



Acampo Rose in Acampo, California



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- Many thousands of sq ft of living space with 7+ bedrooms
- 4 kitchens including one commercial kitchen
- Unique history - Popular Discovery TV shows and an international documentary movie filmed on the location.
- Separate entrances for visitors, staff, and maintenance plus visitor parking and reception.
- Banquet and dining hall with indoor / outdoor seating.
- Activities include basketball court, soccer field, walking paths, extensive gardens, outdoor cooking, animal care shelters.
- County of San Joaquin Public Works recently spent one million dollars directly at the property (Federal Stimulus Grant funded in 2013). Safety features added include new turn lanes into the facility, county-maintained exterior lighting, license plate cameras, new driveway entrances, drainage and storm retention.
- Designed with mental health and longevity focuses.
- Newer large commercial septic system, high capacity hot water tanks, high capacity well in excellent condition. main primary and backup propane tanks with service pads, PG&E gas optional.
- Disabled access: Residences are situated on ground-level cement foundation with extensive surrounding paving, wheel chair accessible (non-raised foundations.)
- Circular drive for bus or big-rig loading/unloading.
- RV spaces with sewer and electrical.
- Privacy hedges and fencing with gates at all entrances.
- Triple net-zero property / low carbon footprint: Produces its own power, water & wastewater recycling, DHW, and a substantial amount of organic food.
- County has also applied for another grant from FEMA of over a million dollars approx. 500 yds South of the property.
- Semi-rural setting with street activity during daytime business hours.
- Neighbors include Delta College North County Campus and Lang Twins winery. Significant developments including luxury homes planned or underway on surrounding vacant land.
- 100% of proceeds of sale benefit Sacramento area wetland restoration.
- Property owned free and clear for 10+ yrs with no encumbrances on the title.
- More information at <http://www.AcampoRose.com>



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