

River Highlands Ranch

Yuba County, California

\$2,999,000 | 400.00 Acres

8808 Big Oak Valley Road
 Smartsville, California

Multi-purpose 400 acre ranch: 7500 SF Event Barn w/beautiful landscaping & 3 acre vineyard, 2 log cabins, camping sites, 8 ponds, FAA registered airstrip, 2.3 miles of NID Irrigation ditches, over 180 acres of pasture - formerly hayed up to 2500 bales per cutting. This is a great family compound, or take advantage of multiple ways to monetize the ranch.



PROPERTY HIGHLIGHTS

- 400 Acre Private Ranch
- 7500 SF Event Barn w/ Landscaped gardens/patios
- 3 Acre Vineyard
- 2 Log Cabins and multiple Camp/Glamping sites
- 2.3 miles of owned NID Irrigation Ditches
- 8 Ponds, 4 Wells and Multiple Water Tanks
- 180 acres Pasture, Fenced, X-Fenced, Cattle Lease
- 2400' FAA Registered Air-Strip



BRUCE RENFREW
 Real Estate Agent, ALC
 BRE# 01995642

Cell: (650) 773-1863
bruce@caoutdoorproperties.com



SANDY BALLOU
 Real Estate Agent
 BRE# 01926586

Cell: (916) 261-8192
sballou4@gmail.com