



10580 DICKSON RD  
PLYMOUTH, CA 95669

# TABLE OF CONTENTS

---

Executive Summary	3
Property Photos	4
Floor Plans	10
Aerial Map	11
Amador County Overview	12
The C Group	13

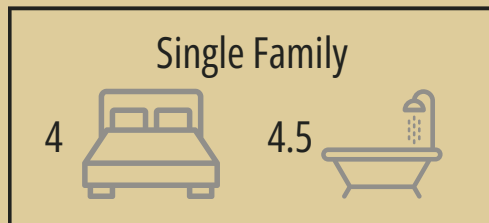


# EXECUTIVE SUMMARY

---

10580 Dickson Rd.

**\$1,849,000**



3,886 sq.ft.

20.04 acres

## Property Overview

- 20 Acres in the heart of the Shenandoah Valley AVA with views of the Coastal range to the south and Snow-capped Sierras to the north.
- Private road and private/ driveway
- New 30-year roof installed 2025
- Currently growing 10 acres of Zinfandel (5), Syrah (4), and Premitevo (1) wine grapes.
- Can be converted to horse property, B&B, VRBO, Wedding venue, etc.
- Underground wine cellar with additional storage room.
- 25-strand multimode fiber to the house
- Wholehouse Generac liquid cooled generator.
- 500 gal Propane tank (owned) and a 250 gal tank (leased)
- Pool with both gas and electric heaters as well as a Pentair Intelechem automatic monitoring system with automatic injection of chemicals as needed. Pebble-textured pool versus tiles for longer life and low maintenance.
- Four Bedrooms w/two being master suites with 4.5 baths in the main house
- Commercial kitchen and formal living room
- Small handgun range
- Seasonal pond
- Barn with tack room and tool room. Can be converted to a barndominium
- Garage/Shop with two gun safes
- RV Carport
- Storage shed
- Exercise room
- Hobby/craft room (temp controlled storage or motorcycle garage)
- Amazing views of Sierras in the north and Coastal range in the south
- Large Apartment /Office over attached building
- Must see to appreciate location and potential

# PROPERTY PHOTOS

10580 Dickson Rd





10580 Dickson Rd

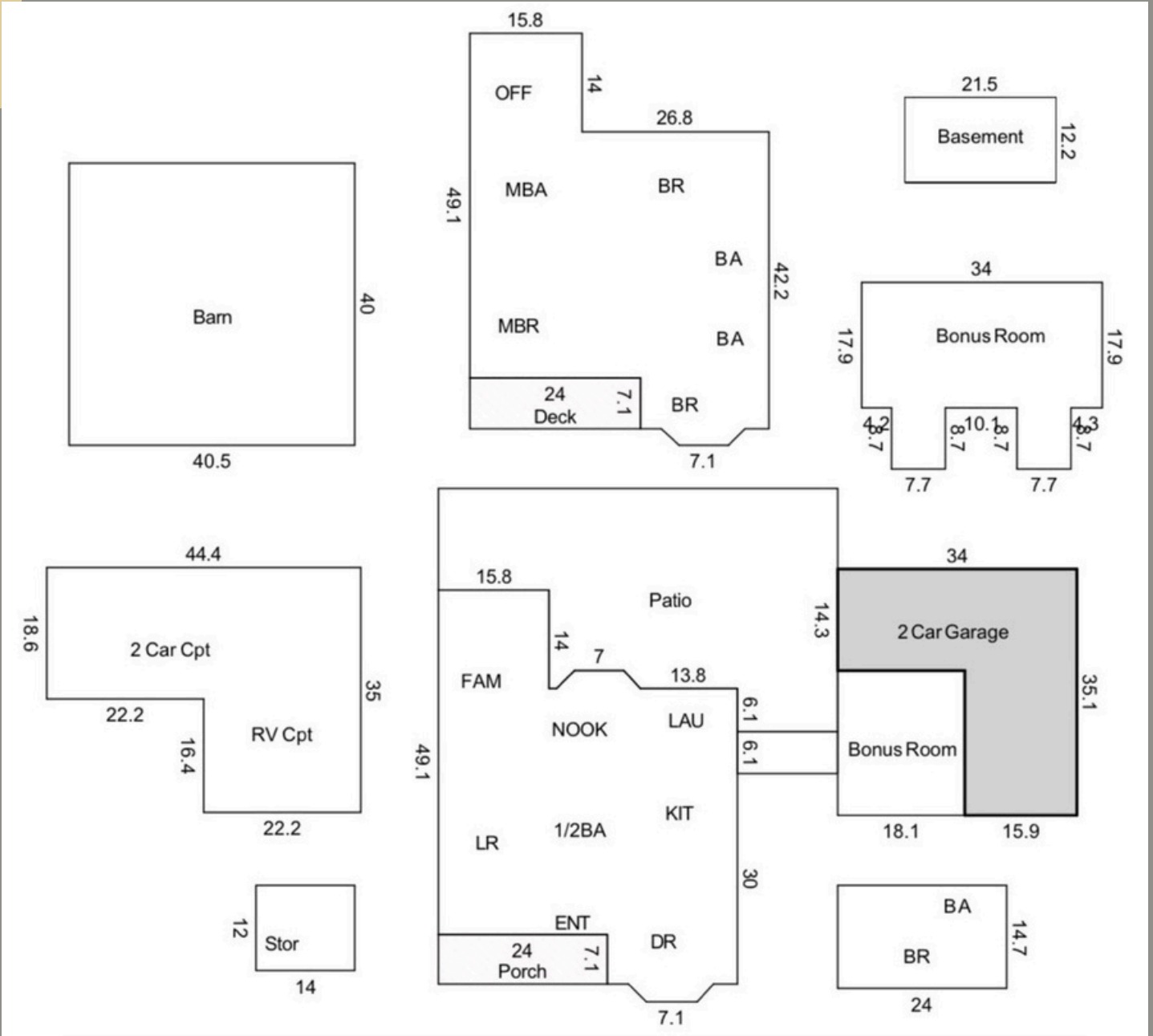




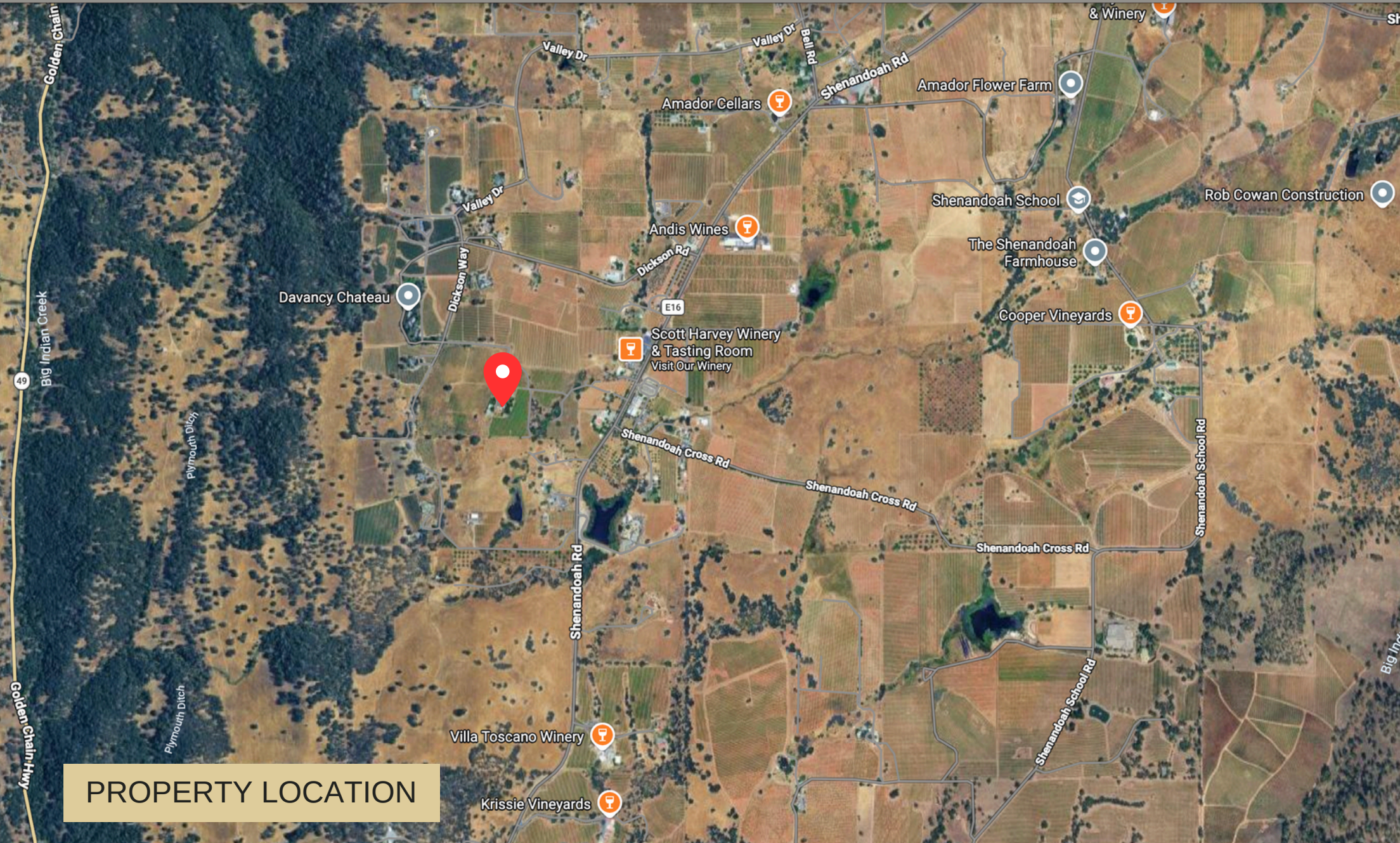




# FLOORPLAN



# AERIAL MAP



Davancy Chateau

Amador Cellars

Andis Wines

Scott Harvey Winery  
& Tasting Room  
Visit Our Winery

Villa Toscano Winery

Krissie Vineyards

Amador Flower Farm

Shenandoah School

The Shenandoah  
Farmhouse

Cooper Vineyards

Rob Cowan Construction

PROPERTY LOCATION

# AMADOR COUNTY OVERVIEW

Amador County, located in California's scenic Sierra Foothills, offers a peaceful blend of Gold Rush history, wine country charm, rural landscapes, and small-town living. Known for communities such as Jackson, Sutter Creek, Plymouth, Lone, and Amador City, the county features historic downtowns, local shops, restaurants, tasting rooms, and a strong sense of community.

The region is especially known for Amador Wine Country, where rolling vineyards, family-owned wineries, and scenic countryside create a popular destination for residents and visitors alike. Outdoor recreation is also a major draw, with nearby lakes, rivers, hiking trails, camping, fishing, and access to the Sierra Nevada.

With approximately 42,000 residents, Amador County offers a low-density lifestyle ideal for buyers seeking privacy, open space, and a slower pace of life. Its economy is supported by tourism, agriculture, retail, construction, public services, healthcare, and small businesses.



## Regional Highlights

- Scenic Sierra Foothills setting with Gold Country charm.
- Historic towns include Jackson, Sutter Creek, Plymouth, and Lone.
- Amador Wine Country offers vineyards, tasting rooms, and countryside views.
- Outdoor recreation includes lakes, rivers, hiking, fishing, and camping.

## 2024 Demographics

42,000

RESIDENTS

\$88,000

MEDIAN HOUSEHOLD INCOME

## Economy

- Economy supported by tourism, agriculture, retail, and construction.
- Wine country and historic tourism drive visitor activity.
- Public services, healthcare, and small businesses support local employment.
- Rural land, homes, and vineyards shape property demand.

# ABOUT US

---

Our team of experienced brokers and sales associates is dedicated to providing a full range of services to our clients, whether they are home buyers or sellers. We understand that real estate transactions can be overwhelming, which is why we work closely with our clients to ensure that their needs are met every step of the way. At The C Group, we are proud to embody the future of the real estate industry, while remaining grounded in the traditions of home. Our team is committed to redefining luxury, and we do so by offering top-notch services that are tailored to meet the unique needs of each client. If you are looking for a reliable and professional real estate company, look no further than The C Group. Contact us today to learn more about how we can help you buy or sell your next home.



**Max Giffin**  
Listing Agent

DRE #02216338  
max@c2realty.com  
925-389-8268

## real The C Group



2 NE of 6th On Lincoln  
Carmel, CA 93921  
www.thecgroupca.com  
info@realcgroup.com  
@thecgroupca