

# RIR Ranch

Yuba County, California

\$2,950,000 | 338.50 Acres

8150 Creek Way  
 Smartsville, California

Exceptional 338.5-acre ranch with a 2,840 SF 4BD/2BA home, 8,000 SF shop, hay barn, horse barns, cow barn, corrals, ponds, creek, and oak savanna. Approx. 200 acres planted in wheat, oats, rye, and barley. Supports 80+ head of cattle. Four wells with solar pumps and tanks. Stunning Sutter Buttes and sunset views. Borders Spenceville Open Space and conservation-protected ranchland.



## PROPERTY HIGHLIGHTS

- 338.5 Private and Scenic Acres
- Views of Sutter Buttes and Sunsets
- 2840 SF 4 Bedroom / 2 Bathroom Ranch House
- Multiple Year Round Ponds
- 200+ Acres in Wheat, Rye, Oats, and Barley
- Runs 80 Head of Cows Year Round
- Four Wells with Solar Pumps, Troughs and Tanks
- 8000 SF Metal Shop Building
- 3000 SF Hay Barn
- Two Horse Barns with 4 Stalls Total
- Cattle Barn with Corrals, Chute, and Squeeze
- Borders 12,000 Acre Spenceville



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