



**Big Valley Ranch
Glenn County, California**

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Introduction



Beautiful Valley with Snow Mountain in the backdrop

This 10,000 +/- acre property is located in Glenn County about 8 miles from Stonyford, CA. It is only 105 miles to Sacramento and 161 miles to San Francisco. The ranch is framed on its sides by the Coastal and Sierra Nevada Mountain ranges. The property can be served by the Glenn County airport in Willows, Ca about 33 miles from the ranch or commercial flights out of Sacramento. Take Highway 5 north and at the town of Willows (Exit 603), go west on Highway 162 and travel 19.9 miles and the road will come to a T. Turn left onto County road 306 and travel 11.1 miles to the gated ranch entrance on your right. (Locked gate, appointments only) The newly renovated 3-story English Tudor home is over 5000 sq ft, 7 bedrooms & 6 baths. It is a site to behold. In addition to the magnificent home is a matching 2000 sq ft barn. The property has over 4900 ft of Stony Creek frontage, a year round creek that not only has fishing, but also has water rights to irrigate over 150 acres. There are two ranch houses, barn, shop, out buildings, and corrals. Over a dozen year round ponds, one is estimated to be over 25 acres in size. Two year round creeks, great hunting, hiking, and horseback riding. This is truly a dream property with first class accommodations that allows you to escape from the business world and live life to its fullest.

Size and Description



One of the many beautiful valleys looking North

The property consists of forty three parcels. All of them are mostly in the Williamson act and zoned AP-160 (Agricultural Preserve), except for the parcel where the main house sits and APN# 018-16-0-019 is 80 acres and is zoned RZ-160 (Recreation Zone) A detailed description of these APN #'s and zoning classifications is available upon request. The owner is currently working on a lot line adjustment to make this ranch fit together.

“The California Land Conservation Act of 1965--commonly referred to as the Williamson Act--enables local governments to enter into contracts with private landowners for the purpose of restricting specific parcels of land to agricultural or related open space use. In return, landowners receive property tax assessments which are much lower than normal because they are based upon farming and open space uses as opposed to full market value. Local governments receive an annual subvention of forgone property tax revenues from the state via the Open Space Subvention Act of 1971.”

The beauty of this ranch is its varied topography. You have flat irrigated pastures, rolling hills, steep brush, hidden valleys, boulder filled creeks, ponds, beautiful rock formations and a very, very, very big private valley.

Water



Newly constructed dock, patio and boat house looking west

Water is gold and this ranch has lots of it. You have water rights out of Stony Creek to irrigate over 150 acres. The ranch currently has 100 acres in permanent pasture and room to add more. There are twelve year round ponds and the main pond is estimated to be over 25 acres. A swimming dock, patio and boat house will keep you entertained. There's also two year round creeks, 4900' ft frontage on Stony Creek and over 3000' ft frontage on Briscoe creek, that will keep the fisherman happy. The main home is fed from a 25 gpm pump and provides plenty of water for the house and landscape. The other homes are fed from house wells.



Year round Stony Creek in February 2010



Dock, patio and boat house



One of 12 year round ponds



Briscoe Creek



Another year round pond



Seasonal Green Valley Creek



Ducks at one of the many ponds

Structures



View of home looking west

This newly renovated 3-story English Tudor home is the talk of the town. Over 5000 sq feet with 7 bedrooms, 6 bathrooms, a master suite with fireplace, two additional fireplaces in the family and living room, spiral oak staircase, oak flooring, tile, and Berber carpet complete this home. Breathtaking views from the kitchen sink of the mountains and valleys.



Living room

Spiral oak staircase

The matching 2000 sq ft Tudor style stable's is ready for your horses. Miles of riding trails great potential for riding Arena. The property has a new property boundary fence to hold in your livestock. The possibilities are endless.



The Barn



Caretaker home on pond



Barn



Ranch House



Corrals

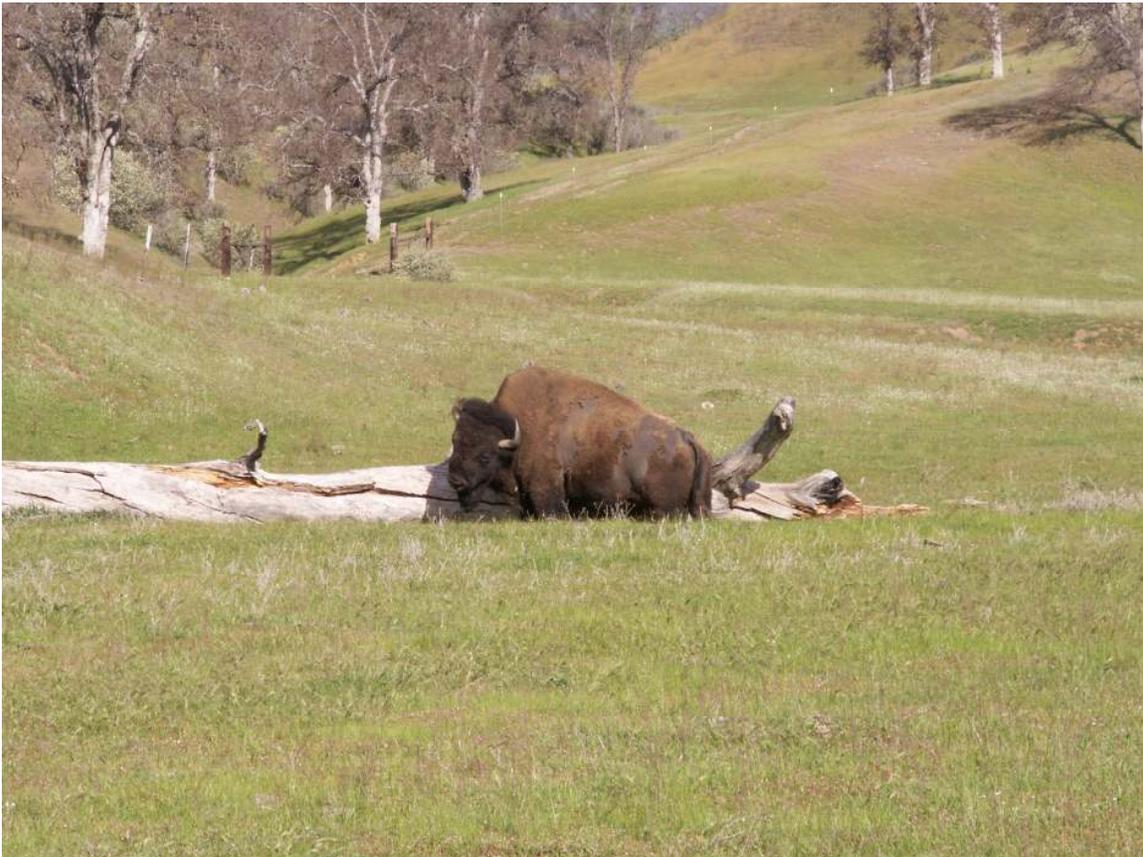


Shop and tanks



Pond and gazebo

Recreation



The owner's pet buffalo

This is a recreational dream with big oak grassy valleys that blend into the hills. The hills of chaparral have manzanita, buckeye, chemise, redbud, live oak, and grey pine. Beautiful conglomerate rock formations can be found throughout the ranch. Year round creeks, seasonal creeks and year round reservoirs provide plenty of water for game. Black tail deer, turkey, quail, and predator hunting

would keep you hunting all year. The ranch is located in the heart of Tule Elk Country. The Elk can be seen occasionally on the ranch. To hear them bugling is a sound you will never forget. The ranch is located in the A zone and hunting tags can be purchased over the counter. It would make a great equestrian estate with trails, barn, or build yourself a new riding arena. The real gem of the property is the water. With over 4900' ft frontage on Stony Creek and 3000'ft frontage on Briscoe Creek, 12 year round ponds, you have plenty of opportunity for fishing, swimming, and boating. The East Park Reservoir is just down the road with great boating, swimming and fishing. As stated on the East Park Reservoir website:

The [East Park Dam](#) and reservoir, of the [Orland Project](#), is situated in the rolling foothills of the Mendocino National Forest on Little Stony Creek. The reservoir lies along a migratory corridor between California's Central Valley and the Coastal Range. Birders may see substantial movements of warblers and other Neotropical migrants in late April/early May and in September. With a 25-mile shoreline, **East Park Reservoir** has a thriving population of warm-water fish, including largemouth bass, smallmouth bass, catfish, crappie, and bluegill. Good [fishing](#) year-round. Ideal bass [fishing](#) in the autumn months. Good boat launching areas with excellent shore accessibility. No boat ramps. The west end of the lake is open year-round. Camping facilities on the southeast side are closed for the winter.

Agriculture



Cows checking out the grass in March with Gravelly Ridge in the back drop

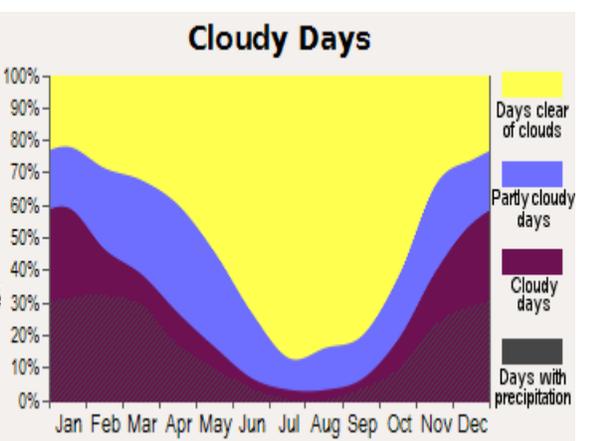
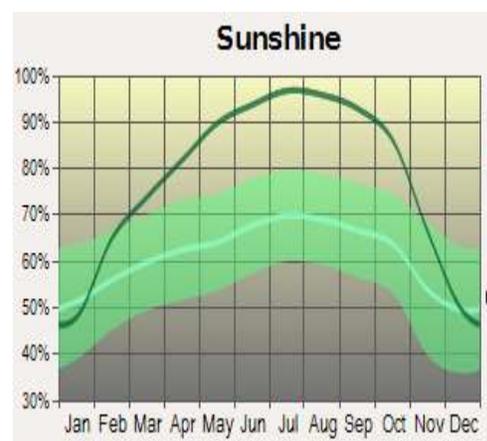
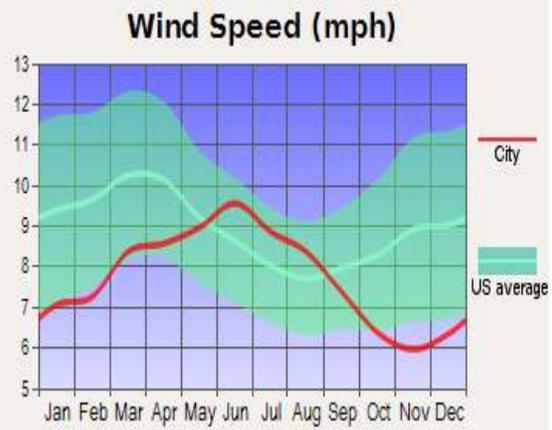
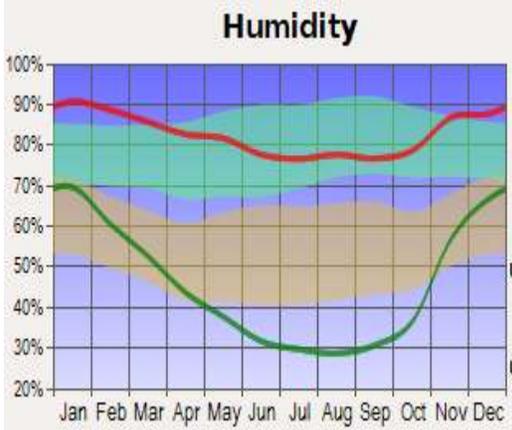
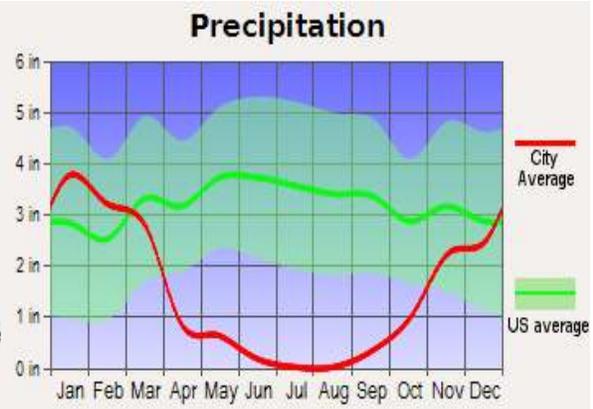
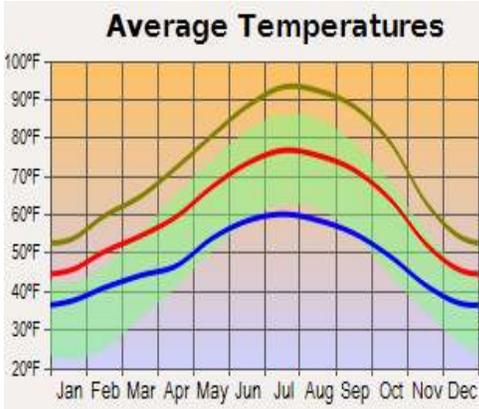
The beauty of this ranch is its diversity. You have the ability to run cattle year round without having to truck animals back and forth. The weather really dictates the number of Animal Units, but you can safely run 175 pair year round without feeding. In some years you can run more and in some years you should run less. It has been traditionally used as a winter grazing outfit with the cows arriving in mid November and shipped out in mid-May. But with 150 acres that could be irrigated you can keep them on green grass most of the year. The ranch is fenced and crossed fenced with good solid barbed wire. The corrals are located by the ranch house with a good gravel road and very functional facilities. The ranch is well watered with two year round creeks, seasonal creeks and over a dozen year round reservoirs. The pastures are fertilizer and pesticide free making it a potential natural organic beef operation.

Weather and Stonyford, CA



View looking east down on the main home and Stony Creek in the distance

The property has a varied species of trees surrounding the estate and the new irrigation system will keep the grounds well watered. The ranch has nice warm summers and mild winters with beautiful spring and fall days. This makes the ranch a year round paradise.



As stated on the Glenn County website website:



Glenn County is located in the United States about half way between Sacramento and Redding in Northern California. Glenn County is primarily an agricultural community with mountains on the west, the Interstate 5 corridor taking you through rich farm land, and the Sacramento River bounding the east side of the County. With over 1,188 farms, agriculture remains the primary source of Glenn County's economy. Major commodities include rice, almonds, milk products, prunes and livestock. Glenn County has a population of 26,950.

There are a variety of outdoor activities such as fishing on the Sacramento River, boating and swimming at Black Butte and Stony George Lakes, hunting, Sacramento Wildlife Refuge ((530) 934-2801), golfing and motorsports/racing. You may also want to visit our Movie Theater, Bowling Alley, Libraries and Museums. Refer to our Events links for further information on how you can enjoy the recreation offered here in Glenn County. Due to the great tracts land set aside exclusively for duck sanctuary, duck hunting in Glenn County is considered world class. This abundance of ducks available for hunting brings hundreds of hunters from around the world to Glenn County

Elk Creek is a small town in Glenn County, California, United States. Its population is around 250. It is home to the smallest public high school in California, which has a population of about 35 students in grades 7 through 12. A rancheria called Grindstone, which was formed in 1906 is located approximately 7 miles North of the town. The best known landmark nearby is a mountain named Bidwell Point.

Coordinates: [🌐 39°36'19"N 122°32'21"W](#)[39.60528°N 122.53917°W](#)

Additional information: The town of Elk Creek is located just North of Stony Gorge Reservoir, which is a nice place for camping, fishing, and boating. Elk Creek, the town's namesake, runs out of the coast range mountains to the east into Stony Creek. Stony Creek runs from the dam at Stony Gorge into another lake a bit further up the map called Black Butte Lake, also an excellent place to

fish, boat, camp, hike, and partake in various other outdoor activities. Hunting is restricted to shotguns and bows.

Retrieved from "http://en.wikipedia.org/wiki/Elk_Creek,_California"

Offering Price

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