



# California

## OUTDOOR PROPERTIES

707 Merchant St. Suite 100 | Vacaville, CA 95688 | 707.455.4444 | [californiaoutdoorproperties.com](http://californiaoutdoorproperties.com)

WINTER  
2018

RANCHES & FARMS  
HUNTING & FISHING PROPERTIES  
RECREATIONAL LAND  
HOME & CABINS  
VACANT LAND  
LUXURY ESTATES

LandReport

2011-2016  
AMERICA'S  
**BEST**  
BROKERAGES

*Ung Ranch at Peppermint Creek-pg. 16*





# California OUTDOOR PROPERTIES®

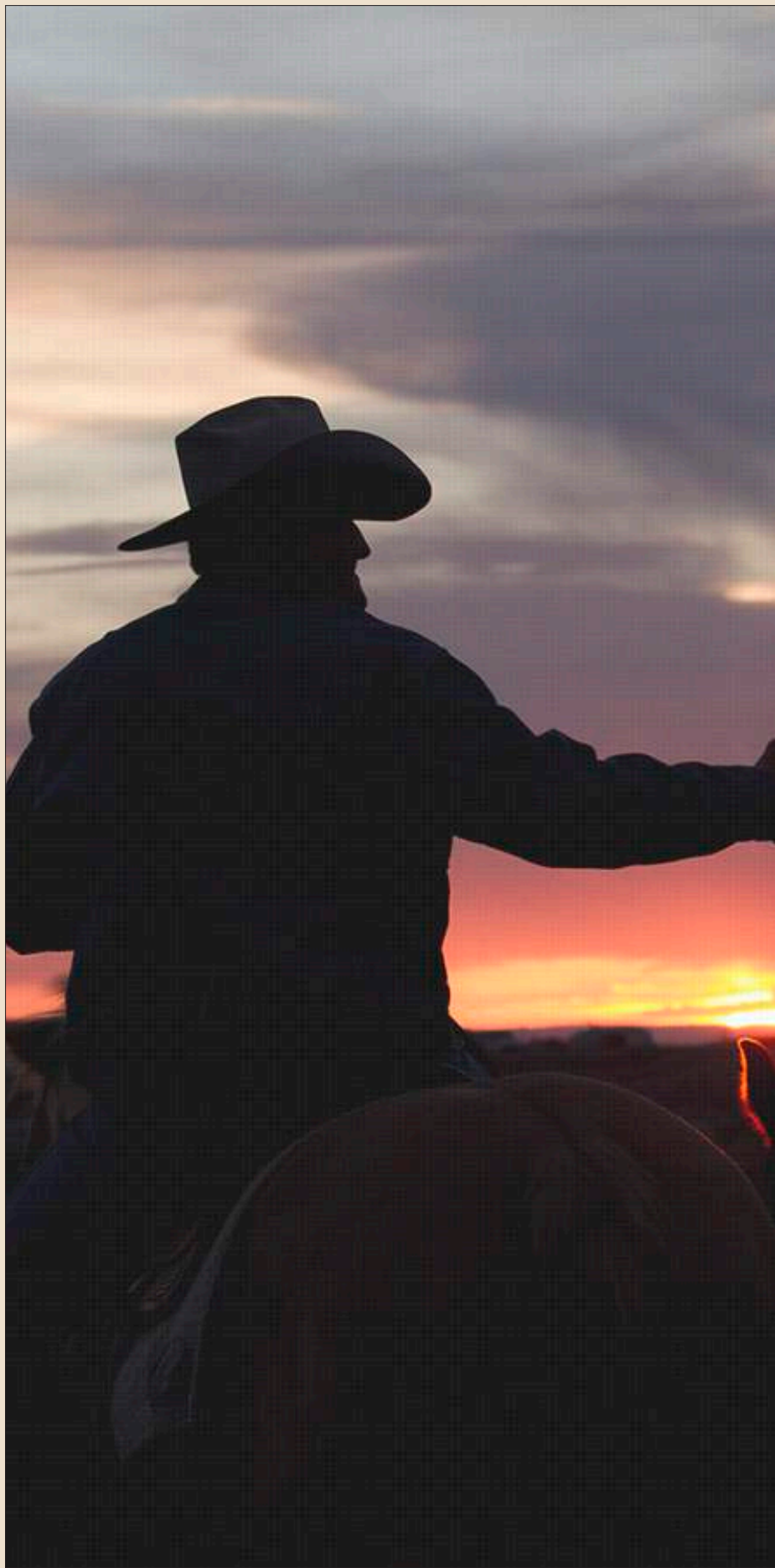
[www.CaliforniaOutdoorProperties.com](http://www.CaliforniaOutdoorProperties.com)

## WHO WE ARE



Founded in 2008 by Todd and Marty Renfrew, California Outdoor Properties has quickly grown to be one of the largest farm, ranch, and recreational private real estate companies in California. We are not your typical real estate agents. We hunt, fish, raise cattle, and grow crops. We believe in the old west philosophy where a handshake is your word. Our success is based on our strong work ethic and our knowledge and love for the land.

Since our inception, we've sold almost a billion dollars worth of real estate, including over 1/4 million acres of land. We go above and beyond what most brokerages offer. Our agents are organized by territory, ensuring team collaboration over direct competition. Through our expansive referral networking and extensive local, regional, national and global advertising, we bring buyers and sellers together.



*We are doing something we love.*



# LOVE THE OUTDOORS?

## DO SOMETHING YOU LOVE

### JOIN OUR TEAM

We are currently looking for hard working professionals who love the outdoors, who's backgrounds make them an expert in the outdoors-men lifestyle. Whether it be land, livestock, hunting, fishing, recreation farming or all of the above.

Check out our website & our social media, get to know us.

If you think you would be a good fit to our team, we would love to connect with you.

Call us to learn more about  
becoming a member of our team  
707-455-4444

### FIND US ONLINE



VIEW OUR PROPERTIES ON OUR **You Tube** CHANNEL

[WWW.YOUTUBE.COM/USER/CAOUTDOORPROPERTIES](http://WWW.YOUTUBE.COM/USER/CAOUTDOORPROPERTIES)

*We enjoy the outdoors. We understand land.*





Jim Martin  
707.272.5507



The White Oak is a large scale production vineyard that affords the discerning buyer the opportunity to step into this quintessential lifestyle at a level that rarely comes to market. The White Oak's Villa is a 10,000 sf architectural masterpiece down to the most minute detail. Looking out from the Villa's balcony the land rolls itself out into a sea of vineyards with manicured ponds and islands of heritage oaks rising along the horizon Beckoning at the edge of this picture is the ever meandering Russian River. Professional Equestrian & Rodeo Arena, the ultimate crown jewel of any historic California ranch has always been its arena.

- 10,000 sf Villa with custom doors and windows handcrafted in France and Italy
- A full workout facility with steam sauna/room, his & her bathroom, pool, outdoor sunken & covered jacuzzi
- Stable & Recreational Parlor & Bar (5300 sf)
- Vegetable & herb gardens, greenhouse and fruit trees
- Excellent Water Rights
- Ranch Headquarters & Distributions Facility along with an adjoining Guest Lodge (5070 sf)
- Archery and Shooting Range

## ESTERO AMERICANO RANCH

MARIN COUNTY | 1118± ACRES | \$10,200,000

**SOLD**



Todd Renfrew  
707.455.4444



On the market for the first time in nearly 150 years is this 1,118±-acre California heritage ranch, one of the oldest in Marin County. Only 50 minutes from San Francisco, the lands are USDA Certified Organic, producing Grass Fed Wagyu Beef Cattle. To the North, the land borders about two miles of the Estero Americano. To the South there are panoramic views of the Pacific Ocean. A ranch home within sounds of the ocean, barn, equipment garage, corrals, shop, natural spring ponds, reservoirs, rock quarry, & a plethora of wildlife.

- 22 natural springs, ponds and reservoirs
- Enrolled in the Williamson Act with Marin County
- Within the last two years, over 2/3 of the fence was installed by Southwest Fence installing green coat wire and West Texas cedar posts
- The 500 head accommodating corrals have a covered hydraulic chute area, weigh scales, vaccination area with power and water, calf table, and medicine refrigeration
- The house has a 4-5 gpm well and supplies plenty of water for the main house, lab and processing center





Chris Bailey  
831.277.8344

The Basin Ranch is a rare opportunity to own 5,132 acres within a one-hour drive of Carmel-by-the-Sea and Pebble Beach, and just over an hour-and-a-half drive from the San Francisco Bay Area. The property is located west of Greenfield off of Carmel Valley Road and lies in the Beautiful Santa Lucia Mountains. There is abundant water from wells, creeks, and natural springs. The ranch offers privacy, and a multitude of opportunities for use: hunting, raising livestock, equestrian pursuits, or the development of a family ranch compound, retreat, or estate.

- 19 certificated parcels, 17 parcels enrolled under the Williamson Act, ranch currently runs a small cow/calf operation
- Water – 3 wells, and multiple ponds and reservoirs
- Hunting opportunities include deer, pigs, turkey, quail, and predators
- Includes a 27-acre parcel with home, shops, and turnouts which would make an ideal ranch-caretaker house, there is also a beautiful meadow and pasture that has the potential for a small vineyard or orchard planting

# MORRO BAY RANCH

SAN LUIS OBISPO COUNTY | 2240± ACRES | \$8,200,000



REDUCED

Todd Renfrew  
707.455.4444

A rare find! 2,240 acres of land in Morro Bay, San Luis Obispo County only 3.5 miles from the ocean; some areas with views of Morro Rock and the blue water bay. 60+ acres Class 2 soil; mild climate due to coastal proximity. Rolling grass-covered hills with oaks, sycamores, bay and pepper-wood. Several highly productive, developed springs, creeks and small reservoirs. Caretaker's quarters and good domestic well. Has run up to 200 pair year-round.

- 60 +/- acres Class 2 soils
- Views of Morro Bay from portion of the ranch
- Multiple highly productive springs and domestic well
- Small older home, 2 barns, and corrals
- Runs up to 200 pair year-round, fenced and cross-fenced
- Good hunting for deer, turkey, quail
- Forest service permit; eastern border with National Forest
- Williamson Act



## WINTER FALLS RANCH

SHASTA COUNTY | 1500± ACRES | \$7,850,000

REDUCED



Donna Utterback  
530.604.0700



Rich Callison  
530.336.6869



This 1500+/- acre cattle, hay, wild rice and hunting ranch is truly an amazing property. The ranch features over 1,050 acres under flood irrigation; 521 in alfalfa, grass hay, alfalfa/grass mix, 201 acres in wild rice and 328 acres irrigated. There are 4 ag wells (one not in use) a ditch pump and a spring pump all tied together, producing well over 10,000 GPM. No water leaves the ranch! Two homes, 3,400 Sf metal shop, two hay barns, plus animal/hay barn. The ranch runs 350 spring and fall calving pairs, plus 50 replacement heifers and 12 bulls, year-round.

- Around 30 acres are in the headquarters, barns, shop, corrals and two homes
- Both homes sit at the base of the bluff and have nice decks capturing the incredible views of Mt. Shasta, Mt. Lassen
- 3400 sf metal shop, two hay barns plus animal and hay barn. The ranch is fully fenced and cross fenced
- The Williamson Act is in place on the majority of the ranch
- Several year-round and seasonal springs, year-round ponds
- The waterfowl hunting is outstanding and the ranch qualifies for 2 landowner deer tags available through Fish and Wildlife

## BIAGGI RANCH

MENDOCINO COUNTY | 1542.5± ACRES | \$7,800,000

SOLD



Jim Martin  
707.272.5507

1,542.5 acres on Mendocino's pristine coast between the coastal hamlets of Manchester and Elk. Comprising 11 legal parcels of gently rolling pasture, heavy forest, spring fed draws, open mountain meadows and unbelievable Pacific view building sites. Approx. +20,000,000 board foot of timber split roughly 50/50 between Redwood and Douglas - NTMP. 80-100 head carrying capacity for cattle and substantially more for sheep. Creeks and springs throughout, teeming in wildlife including black-tail deer, wild turkey, quail, bear and wild hog.

- 1542.5 Acres Comprising 11 Legal Parcels of gently rolling pasture, heavy forest, spring fed draws, open mountain meadows and unbelievable Pacific view building sites on various parts of the ranch
- An estimated +20,000,000 Board Foot of Timber split roughly 50/50 between Redwood and Douglas - NTMP
- 80-100 head carrying capacity for a cattle operation and substantially more for a sheep operation
- Teeming with wildlife
- Point Arena is just down the road





Doren Morgan  
916.216.3003

Eighteen parcels total of 2,690 acres backs to Six Rivers National Forest. 2011 Timber Cruise shows over 21 million board feet of timber with an annual increase estimated at 900,000 board feet. Very private at the end of Burr Valley Rd with the Upper Van Duzen River running through the property. Abundant wildlife and natural beauty. Good roads with additional skid roads that can be improved to increase accessibility.

- 18 parcels total of 2690 acres
- Borders Six Rivers National Forest & several large ranches
- Over 21 million board feet of timber
- Annual increase estimated at 900,000 board feet
- Bifurcated by Upper Van Duzen River
- Good access roads
- Definitely off-the-grid!
- Very private and scenic
- Abundant wildlife and natural beauty

## GOLDEN S RANCH

YOLO COUNTY | 317± ACRES | \$6,500,000



REDUCED

Todd Renfrew  
707.455.4444

The beautiful 317 acres is located just outside Capay, CA, and offers 101 acres of 1-3 year old Pistachio trees plus 200 acres of plant-able orchard ground, the majority in Class II soil. Previous crops included broccoli, corn, sweet corn, sunflower, wheat, onions, bell peppers and grass. The ranch features three newer metal barns and three wells: 2000 GPM, 1100 GPM, and 450 GPM. The property is zoned Agricultural Preserved and is in the Williamson Act.

- 317.7 acres zoned Agricultural Preserve
- 101 acres of Pistachio's
- 45 acres of 3-year-olds
- 24 acres of 2-year-olds
- 32 acres of 1-year-olds
- 200 +/- acres plantable to Almond or Pistachio's previous crops included:
- Broccoli, Corn, Sweet Corn, Sunflower, Wheat, Onions, Bell Peppers and grass
- 3 newer metal barns and 3 wells





Todd Renfrew  
707.455.4444



The Diamond Ranch is just 20 minutes on a paved road from Hwy 5. Conveniently located between Redding, CA and Red Bluff, CA. The ranch is very private with beautiful views of Mt. Shasta and Mt. Lassen and is teeming with wildlife. The current owners lease out the cattle grazing of 400 pair a season to a neighbor. This ranch gives the buyer a surplus of options; a cattle ranch with oak covered grasslands, an equestrian wonderland with miles of trails, a hunting preserve with abundant game, several potential conservation opportunities, a family compound where you can build what you want and create your own legacy.

- Williamson Act, 14 legal parcels
- 400 pair for the season
- 1 well 50 at gpm, 2 test wells at 30 gpm and 19 gpm
- Seasonal ponds and streams
- Rolling oak covered grasslands, 200 ft. - 800 ft. elevation
- Rectangle with handle, 4 miles long by 3 miles wide at top, majority of ranch 2 miles wide
- PG&E at North gate
- Blacktail deer, bear, wild boar, quail, turkey and predator hunting

## BRISCOE CREEK RANCH

GLENN COUNTY | 8184± ACRES | \$6,250,000



Todd Renfrew  
707.455.4444



This magnificent 8,184+/- deeded acre property is about 5 miles from Stonyford. The ranch has seven year-round ponds, and in the northern end of the property you have over half mile of Briscoe Creek, a year-round creek with trout. The headquarters has a great barn, shop, guest cottage, and caretaker home. Run cows, horses, or even buffalo. Private beautiful ranch with miles of trails for hiking, horseback riding, hunting, and ATVing. You have found the perfect spot!

- The seven ponds provide water year-round
- Green Valley creek is seasonal, but has good water flow in the winter time and runs for almost 5 miles.
- Year-round creek with over 3000' ft frontage on both sides, known as Briscoe Creek
- Great barn, shop, guest cottage, and caretaker home
- Well maintained grounds with lots of room for equipment
- Fenced and crossed fenced with good solid barbed wire
- Run 200 pair for the season and a 100 pair year-round without feeding, (depending on the season)





REDUCED

Todd Renfrew  
707.455.4444



The ranch is located about 17 miles southwest of Red Bluff and approximately 2 hours driving from Sacramento. Exceptionally beautiful ranch of 5,918 +/- acres. Very private, with views of Mt. Lassen and Mt. Shasta at an elevation of approximately 1,000 ft. Lots of year-round live water on the property and abundant wildlife. This ranch would make a great all-natural cattle operation, hunting retreat, or just build your dream home and enjoy the privacy, gentle terrain and spectacular views. Reservoirs teeming with waterfowl and fish, healthy grasslands for horses and livestock. Power, septic and working well at the front of the ranch.

- 3+ miles of year-round Elder Creek and 3.5 miles of seasonal Digger Creek
- 12 reservoirs for stock watering, fishing, swimming, you name it.
- Great hunting: blacktail deer, pigs, turkey, quail, dove, waterfowl, and predators
- Runs 400-500 pair for the season. Good income possibilities.
- Well-maintained perimeter fencing and some cross-fencing for rotational grazing
- Perfect for horses and hiking
- Ranch is also nearly completely accessible by off-road vehicle

## CIRCLE C RANCH

MODOC COUNTY | 1611± ACRES | \$6,000,000



Todd Renfrew  
707.455.4444



Just 15 miles from the Spring Creek Ranch, this ranch is another trophy fishing and hunting property. The ranch has over 3 miles of private fishing for wild trout. Rainbow, Brown and Red Band trout. The ranch is also located in the X-3A premium-hunting zone known for their large mule deer and antelopes. Run 150 pair and 400 steers for the season. Home, shop, historic barn and workshop make this ranch a turnkey operation. Just 15 miles from Spring Creek Ranch.

- 4 +/- miles of private fishing along the Ash Creek
- 1,630 sf single family house with a 360 sf attached garage
- 1,455 sf equipment shed
- 4,284 sf shearing barn and has access to electricity and water
- 1,152 sf workshop with concrete foundation, electricity, water, and plenty of workspaces
- The ranch typically supports around 600 head of cattle (150 cows, 450 steers) generally from May through October
- Located in the X-3A premium-hunting zone, which offers deer, antelope, black bear, turkey, great waterfowl and avian hunting



PENDING



Chris Bailey  
831.277.8344

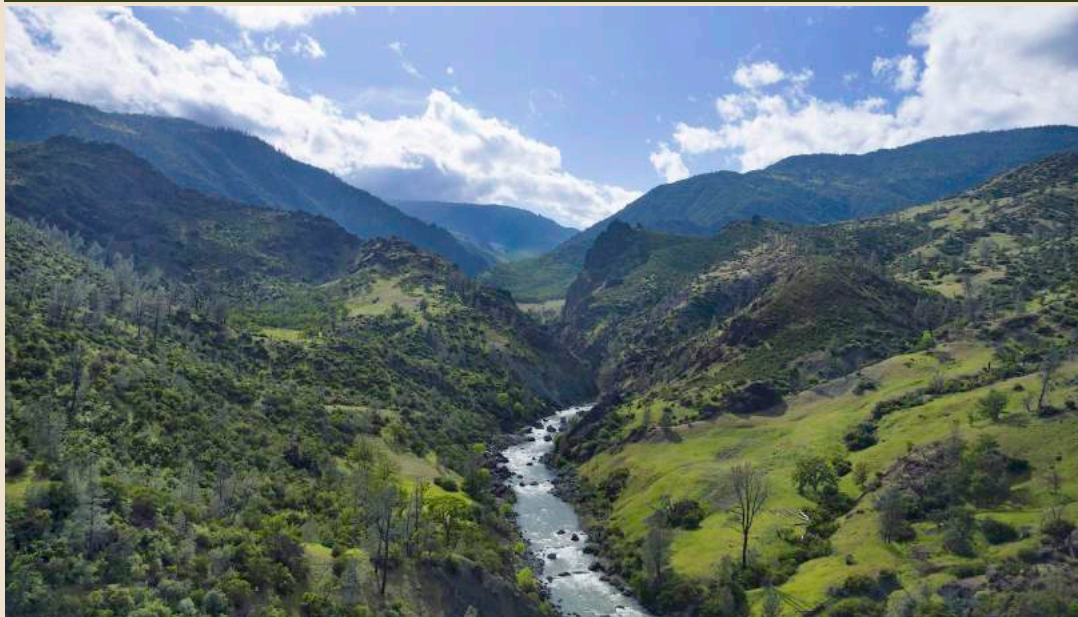


The Guadalupe Ranch Estate is a stunning turnkey equestrian and recreational ranch property. Built as a personal retreat for famed L.A. *architect-to-the-stars*, Fred Smathers, the ranch features a gorgeous Mediterranean style estate home situated on a private lake. There are two guest/caretaker homes, a barn and stable, storage outbuildings, walker, round pen, and numerous and sizable pastures and turn-outs. No expense was spared when creating this special estate ranch. Luxury estate home, 4,200± sf, with every detail built into the design, high wood-beam ceilings, large, open, flowing spaces with lake front views from every room.

- Designed to entertain, both indoors and outdoors with ease
- Smart, neat, and tidy 4-stall barn with hay/feed storage, wash racks, cross-ties, and tack room.
- Three separate architect-designed outbuildings that could be used for equestrian, vineyard, or entertaining needs
- Numerous wells, seasonal creeks, springs, and the private lake
- Large pasture was previously planted and harvested with an oat, wheat, barley hay mix - opportunity to continue this practice or develop a vineyard or orchard if desired

## DIAMOND BACK RANCH

TEHAMA COUNTY | 3,243+/- ACRES | \$5,500,000



Todd Renfrew  
707.455.4444



The 3,243 acre ranch is located 30 miles southwest of Red Bluff, CA. This is a world class hunting ranch and Texas Longhorn cattle breeding ranch that is simply second to None. The reason this ranch has incredible hunting is the water. Five blue line creeks, 4 year round reservoirs. Boone and Crocket Columbia Black Tail deer and black bear. This turnkey ranch has it all, 3600 sf home with granite counter tops, guest house, barns, and shops.

- Zoned EAAP and is currently enrolled in the Williamson Act
- Four year-round creeks and seven reservoirs
- Remodeled 3600 sf home with 5 bedrooms and 4 ½ baths
- Guest-house or caretaker home
- Older big metal shop has a nice concrete floor with lots of room for hay, equipment, and tools
- A hunter's ranch with deer, bear, pig, turkey, quail, doves and great predator shooting
- Large reservoirs are loaded with fish





Todd Renfrew  
707.455.4444



The Spring Creek Ranch is a trophy property for both fishing and hunting. The property has approximately four miles of private fishing along the Ash Creek, which meanders through the ranch. Ash Creek is full of native Rainbow, Redband, and Brown trout whom naturally reproduce in the stream and range in size from fingerling to 20 inches. The creek provides excellent dry and wet fly fishing on the ranch. You own both sides of the stream; no one can float down the stream or walk up the stream. The ranch also has great hunting. X-3A premium-hunting zone which offers Deer, Antelope, Black Bear, Turkey, great waterfowl and avian hunting.

- The property is located in the X-3A premium-hunting zone
- 4 +/- miles of private fishing along the Ash Creek
- Templeton Spring resides on the ranch providing a substantial amount of water to Ash Creek
- Five-acre reservoir with rainbow trout
- 2,900 sf main residence
- 1,242 sf like bunkhouse that sleeps nine
- 2,000 sf caretaker home
- 2,970 sf hay barn
- 4,375 sf barn with concrete floor, with electricity and water

## SOUTHERN STAR EQUESTRIAN

VENTURA COUNTY | 22.35 ACRES | \$4,950,000



REDUCED

Debra Hogervorst  
760.801.5778



A premier horse boarding experience for its local southern California residents. The well laid out facility is beautifully manicured and attracts horse enthusiasts who enjoy various riding styles including Dressage, Equitation, Natural Horsemanship, Hunter Jumper and Western Pleasure. Professional trainers of every style are available for lessons and training. The barns offer extra large stalls, tack rooms and grooming areas. Currently the center hosts multiple equestrian shows every year. GREAT income potential!

- Covered facilities for 135 horses, including 5 boarding options
- 30 additional outside corrals, some with covered roofs
- 5 full sized arenas which include 3 Dressage, 1 jumping and 1 all purpose western
- 1 60 ft round pen and 9 turnout pens
- 1 half court arena used for lunging and lessons
- 3500 sf ranch house with an attached studio apartment and an 1800 sf second dwelling
- Excellent well provides more than enough water



**SOLD**



The MJ Pivot Ranch is in Williamson Act with 725 acres under production irrigated with 6 pivots & one linear, with an additional 125 acres in dry land pivot corners & 15 acres in irrigated pasture. There are three 2000-ton pole barns, one older hay barn, a shop and corrals; would make an excellent cattle operation and should be able to carry 300 pair year-round if you used the ranch strictly for grazing. Two bed, two bath ranch house and a cozy bunkhouse. Abundant wildlife and the ranch qualifies for two land owner tags in the X2a deer zone.

- 4 wells / 7700 GPM, all connected with underground mainline
- Power comes from SPV grid for low costs
- There is a 500 acre BLM lease out the back gate
- Fully fenced and cross fenced
- 500 acre BLM lease out the back gate
- Great opportunity!

Donna Utterback  
530.604.0700



Rich Callison  
530.336.6869



SPRINGS RANCH

EL DORADO COUNTY | 145 ACRES | \$4,950,000



This historic ranch includes a 4300 square foot custom luxury home situated at the location of the old homestead of a historic 1200 acre ranch, chosen for its natural shade and afternoon breezes. From the large deck with built-in outdoor kitchen, you will enjoy the peaceful setting adjacent to the pickle ball court, bocce ball court, and regulation horse-shoe pit. As you look out over your own meadow, you will likely see deer grazing, foxes, coyotes, along with many species of birds including great blue heron, white egret, hawks, eagles, turkeys, ducks and geese.

- Magnificent Private Gated Entrance
- Development Plans for Equestrian Training Center, Luxury Home Sites, and Vineyard
- High-end restaurants, shopping, schools, and medical
- 60 GPM Artesian Spring plus 2 Other Springs
- Zoning is RE5

Bruce Renfrew  
650.773.1863



FORESTHILL DIVIDE

PLACER COUNTY | 896± ACRES | \$4,299,000



Foresthill Divide is a remarkable piece of real estate that has potential to go in many directions. The property has excellent recreation with miles of trails for horses, ATV's and hiking. The real treasure of the property is a camp with permanent outdoor kitchen, two cabins and a pool/pond with sand beach. This camp is perfect for parties and entertaining. There are also horseshoe pits, volleyball net and a splendid fire pit. It is, and has been, ideal for family and corporate retreats, weddings and great parties with friends.

- Only 20 minutes off Hwy 80 you can enjoy seclusion and charm
- 10 acre mature chestnut orchard
- Two bedroom home and a great barn with a studio above.
- There is plenty of standing timber ready to harvest
- The property has been rezoned for 150 potential home sites and is just outside the city limits of Foresthill

Sandy Ballou  
916.261.8192



CASARI RANCH

MENDOCINO COUNTY | 523± ACRES | \$4,290,000



The iconic Casari Ranch is nestled on over 520 acres of parklike pastured bluffs and canyons overlooking the Pacific with unyielding ocean views stretching to the horizon. As breathtaking and aesthetically dramatic as Casari Ranch is, its true beauty may be found in how this landscape lends itself in creating a world-class working ranch firmly rooted in the concept of self-sustainability. At Casari beauty and functionality is compounded by infrastructural improvements of the highest order going to make this ranch one of California's finest and an exceptional and valuable acquisition opportunity for the discerning investor.

- Main House
- Guest/Caretaker's Residence
- Casari Farm Stand & Retail Shop w/Art Studio Loft
- Art Studio Loft
- Red Agricultural Barn
- Workshop & Wool Mill
- Pump House

Jim Martin  
707.272.5507





REDUCED



The 1,312 acre River Ranch, is a property that offers both tranquility and recreational appeal like no other. The ranch includes quality outbuildings and corrals for equipment and livestock and also offers an incredible array of outdoor sporting pursuits including horse-back riding, four wheeling, hiking the property's many trails and hills, mountain biking, hunting, and fishing.

- Main house 3 bed/1.5 baths & Guest house 1 bed/ 1 bath
- 1.3 miles of Cache Creek river frontage
- Weekend getaway, corporate retreat, dude ranch, hunting and cattle operation or farm
- 1 hour from Sacramento and 2 hours from San Francisco
- Impressive collections: taxidermy, vintage metal and neon

Charlie Engs  
415.601.6330



John Ward  
415.215.8728



UPPER LOVELAND FARM

RIVERSIDE COUNTY | 14.98 ACRES | \$3,950,000

REDUCED



Own your own piece of paradise high on the mountains overlooking Lake Elsinore in Southern California. Upper Loveland Farm boasts 15 acres of over 3000 exotic fruit trees. This turnkey grove is organically farmed and grown with some of the rarest fruit produced in the Southern California Region, much of it originating in the Middle East. Many of the varieties have great medicinal and healing properties. A bird sanctuary houses exotic birds and chickens that produce farm fresh eggs daily. All of the trees are Certified Organic

- Trees producing nuts such as almonds and pistachios
- Grapevines producing a champagne type grape from the middle east
- 3 wells and 40,000 gallons of water storage tanks
- Natural year around spring flows on the property
- 3 guest furnished guest cottages
- A 1500 sf modular home 2/2
- Caretaker's house

Debra Hogervorst  
760.801.5778



THE GLASS HOUSE

SONOMA COUNTY | 3± ACRES | \$3,900,000

SOLD



The one bedroom stone and glass house was remodeled with the finest finishes. Ocean frontage, three decks with Pacific Ocean views and the ultimate custom stone hot tub within salt spray of ocean waves. Granite kitchen counter-top, striking Marble Island and natural cliff rocks incorporated into the massive granite fireplace. Dive for abalone from your own secret cove, kayak from your private beach and fish off your front porch.

- Ocean Frontage with Pacific Ocean Views
- Floor to ceiling Starphire glass
- Old Redwood growth throughout; cabinets, doors, and beams
- Radiant heated floors
- Natural cliff rocks incorporated into the fireplace
- Beautiful new decks
- New flooring, wiring, plumbing, siding, and roof.

Todd Renfrew  
707.455.4444



PANORAMA EQUINE ACRES

SHASTA COUNTY | 27.357 ACRES | \$3,850,000



Panorama Farms complex includes residential, commercial, and agricultural uses on three separate legal parcels within minutes of downtown Redding, CA. The fenced and security gated campus includes an equine clinic and surgery center with manager's home, riding arena, and various barns and paddocks; an architect-designed 5,000 sf 4 bedroom, 4.5 bathroom main home with a two-car garage, loft apartment, pool and pool house; and an additional 6.6-acre vacant lot with water and power available.

- Fully fenced/cross-fenced
- Custom cabinetry
- Recreation Room & exercise Room
- In-law quarters above detached garage
- Two gated entrances
- Irrigated pasture
- Multiple outbuildings
- Partially covered permanent dog kennel w/2 runs

Scott Soder  
530.727.7572



Nikki Rodriguez  
530.921.6540





## WHITE DIAMOND RANCH

STANISLAUS COUNTY | 205± ACRES | \$3,800,000

REDUCED



An Equestrians dream! 3,800+ sf ranch home with in-ground pool. Stalls, mounting dummy, wash rack, automatic fly control, refrigerated storage, and attached apartment and two manufactured homes or offices. Basic cattle processing facilities, fully perimeter fenced with steel pipe fencing, and equipped with PTZ security system, brand new auto-trans back-up generator, and 3 wells.

- 33,319 sf main barn with (21) 16'x16' stalls, offices, laundry and showers
- 1,728 sf quarantine barn with 8 stalls, (2) 10'X10' sliding doors
- 110' x 80' indoor arena with automatic sprinklers
- 10,752 sf covered hay storage
- 11,440 sf mare barn with 21 extra-large stalls
- 2,840 sf shop with (4) 15'x15' overhead doors
- 3,880 sf ranch home with in-ground pool and attached 2-car garage

Todd Renfrew  
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Sandy Ballou  
916.261.8192



## DELTA DIAMOND FARMS

SACRAMENTO COUNTY | 25 ACRES | \$3,600,000



Delta Diamond Farms is currently operating as a highly successful commercial venture, serving as a venue for the perfect wedding, anniversary, retirement party or corporate event. The property consists of a six-car carriage house, expansive lawn area and beautifully landscaped courtyard with three charming cabins. The renovated barn features concrete slab floor and a full loft. Two wells; agricultural and domestic, plus riparian rights from Sacramento River.

- Beautiful 3,850 sf estate
- Beautifully landscaped courtyard with 3 cabins
- 1950's Replica Gas Station non operating with operational restrooms
- Renovated barn and newer metal workshop
- Double wide mobile home on raised foundation
- 20 acres of cherries planted in 2010/2011
- 5-boat dock and observation deck

Charlie Engs  
415.601.6330



John Ward  
415.215.8728



## MJ HOME RANCH

LASSEN COUNTY | 962± ACRES | \$3,325,000

REDUCED



This premium hay ranch has it all; 3 homes, 3 hay barns, animal barn, shop, river frontage, pond, and small lake, hunting and fishing. The main ranch consists of 709± acres with 624 farmable acres and is encumbered with a WRP Conservation Easement. The ranch qualifies for landowner tags through Fish and Wildlife.

- 2980± sf main ranch house is a stunning custom home
- Fabulous gourmet kitchen, granite throughout
- Huge glass sliders open to covered outdoor entertainment area
- Office overlooks the grounds and lake
- Guest house has 2 bedrooms, 1 bath & loft
- 20 acre lake has 2 islands & boat launch
- Fully fenced and has 1+ mile of river frontage
- 5 wells, 2 pond pumps, ditch pump & river pump with documented water rights
- Waterfowl hunting/fishing & a 2 man blind

Donna Utterback  
530.604.0700



Rich Callison  
530.336.6869



## FIDDLTOWN RANCH

AMADOR COUNTY | 714± ACRES | \$3,190,000



Amazing ranch originally developed as an equestrian property, the ranch now runs cows year round. Expansive meadows ringed with majestic oak and pine trees and hill top vistas. The two-acre hobby vineyard includes a wine making shed and storage. Owners have hunted on the land for decades - deer, turkey, doves and quail are the primary game. Located only 20 minutes from the heart of Amador County wine country.

- Year-round Deadman's Creek runs through the back of the property
- Perimeter and cross fenced
- 24 acre-foot pond loaded with Bass
- 4 separate cow pastures each with a source of stock water
- 2 acres planted in grapevines
- 1721 sf ranch house with a fenced flower garden
- 6 stall horse barn with large turn-outs
- Historic hay barn and historic goat barn

Bruce Renfrew  
650.773.1863





## HARVEY RANCH

NEVADA COUNTY | 455± ACRES | \$3,111,000



The Harvey Ranch is one of the last large properties along the Bear River in Southern Nevada County. With about 1/3 of a mile of dramatic river frontage, beautiful, lush grassland and oak studded hills there is no prettier property in Nevada County. The 455+/- acres is comprised of 5 parcels ranging from 78 acres to 139 acres. Currently used for cattle grazing, the ranch is perimeter fenced, and purchases NID water for irrigation. This property is truly one of the last of its kind.

- This property is currently used for cattle grazing and can be irrigated.
- Excellent deer, turkey and pig hunting due to the Bear River corridor
- Across the river is 900 acres of land in a land trust never to be developed

Sandy Ballou  
916.261.8192



## WINDOVER RANCH

COLUSA COUNTY | 1,989± ACRES | \$3,000,000



This 1989 +/- acre property is a classic recreational ranch located in Colusa County about 3 minutes from the town of Lodoga, CA and approximately 23 miles from Maxwell, CA. Just 145 miles from San Francisco, CA. Eight ponds, six wells, 120' x 60' shop, barn, bunk houses, run 200 pair for season, great black tail deer, turkey and pig hunting. The property borders the East Park Reservoir known for its bass fishing and great boating.

- Superior cattle ranch, hunting ranch, or a classic recreational property
- Eight ponds, six wells and many springs, and borders a large recreation lake
- Runs 200 cows for the season
- The new owners have recently dry land farmed 90 acres of oat and are looking to expand.
- 120' x 60' shop w/ a 1bd/1ba apartment
- 16' x 44' 1bd/1bath bunk house with deck
- The horse barn measures 40' x 44'

Todd Renfrew  
707.455.4444



## CARPENTER RANCH

SAN JOAQUIN COUNTY | 171± ACRES | \$2,950,000

**SOLD**



Turnkey ranch includes beautiful brick 5100 sf custom home, with 4 bedrooms, 5 1/2 baths, atop a hill and affords spectacular 360 degree views, shared pond, private shooting range, Lake Comanche recreational area, and nearby town of Clements. Property includes 4-stall barn, large shop, and outbuildings. The property is ideal for a family residence, with equestrian facility, a gentleman's cattle rancher, and or a recreational getaway.

- High end construction and design, large crown molding, walnut hardwood flooring, custom cherry wood kitchen cabinets, granite counter-tops
- The master suit provides access to the outside and a divine travertine tiled bathroom
- Large fenced pastures on either side of the arena
- Three acres are planted with safflower
- Shared pond that has water year round
- 150' x 250' sand riding arena is pipe-fenced and includes a roping chute

Todd Renfrew  
707.455.4444

Bruce Renfrew  
650.773.1863



## PIPPO RANCH

SOLANO COUNTY | 303± ACRES | \$2,900,000

**SOLD**



The iconic Pippo Ranch is on the market for the first time in over 120 years. This working cattle/sheep ranch is located in English Hills north of Vacaville, CA. From flat to rolling to steep oak filled grass lands is a sight to behold. Imagine the possibilities of owning a ranch just minutes from downtown Vacaville. An older home and numerous outbuildings make up the structures, but the real value and gem is the beautiful land.

- Working cattle/sheep ranch is located in English Hills north of Vacaville
- Just minutes from downtown Vacaville
- Ranch estate
- Home and numerous outbuildings
- Zoned Ag-20
- Development potential

Todd Renfrew  
707.455.4444

Todd Dye  
707.330.5544





**SOLD**


The historic Galletti Ranch was founded in 1917 by a Swiss dairyman, and operated as a dairy for 69 years. Today, the ranch is used for cattle grazing and most recently, the cultivation of organic grains. With 200± acres of Class II and III soil, along with great water and a large year-round pond, the productive capacity of this property is significant. Rich pasture land can be used for livestock or diverse crop cultivation.

- Four older homes, numerous shops, barns, and other outbuildings
- 1/2 mile of private California coastline, a private black sand beach with incredible abalone diving and rock fishing
- 1/2 mile of private ocean frontage
- 4 older homes, numerous outbuildings, shops, and barns
- Power through PG&E, 4 existing septic systems
- 2 springs, 2 ponds, year-round creek
- Williamson Act
- Hunting, rock fishing, abalone

Todd Renfrew  
707.455.4444



## KRAFT RANCH

LASSEN COUNTY | 450± ACRES | \$2,800,000



Ranches like these don't come along very often, especially with the perks of this gem! Not only the irrigated green alfalfa and orchard grass fields of this 450+/- acre ranch are appealing, but the 3,100 square foot home is exquisite. The care and stewardship that has gone into this immaculate setup reflect the value of the property.

- Panoramic views of Diamond Mountain and Thompson Peak
- Large and beautiful home with lots of extras
- 4 bedroom, 2 1/2 bath with a 3 car attached garage
- Lovely outdoor kitchen, gazebo and hot tub
- Hunting - deer, antelope, dove, quail, geese
- Irrigated Land - 3 pivots, 1 linear, 1 wheel line
- Steel 6 horse barn, 30x40 metal building
- 9,000 sf hay barn
- 2 hours of Reno/Tahoe International Airport

Marlene Boggs  
530.412.2897



Scott Ulch  
775.240.3668



## MITCHELL RANCH

YOLO COUNTY | 275± ACRES | \$2,750,000

**SOLD**


The 275-acre ranch grows premium alfalfa and orchard hay, 90% in Class 1 soil and averages 6 cuttings a year at 6.5 tons per acre. Past crops included tomatoes, sunflower seed, wheat and corn. The property features two wells; 2400 GPM and 1650 GPM. The owner placed new irrigation pipeline in 2015 on the entire farm.

- Fields are irrigated using temporary or semi-permanent irrigation ditches along field borders
- New irrigation pipeline in 2015. 18", 15", 12" and 10" PVC pipe on the entire farm
- 60 acres of 2 year old alfalfa
- 130 acres of 3 year old alfalfa
- 80 acres of 2 year old orchard/alfalfa mix
- 6 cuttings a year at 6.5 tons per acre
- Two wells, 2400 gpm and 1650 gpm
- 90% class 1 soil

Todd Renfrew  
707.455.4444



## UNY RANCH AT PEPPERMINT CREEK

TULARE COUNTY | 320± ACRES | \$2,600,000

**REDUCED**


One-of-a-kind high sierra ranch getaway! Peppermint Creek cascades off of the 150' Peppermint Falls then meanders through the ranch. Montana-made custom log home and your very own heli-port and hangar. Completely off the grid, including a dual-axis tracking solar power system with auto-start generator, oversized two-car garage and workshop, and a pole barn with nearby tack room. Short hiking and fishing access to the North Fork of the Kern River in the solitude of California's high country.

- Five separate cabins or homes on the property
- Custom-built 3-bed/2.5-bath Montana log home with full basement and incredible views
- Well-conditioned asphalt roads and paving throughout the property
- Fishing access to the North Fork of the Kern River

Todd Renfrew  
707.455.4444



Chris Bailey  
831.277.8344





**SOLD**

Located on over 3.3 acres of pristine riverfront property on the South Fork of the Stanislaus River, this one level 3400 square foot home includes 4 bedrooms, studio, 2 lofts, 3.5 bathrooms. The master suite and two large guest suites each have a full bathroom, deck and fireplace; the fourth bedroom serves as a bunk-great room for children. Together lofts can sleep up to eight people. The studio offers plenty of space and has its own access to the river. Other areas include a combination over-sized laundry with craft area.

- Pristine riverfront on South Fork of the Stanislaus River
- 3400 square foot home
- The master suite and two large guest suites each have a full bathroom, deck and fireplace
- Together lofts can sleep up to eight
- The studio has its own access to the river

Charlie Engs  
415.601.6330



John Ward  
415.215.8728



## CARRVILLE INN

TRINITY COUNTY | 25± ACRES | \$2,550,000



The historic 3 story Inn features a large formal living room, bar/gathering room, commercial kitchen, & large dining room. Originally a high-end stage coach stop and previously a Bed & Breakfast; it is currently a venue for large gatherings. The grounds easily accommodate space for trailers, RV's, and tents. Extensive renovations have retained Carrville Inn's historical charm and character while still providing modern amenities.

- 9 bedrooms / 8 baths
- Water rights include rights to Trinity River but not currently used
- Irrigation is gravity fed and drinking water is pressurized and purified
- Timber cruise done in 1998
- All electrical and plumbing has been updated
- Commercial kitchen
- Nicely maintained barn and fenced pasture
- Guest Cottage (2 bedrooms / 1 bath)

Doren Morgan  
916.216.3003



## GATES RANCH

NEVADA COUNTY | 317 ACRES | \$2,498,000

**REDUCED**

Beautiful historic property nestled in Lazy Valley is only 1 mile from the charming town of Penn Valley and 7 miles to Grass Valley. 1400± sf caretaker home, barn, corrals, Nevada Irrigation District irrigation water, 5 wells, seasonal pond and a year-round creek. Fenced and cross fenced, currently running cattle, horses and producing hay.

- Deeded access to 15 miners inches of Nevada Irrigation water and 5 productive wells
- The 5000+- sf home has been completed through the tape, texture and priming of the walls
- Large seasonal pond and year round creek
- Runs 30 pair of cows year round, in addition to pasturing some horses
- Multi-zoned radiant heat throughout
- Irrigated by both sprinkler pipe and flood irrigation

Sandy Ballou  
916.261.8192



## BETABEL ROAD FARM

SAN BENITO COUNTY | 86± ACRES | \$2,475,000

**SOLD**

86 acres in south San Benito County immediately adjacent to the U.S. Highway 101 corridor and just off the Betabel Y Road exit - 50,000+ cars per day. Residential or Commercial opportunities!

- Multiple Use potential!
- This farm would make a great equestrian riding or horse retirement facility. Or, it would support:
- Primary residence and/or farm - livestock grazing or equestrian property
- Continued produce farming
- Commercial Use
- Zoning is Agricultural Rangeland (AR) with a floodplain overlay
- Agricultural Well onsite

Chris Bailey  
831.277.8344





## B & L LONG SHOT RANCH

GLENN COUNTY | 642± ACRES | \$2,400,000



This is a first class turnkey ranch that is set up for privacy. The headquarters is located in the center of the property and cannot be seen from the road. The caretakers home overlooks the ranch's main entrance. Beautiful log cabin home, large shop, indoor lap pool, caretaker home, barns, new 1000 yard shooting range and pistol range. Year round ponds, creek and several wells makes this property a haven for wildlife. Bring horses, livestock and guns. This property would make a great purebred cattle ranch, vacation getaway or a classic recreational property.

- 2,860 sf fully furnished log cabin home-3 bed/ 2 baths
- Trophy Blacktail deer hunting, wild pig, turkey and predator hunting
- Equipment included
- Three parcels and zoned Agriculture Preserve ( AP-160)
- 1600+ ft of Salt Creek and 3 of the 4 ponds are year round
- Fenced and cross fenced

Todd Renfrew  
707.455.4444



## NORTH STAR RANCH

NEVADA COUNTY | 187± ACRES | \$2,400,000

**SOLD**



The property is located approximately 1 mile from Grass Valley, CA. The ranch was originally the McDonald dairy Farm and more recently the Quail Valley Golf Course. Improvements include a clubhouse, barn, fencing, small rental, two 2-3 acre reservoirs, water holding tank and a partial irrigation system. There is treated water to some areas of the property and also NID water. The ranch is currently leased for grazing cattle and is all buildable; currently zoned IDR-PD.

- All build-able
- Paved County road access
- Below snow line
- Power and water to property
- 5 Parcels
- Large meadow
- 2 reservoirs & creek
- Soil Type: Class 2 & 3

David Swartzendruber  
530.575.0416



## HUNTLEY RANCH

YUBA COUNTY | 256± ACRES | \$2,350,000



Surrounded by gorgeous foothill acres, plenty of room to roam in a very private setting. This old homestead ranch has a 3200 sf house. Fenced and crossed fenced for cattle and horses and has plenty of acres suitable for vineyards and olives. There are three ponds plus an NID water allocation. The property holds deer, turkey, quail, dove, ducks and bass fishing in each of the ponds.

- Classic ranch style home of 3,214 square ft
- The property is fenced and crossed fenced for cattle and horses
- Acres suitable for vineyards and olives
- Three ponds, plus a NID water allocation
- Encompassing 256 gorgeous foothill acres
- Very private setting

Charlie Engs  
415.601.6330



John Ward  
415.215.8728



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### COUNTY ROAD 59

Yolo County | 42± Acres | \$2,299,000

Beautiful 42 acre rural property with a 3500 sf single story Tuscan style home that sits atop a hilltop knoll. Commanding views of Capay Valley that gives the owner a 360 degree view of their land. The owner is in the process of planting 15 acres of Pistachios. Great horse facilities with barn, paddocks and grass pastures. Private, great ag well, seasonal creek and ready to go. Call Todd Renfrew



### STONYFORD VALLEY VIEW RANCH

Colusa County | 761± Acres | \$2,120,823

Pasture land with beautiful mountain, valley views. Currently used for winter grazing and served by paved Ladoga-Stonyford Road, this property borders the Mendocino National Forest on its west side and East Park Reservoir on its east side. Regular visitors include deer, Tule Elk, ducks, and geese. The property is zoned UC-80 and is divided into four Assessor Parcels. Outstanding potential home sites. Call Scott Soder / Nikki Rodriguez



### DRAGON CLAW RANCH

San Luis Obispo County | 91± Acres | \$1,999,999

Ideally situated near the southern tip of Lake Nacimiento, is this private family compound. Offering a California adobe cabin and a modern main home. Perched atop two hills, each offer incredible 180-degree views. The recreational opportunities are endless here. Peaceful and well-designed out-building hidden beneath the oaks that makes a perfect workshop / studio. Call Chris Bailey



### ROBERTS RANCH

Modoc County | 2358± Acres | \$1,975,000

The Historic ranch extends approximately 2.5 miles north to the Modoc National Forest. Offering eight contiguous parcels and a non-contiguous 40 acre parcel with 1300 ft. of waterfront. In addition, the ranch has 900 acres of leased BLM land for a total of 3,250 acres. The ranch can be used as a cattle/hunting operation. Or, due to the eight parcels, could be developed into smaller ranch parcels. Call Donna & Rich



### INDIAN CREEK LODGE

Trinity County | 8.6± Acres | \$1,950,000

Rare opportunity to own a successful waterfront fly fishing lodge! Nearly 200 yards of riverfront, on an ideal stretch of the Trinity River for steelhead, salmon and big brown trout. The 16-unit lodge is a turn-key operation with an on-site restaurant, comfortable accommodations, a conference room, a boat launch, extensive recent upgrades. Indian Creek Lodge has excellent relationships with the regions angling community. Call Doren Morgan



### GRIFFIN RANCH

Mariposa County | 445± Acres | \$1,950,000

A beautiful family winery, private and peaceful located just one hour from Yosemite National Park. The property is perimeter fenced and the hills have plenty of grass for the cows to graze on. Custom built Spanish style home has a great room and gourmet kitchen. Two guest rooms with private entrances. The year-round pond was engineered and is permitted. Call Bruce Renfrew / Todd Renfrew



### SHASTA BALLY ESTATES

Shasta County | 308± Acres | \$1,950,000

A beautiful parcel of oak woodlands, grassy meadows, at least two large ponds, and a seasonal creek with territorial views of valley ranches and the Shasta Bally mountain range. Zoned PD, the property has an Approved Tentative Map for 45 rural parcels ranging in size from approximately 2 acres to more than 140 acres. This property can be built out as a rural residential subdivision or remain as a single home site. Call Scott Soder / Nikki Rodriguez



### SOUTH FORK LOOKOUT

Shasta County | 29± Acres | \$1,950,000

Welcome to a secluded and stunning home with commanding day and night views of the City of Redding and the Sacramento Valley below, and Mt. Lassen and the Cascade Range to the east. This proud 4,530 sf two-story home in the Tuscan architectural style is surrounded by tailored gardens, extensive patios, a vanishing-edge swimming pool, and a poolside barbecue area perfect for entertaining family and friends. Call Scott Soder / Nikki Rodriguez



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### PANORAMA EQUINE FACILITY

Shasta County | 15± acres | \$1,925,000

Specialty equine veterinary clinic primarily serving Northern California, Northern Nevada, and Southern Oregon. The property consists of a Surgical Center, various barns, outbuildings, paddocks, riding arena, and a single family home. All buildings are maintained in excellent condition, with state-of-the-art infrastructure. The veterinary practice is available separately.

Call Scott Soder / Nikki Rodriguez



### DORRIS RIDGE RANCH

Modoc County | 1146± Acres | \$1,900,000

Located at the north end of Dorris reservoir with sweeping views of Warner Mountains, Mt. Shasta and the reservoir. This ranch is ready to be developed into a cattle operation or a family retreat, offering fishing, hiking, trail riding and hunting. The ranch qualifies for 2 land owner deer tags. There is a 2 bedroom modular home and large metal shop. Also a small creek running through the ranch, into the reservoir. Call Donna Utterback / Rich Callison



### JKL RANCH

Lake County | 629± Acres | \$1,899,000

High quality feed, gentle terrain and three large reservoirs make this ranch well suited for live-stock. 100+ acres of Class 2 and 3 soils make it perfectly suited for a vineyard, orchard, or agricultural operation. The ranch sits within Clear Lake AVA, known for Cabernet Sauvignon, Chardonnay, Muscat, Sauvignon Blanc, and Zinfandel. Excellent hunting and fishing. Two hours from the San Francisco. Call Bruce Renfrew / Todd Renfrew



### WOODLAND STALLION STATION

Yolo County | 100± Acres | \$1,850,000

This is a turnkey, full service equestrian facility. There is an indoor arena, lighted outdoor arena, dressage court, competition arena, 54 box stalls, 4 barns, 26 covered paddocks, round pen, hot walker, turnouts, 2 homes and a full cross country course for both three day eventing and competitive driving. Located less than 40 minutes from Sacramento, Davis, and Fairfield between Hwy 5 and Hwy 505.

Call Sandy Ballou



### RANCHO CAROUSEL

Nevada County | 21± Acres | \$1,795,000

Spectacular Foothills estate perfectly suited for family, entertainment, horses, vineyards, or simply a relaxed elegant lifestyle. The incredible home offers privacy and a central outdoor living area with unparalleled gardens and pool. There are two barns totaling twelve stalls with paddocks and pastures. The property has ample NID water as well as a lovely pond.

Call Sandy Ballou



### PANORAMA EQUINE ESTATE

Shasta County | 5± Acres | \$1,750,000

Unique custom 5,000 sf 4 bed/4.5 bath redwood and river rock-sided home on 5.34 acres with attached studio/guesthouse, garage, carport, in-ground swimming pool with waterfall, pool house, and meticulous landscaping. European-design kitchen, custom built-in cabinets and other custom amenities throughout. Adjacent 6.637 acre vacant lot to be sold with home.

Call Scott Soder / Nikki Rodriguez



### GRASS VALLEY WOODLANDS RANCH

Placer County | 233± Acres | \$1,695,000

Exceptional opportunity to own secluded property with over 2 miles of Bear River frontage and only 6 miles to shopping. Most of this property is flat to gently sloping, a year round stream, lots of grass and oaks with multiple home sites. Fenced and cross-fenced there is irrigation available and ditch infrastructure in place. Currently used for natural, grass fed cattle grazing and hunting. Call Sandy Ballou



### THE COBBE ESTATE

Nevada County | 74± Acres | \$1,695,000

Exceptional property secluded in Western Nevada County. The main residence is 3400 sf with a separated guest unit and there is a 4800 sf building with a 1660 sf apartment upstairs. Geothermal heating and air system, solar power electrical, this property is self-sufficient. There are 3 ponds, beautiful forests of pine and cedar, a pool, Jacuzzi and cabana with kitchen and bath. Call Sandy Ballou



### HERITAGE FARMS

Glenn County | 64± Acres | \$1,600,000

Heritage Farms is made up of two adjacent north and south orchards totaling just south of the town of Orland and owned by the same family since the 1940s. The north orchard is made up of 30± acres of mature prunes and has three small homes that are currently rented out. The south orchard consists of 8± acres of prunes, another 22 acres of mature almonds, and traditional farmhouse. Call Scott Soder / Nikki Rodriguez





### RED BANK RANCH

Tehama County | 146± Acres | \$1,590,000

This is an original two-story 3/2-with-office country farmhouse in excellent condition. 83± acres are planted to Chandler, Tehama, and Ashley walnuts and the other 63 acres is mostly fenced pasture. Soils are virtually all Class I and Class II, with 3 irrigation wells and 1 domestic well. In addition to the main home, there is a 2-car garage, newer 30 x 50 metal workshop, smaller second workshop, and various farm outbuildings. Call Scott Soder / Nikki Rodriguez



### 12 MILE RANCH

Modoc County | 5878± Acres | \$1,500,000

The ranch extends across Modoc County, CA and Lake County, OR. Dotted with well-watered meadows, the ranch is suitable for a cattle operation; runs 250-300 pair. Improved with a spacious home, large barn, a 3-car garage and workshop. Abundant wildlife with rocky mountain mule deer, pronghorn antelope, and red-band trout fishing make this ranch a real paradise for the outdoor enthusiast. Call Todd Renfrew



### DOE RUN RANCH

Mariposa County | 383± Acres | \$1,500,000

The ranch offers an opportunity to own a piece of history close to Yosemite National Park. 80 acres grazing land meadows and 300 acres timberland; Ponderosa Pine, Sugar Pine, Incense cedar, Black Oak, and Douglas fir. Main house, three additional cabins all in good shape, barn, pole barn, shop and storage. Seasonal creek supplying several springs, a large pond, and domestic well. Call Todd Renfrew / Bruce Renfrew



### FOX RANCH

Lassen County | 511± Acres | \$1,500,000

Located in the Honey Lake Valley, the ranch is adjacent to Fish and Game property and has panoramic views in every direction. With excellent alfalfa production and fall cattle grazing the ranch offers a good living and lifestyle for those lucky enough to live there and call it home! Absolutely lovely and 2560 sf ranch home with 4 bedrooms, 3 baths, 2 car garage has every amenity for the good life. Call Marlene Boggs / Scott Ulch



### LANDMARK KERNVILLE RANCH

Kern County | 14± Acres | \$1,495,000

One of the most unique agricultural properties in the Kern River Valley Abundant water supply, gentle terrain, year-round green pasture, and a comfortable log cabin residence with numerous outbuildings and barns, provides this farm/ranch with the potential for fully sustainable living. The property has been the home to 20+ horses and mules, fully fenced and cross-fenced allowing for pasture rotation and irrigation. Call Chris Bailey



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### PENON BLANCO RANCH

Mariposa County | 343± Acres | \$1,489,000

Lawns and patios for outdoor comfort surround the 2000 sf main ranch house. The 100 GPM domestic well and two solar ag wells provide stock water on the pastures and a year-round spring keeps the pond green and full. Runs 30 pair year-round and has supported 120 head for the season. Perimeter and cross-fenced into 4 pastures. Corral includes Powder River panels, sweep and squeeze chute. Call Sandy Ballou / Bruce Renfrew



### HASSLER RANCH

Mariposa County | 343± Acres | \$1,450,000

The beautiful Tudor home was constructed in 1930 and features 4 bedrooms, 2.5 baths with 3,000± sq ft of living space. There is a barn, storage house and a two car garage near the main house. Across the creek, there is a 1 bedroom rental home, storage building and a two garages. The property is zoned PA-20 for agriculture and has excellent potential for apples, cherries, vineyards and x-mas trees. Call John Ward / Charlie Engs



### SOURCE RANCH

Calaveras County | 80± Acres | \$1,425,000

The 3000 sf home features numerous upgrades plus paneling and stone masonry. The 1100 sf guest-house sits over an extra deep 3 bay garage. Ideal facilities for a professional horse trainer, breeder, or the serious equestrian family; 18 stall Barn-Master barn, two 60' round pens, 2 sand riding arenas and hay barn. The ranch can also support a cow-calf operation. Call Sandy Ballou / Bruce Renfrew





### HIGHTEST KENNELS

Butte County | 80± Acres | \$1,400,000

Highest Kennels was established in 1988 and is the largest breeder of hunting Labrador Retrievers in the Western United States. All Breed Obedience Training, Retriever Gun Dog Training, Puppy Head Start Training, Boarding with Exercise, Labrador Puppies, Labrador Stud Service, and fully trained hunting Labradors for sale. Three bedroom and 2.5 bath home on a 3-acre pond with water view. Call John Ward / Charlie Engs



### SECRET VALLEY RANCH

Lassen County | 500± Acres | \$1,380,000

This unique turn key ranch is tucked into the side of a mountain with unparalleled views. The ranch consists of 2 homes, shop, meadows, farm ground, springs, ponds and mountainside. This is a hidden jewel, with extreme privacy in a tranquil setting. The ranch is fully fenced and cross fenced for cattle. Both ponds create excellent waterfowl habitude. Main house is 2760 sf with 3 bedrooms and 2.5 baths. Call Donna Utterback / Rich Callison



### EEL RIVER ESTATE IN THE REDWOODS

Humboldt County | 9.5± Acres | \$1,299,000

Amazing River property hidden among mature and majestic redwoods. Private and quiet inside the spacious 4000± sf main house with huge kitchen with open floor plan. New flooring throughout. All three baths completely remodeled. The dream like setting makes this a truly rare property. Desirable location with end of road privacy. Detached garage with framed in bath. Upstairs framed in unfinished guest house. Call Doren Morgan



### WEAVERVILLE HOTEL

Trinity County | 0.09± Acres | \$1,250,000

Successful upscale historic hotel with 7 individually appointed luxury guest rooms. Each guest room features 'yesteryear' ambiance with today's convenience. The comfortable lobby affords guests a welcoming view to town's historic main street. Weaverville Hotel is the anchor to Historic Main Street with restaurants, shops businesses and the State Park, Joss House. Managers suite with lots of storage area and kitchen. Call Doren Morgan



### CRISPIN REDWOOD PROPERTY

Mendocino County | 160± Acres | \$1,200,000

The property consists of of grassland and timber. Two blue line creeks run through the beautiful property on the Mendocino coast. Massive Redwood Forests, Douglas and White Firs. A charming two bedroom, one bath older Victorian home offers a cozy porch, a wood stove and hardwood floors. Improvements include a historic barn, large metal shop, storage shed and manufactured home. Call Todd Renfrew



### TRIPLE CREEK RANCH

Siskiyou County | 336± Acres | \$1,250,000

Beautiful property featuring a 2274 sf 3bdrm/2bth historic ranch home, barn & corrals and multiple outbuildings. Breeze-way, corrals, alley way with squeeze chute, calf table. Bogus Creek runs through the middle of the ranch, and a 40hp pump in the large pond supplies water to 2 wheelines & handlines. Runs approx 70 pair for the season. Waterfowl hunting, bass fishing, & horseback riding. Call Kathy Hayden / Amy Friend / Nicole Harris



### ELKHORN RANCH

Mendocino County | 400± Acres | \$1,250,000

Class-A hunting retreat located just 2 hours from the San Francisco Bay Area. Live water with Rancheria Creek flowing through and many natural springs, excellent vineyard or orchard potential. Developed horizontal well, no pumping required and water storage. Home sites with beautiful mountain views, good forage for horses, cattle, or other livestock and perimeter fenced. Call Todd Renfrew



### PINE GROVE RANCH

Lassen County | 75± Acres | \$1,100,000

Secluded and nestled in the pines with incredible views, lush pasture, pond and plenty of water. The home has gorgeous pine and slate floors, huge hand-hewn beams, and a massive rock fireplace! Sunroom and deck with a hot tub and forever vies. Big loft with guest room and office as well as an apartment over the garage. Call Marlene Boggs / Scott Ulch



### DIAMOND F RANCH

Nevada County | 63± Acres | \$995,000

The historic Diamond F Ranch has been home to top Thoroughbreds for many years. The location is outstanding and potential for the property are endless. The facilities are well built and spacious but seasoned and in need TLC. Over 60 stalls, paddocks, turnouts and a half mile track are some of the horse amenities that are on the property. This ranch could go any direction a horseman could imagine. Call Sandy Ballou





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**DJ LONGHORN RANCH**  
Lassen County | 104± Acres | \$995,000

The property consists of pristine and beautifully treed land nestled on the edge of the beautiful Elysian Valley of Janesville. At the end of a private deeded road the well oriented buildings and fabulous equine facilities offer the very best in country living! Only five years old every structure has been custom designed and built to the very highest standards. The peaceful and serene setting offers spectacular views in every direction. Call Marlene Boggs / Scott Ulch



**BURTON RANCH ON BATTLE CREEK**  
Shasta County | 126± Acres | \$985,000

Frontage on Battle Creek with two homes, a studio with full bath, 3 car garage/shop, dairy barn with tack room, shop and stalls plus 5 acre private lake. 16 acres flood irrigated from Gover ditch, 1/2 CFS water rights to irrigate up to 35 acres. The ranch is now running 42 pair from May to the end of September, or weather and feed permitting and is mostly fenced and cross fenced. Call Donna Utterback / Rich Callison



**FLYING S RANCH**  
Colusa County | 170± Acres | \$975,000

This 170-acre ranch located in Colusa County, just outside the town of Stonyford has so much to offer. It used to be an ostrich farm with plenty of space and structures. Two year round ponds, 2755 sf home, 15,000 sf shop, 5460 sf barn, 2800 sf equipment shed, guest house, outbuildings and much more. A great place for livestock, horses, storage for your car collection and even bring back the ostriches. Call Todd Renfrew



**OCEAN VIEW 61 ACRES**  
Mendocino County | 60± Acres | \$899,000

Located about 2.6 miles north of Manchester, CA and 8 miles north of Pt. Arena, CA. The scenic drive through the redwoods and wine country takes about three hours from the San Francisco Bay Area. Ocean views, grasslands for horses or livestock, two homes, and access to the beach. Great fishing for steel-head, salmon, perch, smelt, and abalone. Call Todd Renfrew / Bruce Renfrew



**RANCHO ESCONDIDO**  
Tehama County | 68± Acres | \$899,000

California hacienda style home on mostly level land suitable for a variety of crops. Large valley oaks surrounding the home, covered patios, and outside decks all encourage outdoor living. The 4,788± sf home provides plenty of comfortable living. Guest home and a 40 x 60 metal barn with water and power to be used for a garage, shop, livestock. Per the seller, ag well delivers 900 GPM. Williamson Act land for low taxes. Call Scott Soder / Nikki Rodriguez



**SUNBURST RIVER RANCH**  
Tehama County | 68± Acres | \$895,000

White rail fences and a tree-lined drive lead to a beautifully landscaped two-story stone and stucco home overlooking the Sacramento River. Custom craftsmanship includes extensive cherry kitchen cabinets and other built-ins; a spacious gourmet kitchen with raised granite counters, top-of-the-line appliances; beautifully finished curving stairs and banisters. Shop with attached guest studio



**SWENSONS RAVINE**  
Nevada County | 40± Acres | \$895,000

This fabulous secluded 2456 square foot home sits in western Nevada County. In addition to the main home there is a lovely 900 square foot guest house above the 3 stall barn with hay and trailer storage, bathroom and finished studio or shop space. The landscaping surrounding the home is beautiful and functional, providing flowers, fruits and vegetables. Call Sandy Ballou



**MOUNT ALFONSO RANCH**  
Solano County | 61± Acres | \$875,000

Solano County Green Valley AVA Wine Region location with approximately 60 fenced acres. Rolling to level areas filled with grassland and wildflowers featuring amazing views of San Pablo Bay and San Francisco Bay. Two-bedroom bunkhouse, seasonal creek and several sites to choose from for your estate home. Great horse property or potential for planting. Call CeCe Short / Robin Short





### HIGH COUNTRY WATERFRONT

Sierra County | 2.55± Acres | \$875,000

Frontage on the North Yuba River and Howard Creek. Private trout filled private pond with full views of the craggy and majestic Sierra Buttes! Upgraded fixtures and appliances, & windows, heated floors, and Jacuzzi tubs. Summer and winter recreation is unsurpassed throughout the Lakes Basin. The beautifully designed and meticulously maintained- home is oriented for year round comfort! Call Marlene Boggs / Scott Ulch



### MARSHVIEW DUCK CLUB

Solano County | 146± Acres | \$869,000

The club is primarily shallow open water, traditionally holds large numbers of pintails, teal, and widgeon. Access to hunting blinds is provided by boats. The 4 bedroom 1.5 bath clubhouse is clean and comes completely furnished. Sizable garage/shop, picking shed, boathouse/decoy shed and 4 stall dog kennel. 6 blinds; 1 three man blind and 5 two man blinds. The club has excellent levee's and water control and all equipment. Call Charlie Engs / John Ward



### HUDSON RANCH

Solano County | 69± Acres | \$850,000

Hard to find acreage minutes from Vacaville. Currently purebred cattle operation. Williamson Act contract keeps the taxes low. Class 2 soil, 2400 sf shop with two 20' roll up doors. 3600 sf covered hay storage and numerous other outbuildings and storage areas. Very nice 3 bedroom, 2 bath home with central air and heat. Call Glenn Demuth



### VIOLA RANCH

Solano County | 69± Acres | \$844,000

Ideally located between San Francisco and Sacramento, this 2,600 Sq. Ft. 4 bedroom and 2.5 bath home features a remodeled master bedroom and bath, new kitchen and roof plus a solar system that is paid for. The property includes a two-car garage, 18' x 26' metal shop, two horse fields and a custom built pool with rock waterfall and salt chem controls. Call Todd Renfrew



### OLD RUSSELL FARM

Tehama County | 69± Acres | \$810,000

Here is an open and virtually level parcel of land. Seller is intending to accomplish a lot line adjustment to result in a final parcel size of 60± acres of mostly Class I soil. There is an ag well of 450+ gallons per minute with a 25 h.p. electric pump and underground irrigation lines to serve much of the property. The property has been used for oat hay; good for other crops or an orchard. Call Scott Soder / Nikki Rodriguez



### KELSO VALLEY RANCH

Kern County | 296± Acres | \$799,000

Kelso Valley Ranch, also known as the Kelso Valley Airport, is located near the center of Kern County, 22± miles north of Mojave, CA. In 2009, the property was graded for 2 large runways ideal for landing private aircraft weighing under 12,500 pounds. The soils are great for growing crops or grazing cattle. There are two wells on the property, one of them producing 1000+ gpm with an on-site diesel generator and pump. Call Debra Hogervorst



PENDING

### KEIG RANCH

Solano County | 185± Acres | \$799,000

A nice 1440 sf home with a large 2000 sf deck provides you with spectacular panoramic views of the Sacramento valley, Grizzly Bay, Mt. Diablo and the Sierra Nevada mountain range. Plenty of room for entertaining and miles of jeep trails for your quads and ATV's. If you are into wildlife you will not be disappointed; deer, wild turkey, quail and other game are prolific. Call Todd Renfrew / Glenn Demuth



### INDIAN CREEK RETREAT

Mendocino County | 200± Acres | \$795,000

Nestled in the headwaters of the Indian Creek basin in the Navarro/Anderson Valley watershed. This alpine retreat is perfect for those who want the solitude of a private sanctuary yet within 2 1/2 hours from downtown San Francisco. The land teems with wildlife while Indian Creek provides the tributary gateway to the pacific for steelhead. Call Jim Martin



### 4127 CANTELOW ROAD

Solano County | 20± Acres | \$750,000

A three bedroom three bathroom ranch house at the top of the hill with views in every direction. The 20 acres consists of pasture, a barn area, an open grassy field, an outdoor BBQ area, and a seasonal creek. Deer and turkeys are regular visitors. This property would be great for horses or cattle. Enjoy the country but be only a few minutes from downtown Vacaville. Call Todd Dye / Todd Renfrew



A scenic view of a river flowing through a lush, green forest. A person is standing on a rocky bank, looking down at the water. The water is clear and reflects the surrounding trees.**SOLD**

### ALDER CREEK RANCH

Mendocino County | 100± Acres | \$750,000

Located along the beautiful Mendocino coast at 150' elevation and just 1 mile from the sea. Alder Creek flows through the property for over 1/2 mile. The property contains 30 +/- acres of class 2 and 3 soil and is well suited for a small cattle operation. There is a 2 bed/1 bath home and 2 car garage. Hunt for deer, or fish for world class abalone and salmon, because you own both sides of the creek. Call Todd Renfrew / Bruce Renfrew



### LA PORTE LODGE

Plumas County | .74± Acres | \$749,000

The LaPorte Lodge is a true mountain lodge located in the charming and historical hamlet of LaPorte known for beautiful Little Grass Valley Lake and its summer water amenities. With close attention to maintaining the ambiance, the lodge has been fully remodeled, updated, and fully furnished. Seven rooms, sleeps total of 30 plus 3 fully self-contained RV spaces. French door access to outdoor patio dining. Call Marlene Boggs / Scott Ulch

A wide view of a vineyard with rows of grapevines stretching across a hillside under a clear blue sky.**REDUCED**

### LOMPOC GROVE

Santa Barbara County | 30± Acres | \$735,000

Unbelievable location with lucrative possibilities! Directly adjacent to Hwy 246, the main thoroughfare connecting the wine country cities of Solvang and Lompoc - this undeveloped land has multiple possibilities: a private vineyard estate, agriculture, stables. Fertile soil abounds in the region and the property had almond, walnut, and pecan trees at one time. Call Debra Hogervorst

A view of a river flowing through a dense forest of tall evergreen trees. The water is white with rapids.**SOLD**

### RIVER RUNS THROUGH IT

Sierra County | 156± Acres | \$699,000

The North Fork of the Yuba River rushes through this incredibly rare timbered property at the base of the jagged and towering Sierra Buttes. The well built home enjoys 1/4 mile riverfront right off the huge redwood deck and on BOTH sides of the river! Every imaginable mountain recreational activity is on the property or very closely accessible.

Call Marlene Boggs / Scott Ulch

A view of a river flowing through a lush, green meadow. The water is clear and reflects the surrounding trees.**REDUCED**

### FEATHER RIVER MEADOWLAND

Plumas County | 32± Acres | \$689,000

Driveway, building pad, well, and septic system already in! Enjoy the huge grassy meadow for your horses or a few head of cattle. So private yet entry is right on paved Little Bear Road and only about a mile to Graeagle and all its cute shops and great dining. Right in the heart of world class golfing, fishing, hunting, hiking and ATV trails, snowmobiling skiing, and horseback riding. Call Marlene Boggs / Scott Ulch

A view of a grassy hillside with a person standing in the foreground, looking out over the landscape. The hillside is covered in green grass and some trees.**REDUCED**

### EASTERN WARNER MOUNTAIN RANCH

Modoc County | 646± Acres | \$650,000

If you are looking for a private mountain ranch with beautiful views, year round creeks, timber, wide array of wildlife you have found the right place. The views of Surprise Valley take your breath away. Tucked into the eastern slope of the Warner Mountains and Modoc National Forest, just 42 miles to Alturas, and 136 miles to Klamath Falls, Oregon. Put in a water system and septic and you are ready to build your dream lodge. Call Todd Renfrew

A large, multi-story log home with a prominent balcony and a covered porch. It is surrounded by trees and a green lawn.**REDUCED**

### LOG HOME ON EQUESTRIAN PROPERTY

Humboldt County | 10± Acres | \$649,000

Log Home & horse property showcasing pride of ownership. The stone hearth and custom woodwork are the centerpieces for this two story gem with character; not your every day 3 bedroom, 2 bath. Extras include den, 2 car garage with carport, professional landscaping, koi pond, greenhouse, hot tub, tack room, 3 stall horse barn and 70 foot round riding pen. Guesthouse has 1 bedroom, 1 bath & kitchen. Call Doren Morgan



### 8975 COLD STREAM ROAD

Nevada County | 56± Acres | \$645,000

Nestled in the heart of Cold Stream Canyon, this unique property is located just three miles south of Donner Lake. During the winter there is snowmobiling, snowshoeing, and cross country skiing. In the summer there is hiking, hunting, fishing, and mountain biking. The 2 bedroom 2 bathroom cabin sits on 56 acres of harvestable timber. There are two wood stoves, septic, propane and a well. Call Steve Santens

A view of a large, open field with a pond in the foreground. The field is green and there are some trees in the background.**REDUCED**

### SCOTT RIVER LOWLINE ANGUS RANCH

Siskiyou County | 89± Acres | \$645,000

Beautiful country setting for this 2950± sf home. The spacious and charming home was a barn conversion, done with permits. The patio overlooks the pastures and pond, 1/4± mile of Scott River frontage. Currently runs a small herd of Low-Line Angus, but suitable for other livestock. Wildlife abounds, including deer, waterfowl and wild turkeys. Just over 9 miles from the town of Fort Jones. Call Kathy Hayden / Amy Friend / Nicole Harris





REDUCED

### SCHMID RANCH

San Diego County | 19± Acres | \$625,000

Beautiful farm land located in a small town in central San Diego County known as "The Valley of the Sun". A vintage dairy barn, 3 pole barns and 3 wells grace the western side of the property. Most recently used for dry-land farming and is considered great growing ground for this region. The acres consist of 2 parcels allowing for 2 homesites. There are many potential uses for this property in this budding area. Call Debra Hogervorst



PENDING

### STARLIGHT RANCH

Siskiyou County | 74± Acres | \$599,000

This 2720 sf cedar home offers 2 bedrooms and 2 baths as well as an office. The open concept kitchen/dining/living room opens out to the huge back deck with a hot tub and overlooks the river. There is also an aviary, screened in side porch, and a large art or entertainment room that is plumbed for a possible bar and looks out over the river. Ultimate privacy and recreational opportunities. Call Kathy Hayden / Amy Friend / Nicole Harris



SOLD

### DUNROVEN RANCH

Trinity County | 1.8± Acres | \$575,000

Custom 4200± sf three bedroom home with four bathrooms and gorgeous views of Scott Valley & Mt. Shasta. Gourmet kitchen, stunning staircase and large game room w/balcony. The ranch is bordered by Kidder Creek w/ approx 105 acres of irrigated farmland; irrigated w/a pivot and two wheel lines. Ag well produces approx 750 gpm, barn, pole barn for hay storage, and equipment shed. Call Kathy Hayden / Amy Friend / Nicole Harris



REDUCED

### TRINITY CENTER ESTATE

Trinity County | 1.8± Acres | \$575,000

An amazing rural retreat at the foot of the Trinity Alps and Trinity Lake with plenty of room to relax and live the dream with an abundance of outdoor activities. Expansive wrap-around deck provides outside entertainment. Open and sprawling 5,556 sf home with 4 bedrooms and four baths, chef's kitchen, sweeping grand staircase, over-sized windows, library, wine cellar, countless custom built-ins. Call Doren Morgan



SOLD

### OCEAN VIEW 60 ACRES

Mendocino County | 60± Acres | \$559,000

This 60 acre property is located about 2.6 miles north of the town of Manchester, CA and 8 miles north of Pt. Arena, CA. This property has amazing ocean views, grasslands for horses or livestock, and access to the beach through Irish beach. Alder Creek flows near the property and has steel head in the winter months making for some great fly fishing. Call Todd Renfrew / Bruce Renfrew



REDUCED

### HOME ON COFFEE CREEK

Trinity County | 1.97± Acres | \$569,000

The 5100 sf home sits right on Coffee Creek, a year round fishing paradise. It has a very rustic log cabin feel, but with all the amenities needed. 3 bedrooms, a loft with 3 full bathrooms, a 1/2 bath and a quaint guest house. There are 5 fireplaces and 3 central air/heating units. Attached two car garage with plenty of room for storage. Propane generator in detached garage. Call Doren Morgan



### LAUGHING ELK LODGE

County | ± Acres | \$559,000

This wonderful country estate features a custom two story, 2,355 sf home on 5 peaceful acres. Three bedrooms, 2 1/2 baths, open kitchen, dining and living area plus media room and office and 1 bed/1 bath guest quarters. Waterfall into waterwheel and pond. There are two metal shops with concrete floors and small living quarters in back of the second shop. Call Donna Utterback / Rich Callison



### BLUE GRAVEL RETREAT

Nevada County | 40± Acres | \$525,000

The perfect family, camp, corporate or church retreat, do not let this one get away. Built with nothing but fun in mind this magnificent property offers every recreation and camp amenity available. Zipline and slide into the large pool, Frisbee golf, climbing wall and sport court. Hike the property or pan for gold in Deer Creek running through the property. Call Sandy Ballou



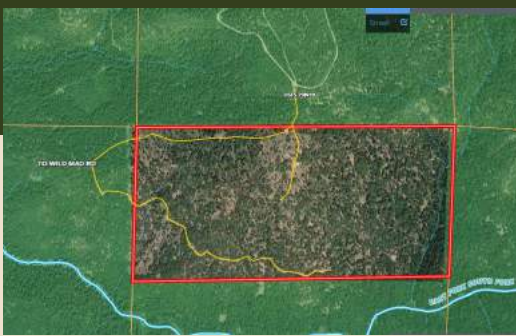
SOLD

### 20 COLUMBINE COURT AT CIRCLE OAKS

Napa County | \$520,000

Very nice view home featuring 4 bedrooms/3 full baths, 3 fireplaces, granite counters in the kitchen, spacious family and living rooms. Bonus room for office or gym. Oversized 2 car garage with workshop area, decking overlooking the above ground pool and never ending mountain views. Large garden and lawn area for the gentleman farmer. Call CeCe Short / Robin Short





### 320 ACRES OFF WILD MAP ROAD

Trinity County | 320± Acres | \$499,000

Amazing 320 acres in the middle of thousands of US Forest Service Land with amazing mountain views. Make your own wilderness retreat to enjoy the smell of pine trees and fresh air while rejuvenating the soul. The sound of the wind blowing through the trees and the trickle of the river are the only sounds you will hear. Very remote and private. Call Doren Morgan



### PHENOMENAL LAKE BERRYESSA VIEW HOME

Napa County | 0.20± Acres | \$499,000

Oh so nice in Berryessa Highlands with superb lake views! 3 bedroom, 2 bath home, with master suite with private lake view deck. One bedroom is on the main entry level & there is a large entertaining deck off of the dining area. Fireplace in great room, granite kitchen counter-tops, 2 car garage, plus carport to park RV or boat. Hot tub and outdoor shower are just a few of the many amenities of this perfectly maintained home. Call CeCe Short / Robin Short



### SUMMERTIME FUN AT LAKE BERRYESSA

Napa County | 81.14± Acres | \$499,000

Beautiful Home in Berryessa Highlands in the lovely countryside of Napa Valley. Many upgrades, large modern bathrooms, wonderful Lake Berryessa Views, hardwood floors, breezy decks for entertaining, just minutes to Lake Activities (fishing, hiking, biking, wake-boarding, paddle boarding etc.) while very close to World Famous Napa Valley Restaurants and Wineries. Call CeCe Short / Robin Short



### EILER RANCH

Siskiyou County | 27± Acres | \$499,000

This well thought out home shows great attention to detail in its many features - beautiful kitchen with custom hickory cabinets, recessed lighting throughout, vaulted ceilings, solid doors, owned solar, outdoor speakers front & rear, composite decking, stamped concrete, landscaping on drip, frost free faucets & more. Barn with 4 pens, corral, and 4-5 acres of alfalfa. Call Kathy Hayden / Amy Friend / Nicole Harris



### SIGHTS OF SAN DIEGO

San Diego County | 81.14± Acres | \$490,000

Enjoy beautiful breathtaking panoramic views from your own property overlooking San Diego County. The property already has the City of Poway's approval to design and build a 10,000+ sf home and a 3500 sf garage on 6.5 of the total acres. This very private property sits high above the city of Poway and is only accessible via a security gate. Call Debra Hogervorst



### SHIRT TAIL CREEK

Placer County | 160± Acres | \$485,000

Take advantage of this rare opportunity to own a private section of Shirttail Creek. There is easy access off Yankee Jim's Rd with multiple leveled spaces for cabins or RV's. Mexican Gulch runs down the mountain and the confluence with Shirttail Creek is on the property. Fish for trout, pan for gold or relax, this is truly Sierra paradise. Call Sandy Ballou



### 365 MARNA DRIVE

Solano County | 0.1591± Acres | \$479,500

Fabulous 4 bedroom with 3 full bathrooms, a 3 car garage, upgrades in the kitchen, new dishwasher, separate family and living room, plantation shutters, brand new exterior paint & fresh interior paint, new pest clearance, lifetime roof with a warranty, private backyard with no rear neighbors, all located in the popular Travis School District. This is an inviting and comfortable home. Call Todd Dye



### 916 LINDEN AVENUE

Solano County | 0.18± Acres | \$470,000

This Paradise Valley home features a total of four bedrooms with two and a half bathrooms. The newly remodeled kitchen has plenty of space for cooking and eating as a family, and separate living and family rooms provide plenty of space for everyone. Out back there is a large and refreshing pool with a secure safety fence around the perimeter. The energy bill is very comfortable as the house is equipped with solar panels. Call Todd Dye



### SHIRLEY RANCH

Siskiyou County | 8± Acres | \$465,000

This immaculate house was remodeled down to the studs in 2007. Enjoy great views from most every window of this lovely spacious home. The kitchen is great for cooking and entertaining with custom maple cabinets, engineered quartz counters, recessed lighting and an island, plus formal dining room. There is a deck in the back, covered porch in the front and outbuildings plus full RV hookup. Call Kathy Hayden / Amy Friend / Nicole Harris





SOLD

### STONE RANCH

Siskiyou County | 8± Acres | \$465,000

This 2781 square foot country home was completely remodeled in 2007, right down to the studs. The kitchen has maple cabinets, quartz counter tops, an island and a large window over the sink to look out and enjoy the Scott Valley views! The home has three bedrooms, two full bathrooms, plus a den, a two car garage/shop, large wood shed, covered front porch and a large deck. Call Kathy Hayden / Amy Friend / Nicole Harris



SOLD

### WOLF HAVEN

Lassen County | 87.14± Acres | \$440,000

Beautiful and meticulously handcrafted log cabin looks out on a lovely pond as well as to a sturdy 5-stall wooden barn and corral for your horses. Surrounded by USFS land, with breathtaking views, it is just 3 miles from US Hwy 395 with an easy drive to Reno or Susanville. Truly a very rare, seldom found "dream come true" property! Call Marlene Boggs / Scott Ulch



### CEDAR RIDGE

Modoc County | 760± Acres | \$399,000

Located on Adin Pass, on the east side of Shake Canyon at about 4500-5000± feet elevation. This is a fantastic property offering an abundance of recreational opportunities and qualifies for land owner tags. Situated in the X3a zone, one of the most sought after tags in the North State, well known for harvesting trophy bucks. There are several springs, great for camp sites and huge draw for wildlife. Call Donna Utterback / Rich Callison




REDUCED

### CAPE HORN RANCH

Siskiyou County | 160± Acres | \$399,000

Privacy, seclusion, big sky and beautiful views of Paradise Craggy & Mt. Shasta! The two story home has a nice open floor plan with lots of windows to let in the natural light & take advantage of the views. There is a nice deck, plus catwalks on two sides of the house. This off grid home has a solar system, propane heat & propane range, with great southern exposure. Excellent well and a small barn for storage. Call Kathy Hayden / Amy Friend / Nicole Harris



### J & J RANCH

Siskiyou County | 40± Acres | \$399,000

Clean new home with room to run and space to farm. A large portion of the land is farmable with a wheel line in place. Water for crops & livestock, as well as the house. The approx. 35' x 80' pole barn, house, & seasonal pond, plus a second home pad, are all above the field set back in the trees. The two story home has ground level entrances with upstairs being the main living area. Call Kathy Hayden / Amy Friend / Nicole Harris



### TRINITY ALPS RETREAT

Trinity County | 65± Acres | \$399,000

A few miles from the popular Mountain Meadows Resort and the Caribou Lakes Trailhead, this is a very unique and rare opportunity. Two year round creeks, two camping areas, very nice one room cabin with large bathroom next to creek and amazing views. Good meadow for a horse property. Plenty of wild game including Blacktail Deer and Black Bear. Not accessible in winter months. Call Doren Morgan



REDUCED

### KELLEMS HOUSE

Siskiyou County | 3± Acres | \$399,000

This Siskiyou County home is the second to the last house on the street, no through traffic, and located in a quiet and peaceful neighborhood about a mile off Hwy 3. Inside, enjoy an open floor plan, light and neutral colors, vaulted ceilings, recessed lighting and a pretty stone fireplace. The finished garage is attached by a covered breezeway. Nicely landscaped and has a large lawn off the back. Call Kathy Hayden / Amy Friend / Nicole Harris



REDUCED

### JOSEPH CREEK BASIN RANCH

Modoc County | 320± Acres | \$395,000

Warner Mountains, this property is completely surrounded by Modoc National Forest. This property is off the grid with an abundance of water & springs making it a great candidate for family retreat. The current owner leases the ranch out for cattle grazing.

Call Todd Renfrew



REDUCED

### 97 ACRE PRIVATE FOREST

Mendocino County | 97± Acres | \$395,000

Beautiful ridge top, private forest land and ocean views can be obtained with a little tree thinning. Two cleared homesites already in place with trails throughout the property. Springs with potential pond development. Great solar exposure. Private but close to town. Good surfing nearby, as well as famous abalone diving. Call Todd Renfrew / Bruce Renfrew





### SIERRA ROAD INDUSTRIAL PARK

Lassen County | 8.1± Acres | \$375,000

This flat industrial parcel located within the city limits of Susanville has good access and all major utilities to site. Property consists of 8.10 acres but could be bought with neighboring 4.86 acres to give you a total of nearly 13 acres. Natural gas is available through city of Susanville. There is a very good geothermal resource that the city has developed that could be used for industry. Call Scott Ulch



### 192 VALLEY VIEW HOUSE

Butte County | 1± Acres | \$349,500

Walk through the front door of this charming house and feel at home! A spacious foyer with hardwood floors creates a welcoming entrance. The Oroville, CA home was originally built in the early 60's, but has been remodeled several times. The lot extends beyond the yard fence, for more than 3/4 acres of space, total. Call Amy Friend



### GRIZZLY RIDGE

Plumas County | 240± Acres | \$334,000

Gorgeous and private, the beauty here is breath taking! This property has unbelievable rock formations with breathtaking views. The current owner is growing Christmas Trees and Timber with a fine stand of both. The property is a short distance out of Quincy, or Reno on fairly good roads and would make the perfect recreational getaway. The hunting is great with monster Mule Deer and trophy Bears. Call Marlene Boggs / Scott Ulch



### BLACKTAIL HILL

Siskiyou County | 620± Acres | \$330,000

Great hillside getaway and recreational land, just on the outskirts of Yreka. This hillside property offers some beautiful views, and includes gulches, ridge-tops, timber pockets and more open areas -- great wildlife habitat! There are blacktail deer, quail, and a variety of other native wildlife. This is in California's B Zone, which currently is an over the counter tag. The property is accessible by dirt roads. Call Kathy Hayden / Amy Friend / Nicole Harris



REDUCED

### BOBS QUEEN ANNE

Modoc County | 1.63± Acres | \$330,000

Wonderful Victorian with historical charm built in 1892! This rare jewel has been carefully restored. Many of the items being reproduced by hand to achieve it's original look and style. The home offers 4190 sf three bedrooms, one bath plus an insulated storage room off the back porch. Basement is 1600 sf and holds the heating system, laundry area, work shop and storage. Call Donna Utterback / Rich Callison



SOLD

### CALPINE LOG CABIN

Sierra County | 4.3± Acres | \$329,000

Charming log home on 4.3 forested acres with small meadows and seasonal runoff creek. Designed for sun and light in the living/dining areas and on the large outdoor deck. Large loft area is 2nd bedroom with closets and full spa bathroom as well as an area for extra sleeping, office, or hobbies. Two wooden storage sheds provide room for toys, tools, etc. Plenty of room for horses.

Call Marlene Boggs / Scott Ulch



SOLD

### RANCH

Siskiyou County | 42.89± Acres | \$329,000

This Shasta Valley property has two manufactured homes; 2bed/2bath 1464 sf and 2bed/1bath 1,008 sf. a detached garage and a fantastic 1,984 sf shop with 3 roll up doors, concrete floors, an office, with bathroom, workshop and a finished loft. The property has one well and two septic. Plenty of room for animals including horses. Call Kathy Hayden / Amy Friend



### MAPLE CREEK HUNTING RETREAT

Tehama County | 640± Acres | \$325,000

Recreational property in an area well-known for good hunting. Four wheel drive is recommended, especially during winter months. Hunting includes deer, bear, wild pig and quail. Maple Creek crosses the property-seller says that it provides year-around water for a variety of wildlife. Seller financing possible with a reasonable down payment.

Call Scott Soder / Nikki Rodriguez



REDUCED

### CARRAL LANE

Solano County | 7.23± Acres | \$325,000

A dream lot for your dream home below Blue Ridge. This building site sits 600+ feet above the valley floor. Enjoy the abundant view, privacy, and nature. Plenty of room for your home and a shop. Road access from the top and bottom of the property. SID will be doing some road maintenance. Potable water coming from the new treatment facility for this neighborhood. Call Todd Dye





**SOLD**

### CALPINE HIDE A WAY

Sierra County | 5.59± Acres | \$319,000

Beautiful private forest setting with pines, aspen, and grass at the end of a private road. It is located in a beautiful setting at the end of a private road on the edge of the quaint mountain hamlet of Calpine. Unique, this 1470 sf octagonal home has an open and very comfortable floor plan. A huge deck is a great spot for relaxing and barbecues. Call Marlene Boggs / Scott Ulch



**SOLD**

### RIVERS EDGE RETREAT

Siskiyou County | 6.52± Acres | \$319,000

Klamath River frontage quiet, and well maintained country home. Step out on the covered deck, across the lawn and right down the steps to your own boat dock! A fish cleaning station, 3 RV pads with water and power hookups, outdoor BBQ, attached and detached 2-car garages, many windows overlooking the river, granite counter tops, pellet stove and central heat/air. Call Kathy Hayden / Amy Friend



### TIFFANY'S MOUNTAIN HOME

Lassen County | 35± Acres | \$305,000

Wonderful family home at the base of Big Valley Mountain featuring 2239 sf of living space. Large living room, fireplace in brick hearth. Breakfast nook in kitchen plus large walk in pantry and free standing wood stove. Roomy 4 bedrooms and 2.5 baths. Enclosed front porch, the entire length of home, overlooking the valley. Perfect for horses or a few cows. Call Donna Utterback / Rich Callison



**REDUCED**

### AGER BESWICK

Siskiyou County | 15± Acres | \$299,900

Nice three bedroom home in quiet, private setting, less than half hour from Yreka! The house offers a very spacious kitchen and dining room. The living room opens out on to the deck to enjoy the setting. The house is in good condition with a newer roof. Outside, you have 14 gently rolling acres with plenty of room for horses or other animals – fencing will be needed. Several small storage sheds in addition to the garage. Call Kathy Hayden / Amy Friend / Nicole Harris



**SOLD**

### BUCKS LAKE

Plumas County | .90± Acres | \$299,900

Gorgeous 1830 sq foot house nestled in the beautiful Plumas National Forest. This is a great cabin to get away from it all. Relax on the deck or balcony and watch the osprey and bald eagles fly overhead or grab your fishing gear and head to Bucks Lake less than 5 minutes away. Hike the many trails in the area including the Pacific Crest Trail. Call Marlene Boggs / Scott Ulch



**SOLD**

### SUGAR CREEK RANCHETTE

Siskiyou County | 10± Acres | \$299,000

Charming home on the edge of the woods sits on sloping ground with pretty mountain views in all directions! There is a 2-stall horse shelter, chicken coop, workshop building and partial fencing. A seasonal pond sits on the lower portion of the property. The house has an updated kitchen and there is a large covered deck on two sides of the house. Call Kathy Hayden / Amy Friend



### DORRIS RESERVOIR RANCH

Modoc County | 130± Acres | \$295,000

Dorris Reservoir Ranch offers 130 acres, with 40 acres flood irrigated and 25 acres in dry land crops. The remaining property is used for grazing and hunting or could be a wildlife haven! Deer, antelope, ducks, geese, blue heron, sand hill crane, quail, trout, bass, catfish and blue gill! The south end of the ranch is fenced for grazing. Several great building sites. Call Donna Utterback / Rich Callison.



**SOLD**

### ROSSI ACRES RANCHETTE

Napa County | 13.08± Acres | \$289,000

Located within 2 miles of the Corners (junction 121/128) at Lake Berryessa. Minutes to resorts for boat launching and Lake Berryessa access and all lake activities. 2100 sq. ft. pole barn with lots of storage and parking. Various building sites, oak trees and beautiful views of surrounding hills.

Call CeCe Short / Robin Short



**SOLD**

### HOOBLER HOUSE

Butte County | 0.15± Acres | \$285,000

Classic Chico house, close to Bidwell Park! This solid one owner home was built in 1956, has been lovingly maintained, but will want some updating (kitchen all original). There are beautiful hardwood floors under the carpet in living rooms and bedrooms. There is a wood fireplace in the living room, and large slider leading to the patio in the fully fenced back yard. The roof was replaced in 2006. Call Amy Friend



**SOLD****FLEENER PLACE HOMESTEAD**

Siskiyou County | 6.52± Acres | \$280,000

Beautiful views and great hunting opportunities located along the border of the Tulelake National Wildlife Refuge. There are geothermal possibilities and some farm-able land. Outdoor opportunities such as big game hunting upland game hunting and water fowl hunting, or bird watching Call Kathy Hayden / Amy Friend.

**SOLD****LITTLE TULE RIVER**

Shasta County | 5± Acres | \$,000

Great opportunity to build a dream home on the river. 5 acre parcel on the Little Tule River. Just down river from Eastman Lake and gate way to Big Lake, Crystal Springs, Tule River plus Upper and Lower Fall River. Also the boat access only Ahjumaui Lava Springs 6000 acre State Park is just across the river. Call Donna Utterback / Rich Callison

**REDUCED****BLUEBIRD HILL**

Siskiyou County | 10.9± Acres | \$264,900

This two story home has a large bedroom and bath on the main floor, along with kitchen, living room, utility room, plus two bedrooms and a bathroom upstairs. It sits on a small rise overlooking a charming red barn. This historic barn has a workshop inside and is in good condition. There is a two car detached garage so you've got plenty of storage. Plenty of room for horses, or a few other head of livestock. Call Kathy Hayden / Amy Friend / Nicole Harris

**PENDING****CACTUS LANE RANCH**

Shasta County | 2.5± Acres | \$250,000

This 2 bedroom, 1.5 bath home with a den/office is a well set up property layout, completely fenced with a solar entry gate on remote control, a newer metal barn for hay storage along with a shelter for the horses, a hitching post, a boat carport, plenty of horse trailer parking, along with a workshop/wood storage area. The dining and living room on one side of the house, bedrooms, bathrooms and den/office on the other. Call Scott Soder / Nikki Rodriguez

**JEALOUS MINE**

Shasta County | 17.89± Acres | \$229,000

Here is a quiet, unique and secluded property, said to include the site of a small former gold mine. There is already a graded building pad, complete with well and septic. Excellent mountain views. Not far from downtown Redding, but only a couple of miles from boating, fishing, kayaking, mountain biking, horseback riding, hiking, and other recreational opportunities. Call Scott Soder / Nikki Rodriguez

**SOLD****431 DEWITT PARK HOUSE**

Siskiyou County | 1.15± Acres | \$219,000

Cute and country easily describe this 2 bedroom, 2 bath 1,561 sf house. The house is a single story, with a wheel chair accessible master bath & shower. The living room boasts large windows for natural light and a wood fireplace, with brick hearth. Converted garage has provided a bonus room, plus there is an oversized two car garage at the back of the property. Call Kathy Hayden / Amy Friend / Nicole Harris

**SIERRA ROAD INDUSTRIAL PARK**

Lassen County | 4.86± Acres | \$200,000

The city of Susanville is geographically perfectly located in north eastern California for industrial activities. The city fathers are very supportive of any ventures that will create jobs. There is a very good geothermal resource that the city developed that could be used for industry. This property is flat with good access and all major utilities to site. Call Scott Ulch

**SKYLINE COMMERCIAL**

Lassen County | 0.8± Acres | \$200,000

Power, natural gas, electricity, telephone and computer service are all available to property. South of the property is also slated for commercial development with Skyline Blvd continuing on to connect with main street making this property in the epicenter of future commercial activity. Property has good visibility and a massive amount of road frontage. Call Scott Ulch

**SOLD****COTTONWOOD CREEK CABINS**

Siskiyou County | 96.10± Acres | \$199,000

This one is just a few minutes off of I-5, but bordered by BLM, Forest Service and timber company ground. The property sits in quiet serene swale, with tall pines, oaks, old apple trees and grapes. There is a spring which feeds the cabins, plus power, phone and cell reception. Half hour to Yreka or Ashland, and less than a mile of dirt road. Call Kathy Hayden / Amy Friend / Nicole Harris



REDUCED



### PLUM CREEK GET-A-WAY

Tehama County | 164± Acres | \$195,000

A recreational property providing excellent camping, hiking, and hunting experiences on very manageable terrain, yet borders a paved road and is easy to get to. Mixed conifer, oak forest and open meadows provide territorial views and habitat for wildlife. The zoning is Natural Resources and the property is bordered by federal lands on the north, west, and south. Call Scott Soder / Nikki Rodriguez

SOLD



### LOMA RICA RESIDENTIAL LOT

Yuba County | 10± Acres | \$175,000

Residential property set among high-end homes and gentleman ranches on a very private paved road. Park like setting with large mature blue oak and digger pine trees, with wildflowers and meadows. Year round Honcut creek flows through the back of the property - a fisherman's dream. BVID irrigation water hook-up is at the front of the property, and PGE power runs down the street.

Call Bruce Renfrew



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### PANORAMA EQUINE VACANT LAND

Shasta County | 6.637± Acres | \$175,000

This property is boundary fenced, security gated, and served by PG&E power and in the Bella Vista Water District. This property is in close proximity to Redding with shopping, restaurants and entertainment, and has potential for future subdivision due to its I-R interim zoning. General Plan Code is Suburban Residential. Parcel to be sold with adjacent custom home on 5.34 acres. Call Scott Soder / Nikki Rodriguez

SOLD



### POPE CREEK RIDGE

Napa County | 38.91 ± Acres | \$175,000

Pope Valley property great for recreation or building your Dream Home. Pope Creek frontage. Wildlife, views and peaceful setting. Just 15 minutes to Lake Berryessa and approx. 30 minutes to St. Helena and World Famous Wineries and Restaurants.

Call CeCe Short / Robin Short



### KIDDER CREEK ACREAGE

Siskiyou County | 85.11± Acres | \$175,000

There are no end to the possibilities for building, recreation, or exploring. The terrain varies from flat to hillside with timber all around. The property is on a gravel road, just a few minutes back to conveniences, no power available, limited cell phone reception. The sparkling year round creek is the focal point of this property. Neighboring 2 acres with small rustic cabin also available for \$65,000.

Call Kathy Hayden / Amy Friend / Nicole Harris

PENDING



### COTTAGE UNDER THE OAKS

Shasta County | 3± Acres | \$165,000

Charming 2 bedroom, 1 bath home nestled under the oaks and pines on 3 level acres. Country kitchen with butcher block bar opening to living area. Wood stove on lava rock hearth, main bedroom has window seat alcove. The home has plenty of room for a cozy setup. Call Donna Utterback / Rich Callison.

REDUCED



### SUNSET HILLS LOT 11

Tehama County | 23± Acres | \$155,000

Convenient to the rural town of Cottonwood, the lot has terrific views of oak-studded hills, valleys, and distant mountain peaks, making it a perfect location for your new custom home. Plans for a 5,000± sf home and building permits are available for an additional fee or have your architect develop your own plans. CC&Rs call for a minimum home size of 2400 sf. This gated subdivision includes common ponds, and equestrian. Call Scott Soder / Nikki Rodriguez

SOLD



### 401 LAWRENCE HOUSE

Siskiyou County | 0.14± Acres | \$145,000

Nice, clean and neat 3 bedroom 2 bath home in the Mountain Shadows subdivision in Yreka, northern California! This comfortable 1152 sf home is located at the top of the state in Siskiyou County. The house was built in 1979, but has just had new flooring installed and the interior has been freshly painted. There is a new range in the kitchen. Fenced yard, and attached two car garage. Yard needs to be redone at this time. Call Kathy Hayden / Amy Friend



A single-story house with a grey roof and white garage door, set on a green lawn with trees in the background.**SOLD****2276 STUMP HOUSE**

Butte County | 0.22± Acres | \$144,900

Nice, clean and affordable 2 bedroom Oroville home on large corner lot! New roof, most of interior freshly painted! Open living and dining area, sliding glass door to back yard. Ceiling fans in both bedrooms and laundry in the attached garage. Spacious front lawn and a large fenced backyard, with fruit trees, garden boxes and a covered patio, as well as a small lawn area, perfect for relaxing in the shade.

Call Amy Friend

A small, rustic-style house with a red roof and a brick chimney, surrounded by trees and a lawn.**SOLD****THE ESTES HOUSE**

Shasta County | .75± Acres | \$120,000

Great family home in the heart of Burney. Nestled und creek. Cozy home on large lot with detached in-law unit. Two story main home has 1630 sf of living space, with 3 bedrooms, 1 bath. Large upstairs bedroom could be sectioned off for office. Enclosed side porch and car port. Second home has 1 bedroom, 1 bath and shares carport area.

Call Donna Utterback / Rich Callison

**AQUEDUCT PRIVATE ACREAGE**

Kern County | 158± Acres | \$119,000

158 acres consisting of three parcels in the north end of the Antelope Valley near California City and Mojave. Excellent location for a getaway lodge, private camp, or recreational fun. Camp, hike, hunt, and more. Motivated owner – Bring an Offer! Call Debra Hogervorst

A wide, open landscape with green fields, scattered trees, and snow-capped mountains in the distance under a clear blue sky.**REDUCED****SCOTT VALLEY VISTA ACREAGE**

Siskiyou County | 43± Acres | \$99,900

Enjoy the stunning views of Scott Valley and the surrounding mountains from this 42 acre parcel, located just 3 miles south of Fort Jones, off Hwy 3! This property has some gently sloping area, some hillside land with oaks plus a potential hilltop building site with great views! Power available at the street, good cell phone reception. Owner may finance. Call Kathy Hayden / Amy Friend / Nicole Harris

A dirt road or driveway leading through a wooded area with large trees and a clear sky.**SOLD****CIRCLE OAKS LEVEL BUILDING LOT**

Napa County | .2413± Acres | \$99,000

Gorgeous and level 1/4 acre building lot in Circle Oaks Country Subdivision. Just 15 minutes / 10 miles from the Napa Valley Floor and the World Famous Restaurants and Wineries. Views are divine. Superb corner lot location with water and sewer hookup fees are already paid.

Call CeCe Short / Robin Short

**MEADOW LAKE PROPERTY**

Nevada County | 20± Acres | \$95,000

This is a once in a lifetime opportunity to own a piece of the Sierra Nevada at a Great Price! Enjoy this property for all your recreational needs. Camping, Fishing, Hunting, Mining, Snowmobiling, and 4 Wheeling!!! This property is located between Meadow Lake and Fordyce lake! Don't Miss Out on this Property!

Call Steve Santens

A wide, open landscape with green fields, scattered trees, and snow-capped mountains in the distance under a clear blue sky.**SOLD****BECKWORTH PROPERTY**

Plumas County | 3.29± Acres | \$89,000

This lot is ready to build your dream home with unbelievable views of Beckwourth Peak and the Ross Valley. A level homesite has been graded and a well is in place (no well pump/no electric power). Propane tank is owner by Seller and is included in the sale. Zoning is S-3 which allows for horses. Plans for a 28x32 barn and septic system are also available. Call Steve Santens

**SWEET GRASS LANE**

Plumas County | 20± Acres | \$87,500

Rare and private, this very private yet accessible 20 acres in Dixie Valley is absolutely beautiful with a spring, a pond, gorgeous views, meadows, big trees, and a creek running by. Near Frenchman Lake for the best in fishing, wildlife galore, as well as just plain peaceful beauty. No cell service!

Call Marlene Boggs / Scott Ulch

**LITTLE GRASS VALLEY ROAD**

Plumas County | 8.6± Acres | \$87,000

Gorgeous land in the Plumas National Forest. This nearly 9 acres of timber and meadow is just a hop, skip, and a jump up the road from Little Grass Valley Lake which is full of Rainbow and Brown Trout. This beautiful forested land provides an abundance of outdoor recreation experiences. Black-tailed deer, black bear, marmots, and bald eagles are found throughout the area.

Call Marlene Boggs / Scott Ulch



PENDING



### SHELLEY ROAD ACRES

Siskiyou County | 40± Acres | \$70,000

You don't have to give up the conveniences of town for the peace and tranquility of being surrounded by open countryside. The land has been farmed in the past and has irrigation rights in the Montague Water Conservation District. Wildlife in the area includes deer, doves, and these Sandhill Cranes. Plenty of room for horses or other livestock too.

Call Kathy Hayden / Amy Friend / Nicole Harris

SOLD



### KIDDER CREEK CABIN

Siskiyou County | 2.02± Acres | \$65,000

This small off-grid cabin on 2.02 acres could be an end destination or a great base for your outdoor adventures in northern California. It's nestled under tall firs and pines, but the crystal clear year round creek is really what sets this property apart. Situated a few minutes outside the little town of Greenview, the property allows a retreat feel, but is not so remote that you can't run into town for ice, drinks, a dinner, etc!

Call Kathy Hayden / Amy Friend / Nicole Harris

PENDING



### AGER ROAD ACREAGE

Siskiyou County | 40± Acres | \$60,000

Tremendous Mt. Shasta views in a quiet setting surrounded by open farm land, while still only about 10 minutes from Yreka. Partially fenced, there is plenty of space for horses, chickens, or cows. Wildlife in the area includes deer, doves, and sandhill cranes. Lots of recreational opportunities in the vicinity including National Forest, Wilderness areas, the Pacific Crest Trail, Mt Shasta, and too many lakes to list!

Call Kathy Hayden / Amy Friend / Nicole Harris

PENDING



### CENTER ACRES

Siskiyou County | 40± Acres | \$60,000

This property has tremendous Mt. Shasta views in a quiet setting surrounded by open farm land, while still only about 10 minutes from Yreka. Partially fenced, there is plenty of space for horses, chickens, or cows. Wildlife in the area includes deer, doves, and sandhill cranes. Lots of recreational opportunities in the vicinity.

Call Kathy Hayden / Amy Friend / Nicole Harris

REDUCED



### DIAMOND PEAK

Lassen County | 40± Acres | \$60,000

Access is limited to snowmobile, cross country ski's or snow shoes in the winter. Currently, the land is in a TPZ zoning contract that keeps the County property taxes at a very low rate. There is a good stand of white fir and red fir timber growing on the property that could be ready for harvest in the next 10 years depending on the market. Off the grid with the nearest power being miles away but very good cellular service.

Call Steve Santens

### HERLONG VACANT LAND

Lassen County | 45± Acres | \$55,000

Close to Honey Lake and Sierra Army Depot. Ready for you to create your own farm, ranch or getaway with 360 views of the Sierra Nevada mountains, Honey Lake Valley and the Great Basin. Easy access off a well maintained paved county road. Power is at the property, just needs to be hooked up. Just a 45 minute drive north of Reno, NV or a 40 minute drive up to Susanville. Year round access.

Call CeCi Dale-Cesmat



### ARROYO GRANDE LOT AT LAKE BERRYESSA

Napa County | 26.32± Acres | \$42,500

Lovely and level Vacant Lot #311 on Arroyo Grande Drive in Berryessa Highlands at Lake Berryessa in Napa County. Steele Park Recreation Area is five minutes away for Lake Activities and Boat Launch. World Famous Napa Valley Wineries and Restaurants close by. Call CeCe & Robin Short



### NAPA VALLEY EASTERN FOOTHILLS

Napa County | .23± Acres | \$19,900

1/4 Acre lot in Circle Oaks with BEAUTIFUL views. Just 10 miles/15 minutes up Monticello Road/HWY 121 in the Eastern Foothills of the Napa Valley midway to Lake Berryessa. Easy access to I-80 at Fairfield via Wooden Valley/Suisun Valley Roads and a bit over an hour to Sacramento International Airport via Winters/HWY 128. Build your custom home in the country yet be minutes from World Famous Napa Valley Restaurants and Wineries! Call CeCe & Robin Short



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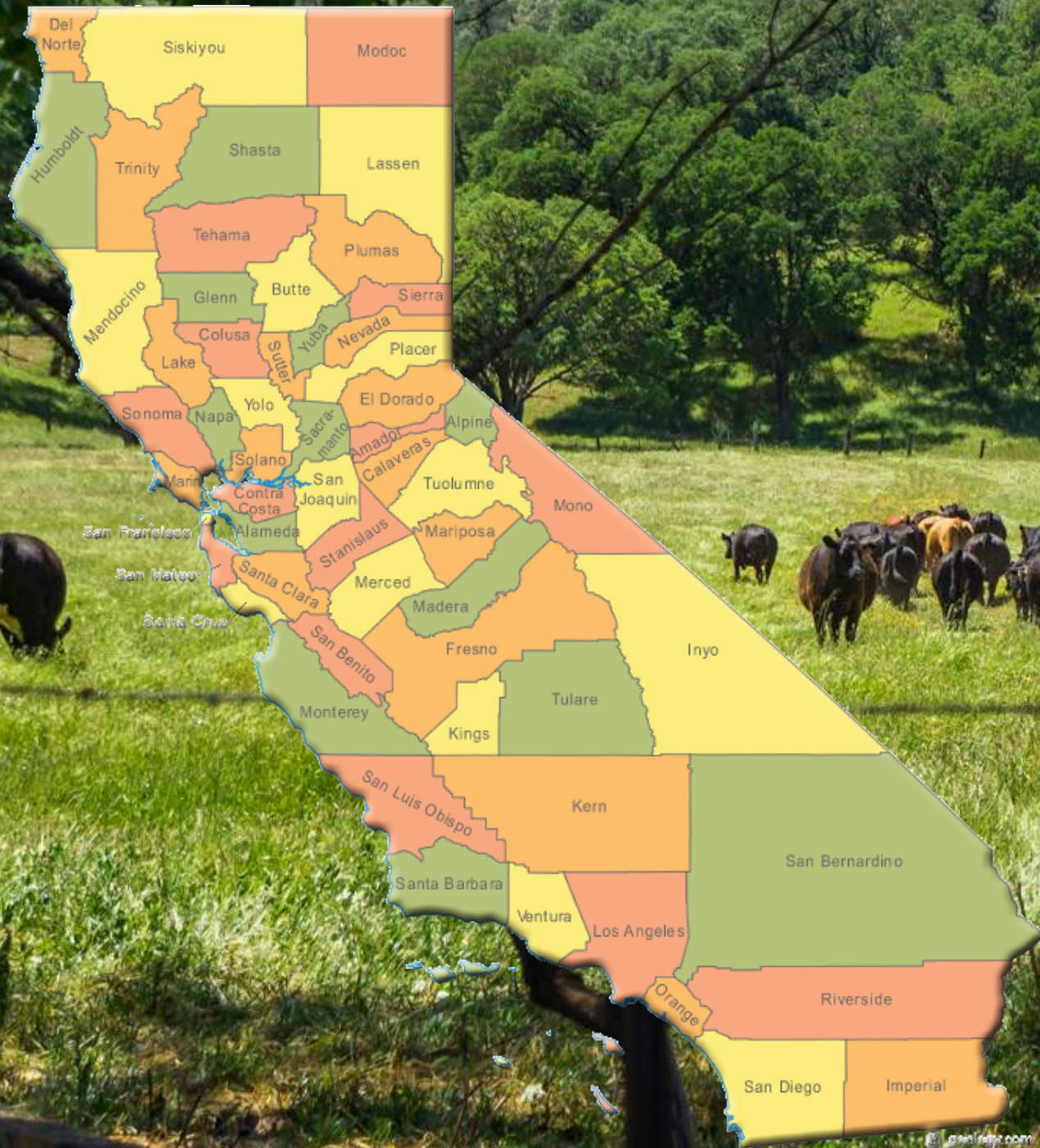


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We are truly blessed to be able to work with the owners and buyers of ranches, farms, and other fine recreational properties that we represent. At the end of the day, it's the people we encounter that make these places truly special. We thank you for the opportunity.



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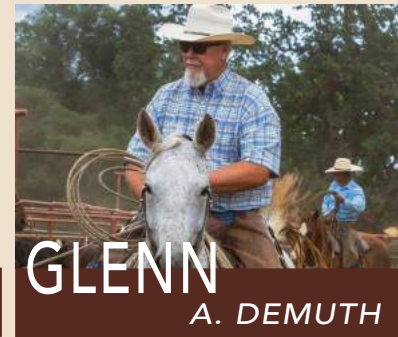
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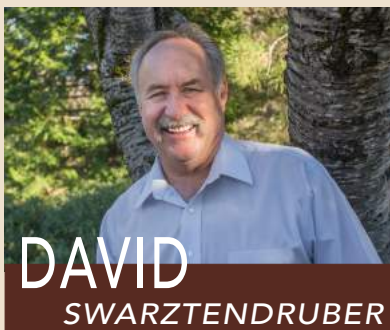
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