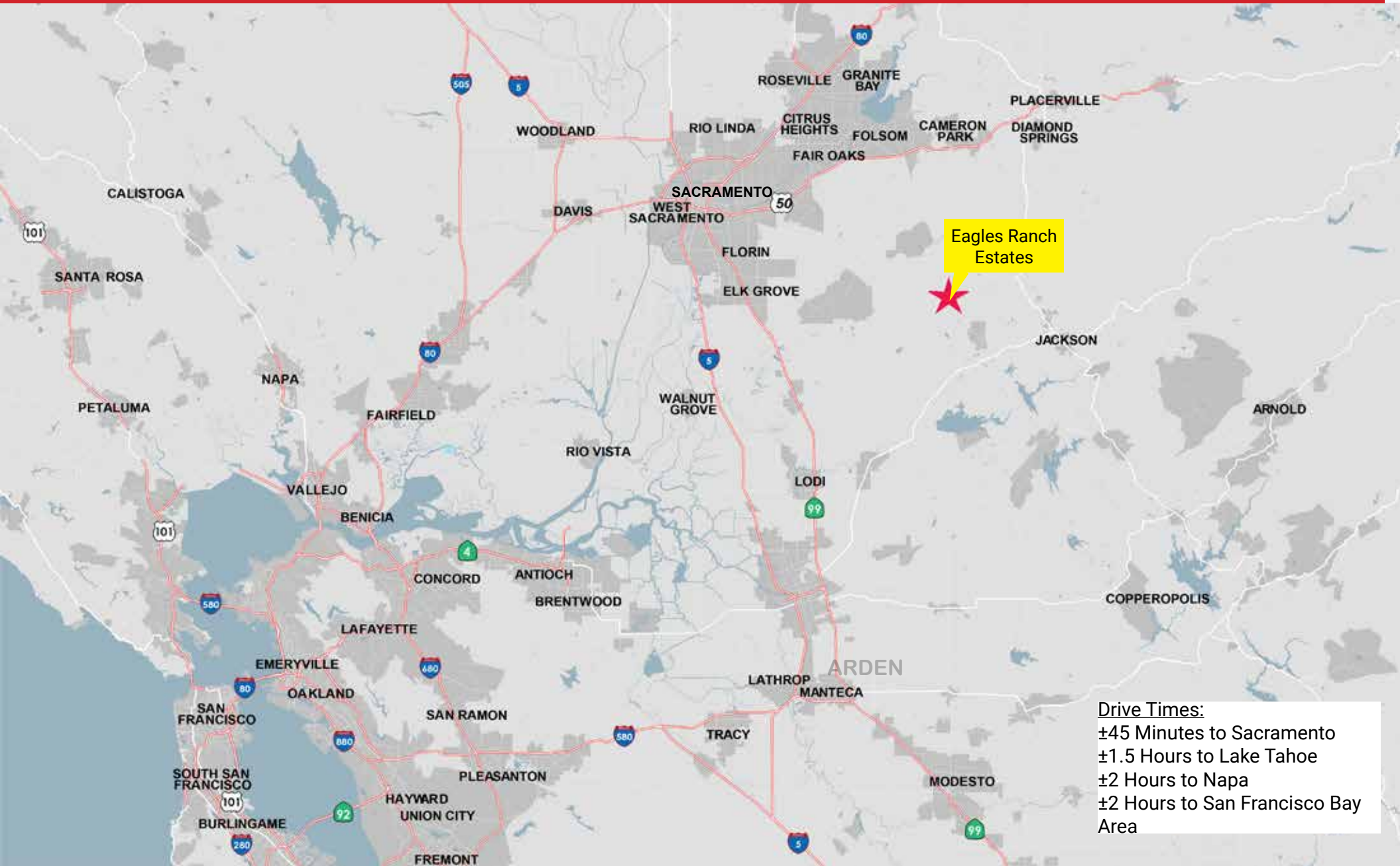
Parcel Map



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LOCATION MAP



Drive Times:
±45 Minutes to Sacramento
±1.5 Hours to Lake Tahoe
±2 Hours to Napa
±2 Hours to San Francisco Bay Area

PARTIAL SHOWING OF AMENITIES



AMADOR COUNTY

Home to Eagles Ranch

- Harrah's Casino
- Black Chasm Caverns
- Over 40 Vineyards & Wineries
- Gold Mine Tours
- Lake Amador
- Kirkwood Ski Resort
- Hiking at Thunder Mountain
- Mt. Zion State Forest
- Low Bear River Reservoir
- Silver Lake
- Pardee Dam
- Kirkwood Lake
- And More!



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Lot 2 - ±34.6 Acres with meadow, oak woodland & taxiway/vehicular access in foreground



Lot 3 - ±25.34 Acres with meadow, oak woodland & taxiway/vehicular access in foreground



Neighboring estate home with aircraft hanger and taxiway in foreground

KEN NOACK, JR.

Senior Managing Director

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Years of Experience

40 Years

Areas of Specialization

- ♦ Land
- ♦ Retail

Professional Background

Ken Noack is a land and retail specialist with Newmark Cornish & Carey in Sacramento, California. Mr. Noack has a diversified background in the real estate industry. He began his career building custom homes in the Pacific Northwest, then spent the following six years with Feature Homes, Inc. in Santa Rosa, California, developing production housing, mini-storage, warehouses, retail and office projects throughout Northern California.

Prior to joining Newmark Cornish & Carey, Mr. Noack had been affiliated with Sacramento-based Grubb & Ellis (17 years) and Camray Commercial (13 years) as a land and retail specialist where he was consistently recognized as a Top Producer.

Mr. Noack is a native of Sacramento, actively involved in the community as well. His involvement includes:

- ♦ Three-time Humanitarian of the Year - Sacramento ACRE
- ♦ Chairman/Board of Directors/KVIE 6 Public Television
- ♦ Chairman/Board of Directors/Yolo Basin Foundation
- ♦ President/Board of Directors/Rotary Club of Sacramento
- ♦ Chairman/Board of Directors/Sacramento Society for the Blind
- ♦ Chairman/Board of Directors/California State Library Foundation
- ♦ Board of Directors Capitol Valley Bank
- ♦ Chairman/Board of Trustees/Sacramento Rotary Foundation
- ♦ Pentagon JCOC 78

Partial List of Transactions

Location	Value
3,300 Acres, Amador County, CA	WND
16,100 acres, Amador County, CA	\$90,000,000
1,200 acres, Rancho Murieta, CA	WND
250 acres, Folsom, CA	\$22,500,000
Blue Oaks Marketplace, Rocklin, CA	\$30,000,000
Nimbus Village, Rancho Cordova, CA	\$11,250,000

Education

- ♦ University of Denver
- ♦ University of California, Berkeley
- ♦ University of San Francisco - Bachelor of Science Degree in Human Relations / Organizational Behavior

Personal Information

In his spare time he is an avid skier. He is also a retired soccer player and pilot, cyclist and mountaineer having climbed 35 major peaks in the world (and counting) including Mt. Aconcagua; Argentina, the highest peak in the Western hemisphere; Mt. Kilimanjaro, the highest peak on the African continent; the Matterhorn; and Mt. Blanc, the highest peak in Europe. Mr. Noack has completed the Markleyville Death Ride twice (1992 and 2008), one of the most difficult bicycle marathons in the world.