



**Oakhurst Ranch  
Glenn County, California**

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## Introduction



View from top of the property looking east at house ponds, creek and pasture

**This 398 +/- acre property is located in Glenn County about 8 miles from Stonyford, CA. This is a unique gentlemen's ranch estate that is only 105 miles to Sacramento and 161 miles to San Francisco. The ranch is framed on its sides by the Coastal and Sierra Nevada Mountain ranges. The property can be served by the Glenn County airport in Willows, Ca about 33 miles from the ranch or commercial flights out of Sacramento. Take Highway 5 north and at the town of Willows (Exit 603), go west on Highway 162 and travel 19.9 miles and the road will come to a T. Turn left onto County road 306 and travel 11.1 miles to the gated ranch entrance on your right. (Locked gate, appointments only) The newly renovated 3-story English Tudor home is over 5000 sq ft, 7 bedrooms & 6 baths. It is a site to behold. In addition to the magnificent home is a matching 2000 sq ft barn. The property has over 4900 ft of Stony Creek frontage, a year round creek that not only has fishing, but also has water rights to irrigate over 150 acres. This is truly a dream property with first class accommodations, irrigated pasture, year round ponds and almost a mile of creek frontage.**

## Size and Description



Looking south at the permanent pasture

**The property consists of four parcels. APN# 018-16-0-032 is 208.65 acres and is zoned AP-160 (Agricultural Preserve) and APN# 018-16-0-019 is 80 acres and is zoned RZ-160 (Recreation Zone). APN# 018-16-0-035-9 is 51.84 acres and is zoned AP-160 (Agricultural Preserve) and APN# 014-29-0-045-0 is 70.16 acres and is zoned AP-160 (Agricultural Preserve). A detailed description of these zoning classifications is available upon request.**

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

**The topography is fairly flat as you drive in the paved driveway. You start at about 1000 ft elevation and follow the meandering driveway that winds through the rolling oak grasslands. The residence is almost in the center of the property. The hills get steep behind the house and rise to over 1390 ft elevation. The house has a commanding view of the valley and has three large bass filled reservoirs surrounding the house. Year round Stony Creek flows on the other side of County road 306. You have over 110 acres along Stony Creek. This parcel is flat and currently in permanent pasture and irrigated out of Stony Creek.**



## **Water**



**One of three ponds waiting for your fishing pole**

**Water is gold and this ranch has lots of it. You have water rights out of Stony Creek to irrigate over 150 acres. The ranch currently has 100 acres in permanent pasture and room to add more. Three year round ponds and over 4900' ft frontage on year round Stony Creek will keep the fisherman happy. The house is fed from a 25 gpm pump and provides plenty of water for the house and landscape.**



**Year round Stony Creek in February 2010**

## Structures



View of home looking west

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



**The matching 2000 sq ft Tudor style stable's is ready for your horses. Miles of riding trails, great potential for riding Arena. The property has a**



**new property boundary fence to hold in your livestock. The possibilities are endless.**



### **Recreation**



**This is a recreational dream with big oak grassy valleys that blend into the hills. The hills of chaparral have; Manzanita, buckeye, chemise, redbud, live oak, and grey pine. Beautiful conglomerate rock formations can be found throughout the ranch. Seasonal creeks and year round reservoirs provide plenty of water for game. Black tail deer, turkey, quail, and predator hunting would keep you hunting all year. The ranch is located in the heart of Tule Elk Country. The Elk can be seen occasionally on the**

ranch. To hear them bugling is a sound you will never forget. The ranch is located in the A zone and hunting tags can be purchased over the counter. It would make a great equestrian estate with trails, barn, or build yourself a new riding arena. The real gem of the property is the 4900' ft frontage on year round Stony Creek; Fishing, swimming, and irrigating. The East Park Reservoir is just down the road with great boating, swimming and fishing. As stated on the East Park Reservoir website:

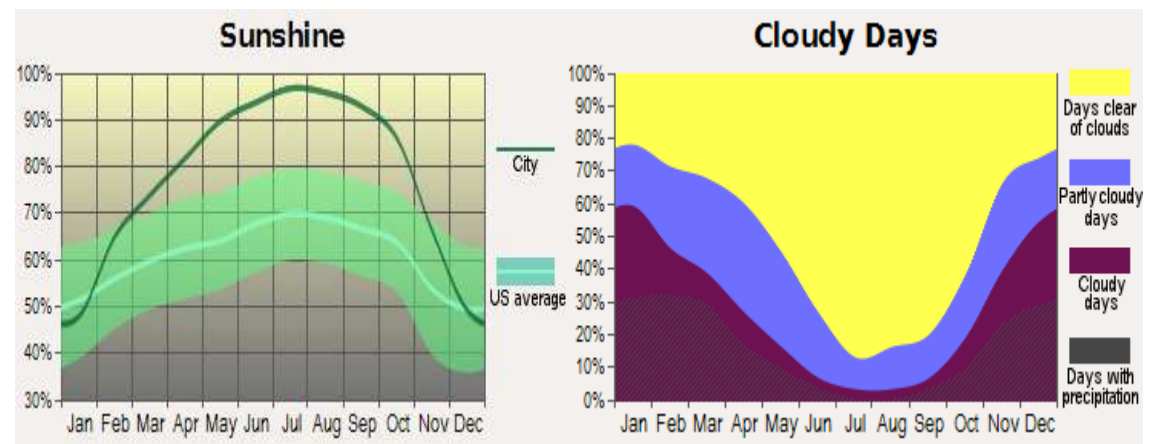
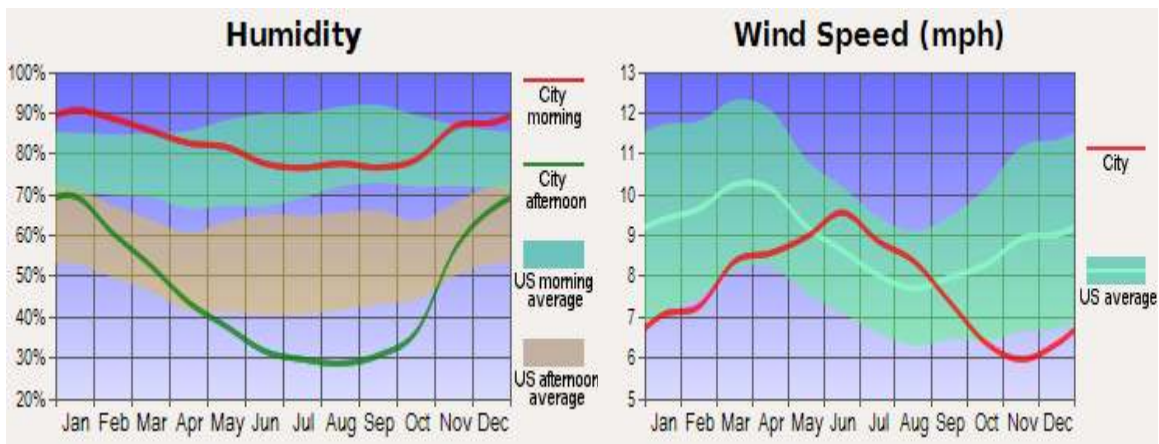
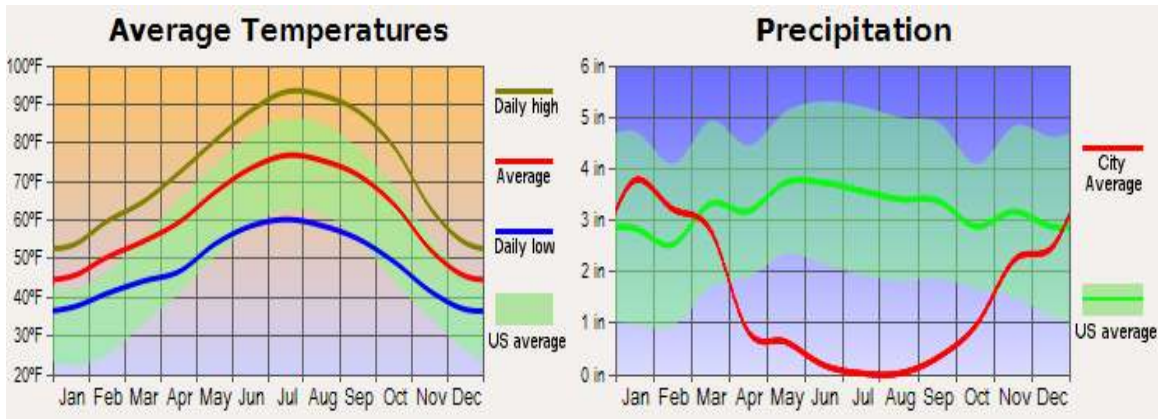
The [East Park Dam](#) and reservoir, of the [Orland Project](#), is situated in the rolling foothills of the Mendocino National Forest on Little Stony Creek. The reservoir lies along a migratory corridor between California's Central Valley and the Coastal Range. Birders may see substantial movements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

### Weather and Stonyford, CA



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







**As stated on the Glenn County website website:**



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

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

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

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

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

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

Retrieved from "[http://en.wikipedia.org/wiki/Elk\\_Creek,\\_California](http://en.wikipedia.org/wiki/Elk_Creek,_California)"

### **Offering Price**

**Please call us for a price.**

**California Outdoor Properties, Inc is pleased to have been selected as the Exclusive Agent for the seller of this offering. All information has been obtained from sources deemed reliable by California Outdoor Properties, Inc. however, the accuracy of this information is not guaranteed or warranted by either California Outdoor Properties, Inc., the sellers, and prospective buyers are charged with making and are expected to conduct their own independent investigation of the information contained herein. This offering is subject to prior sale, price change, correction or withdrawal without notice and any offer presented does not have to be accepted.**

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