



## Indian Creek

Plumas County, California

Proudly Offered By



707 Merchant Street, Suite 100, Vacaville, Ca 95688

(707) 455-4444 Office (707) 455-0455 Fax

[info@CaOutdoorProperties.com](mailto:info@CaOutdoorProperties.com)

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## Introduction



**House looking North**

This 21.79 +/- acre property is located in Plumas County in the town of Taylorsville. Taylorsville is a small country town with a population of 160 people. It is known for its annual rodeo, fishing, biking and beautiful views. Eleven miles away is the town of Greenville with over 1000 people, a local high school, Indian Valley Heliport and the historic downtown. Reno is just 103 miles away, Sacramento 145 miles and San Francisco 228 miles. In two hours, you can be at the Reno International airport, or if you have your own plane, fly into Quincy at 21 miles away. Hospitals can be found in Quincy and Chester (35 miles). Lake Almanor, the next "Lake Tahoe", is only 33 miles away and if you want to go to Lake Tahoe, it is only a two hour drive. From the Bay Area, take Highway 5 North, turn on to CA-99 Yuba City/Marysville, go North, turn on to CA-70, continue North, take CA-89 to Greenville, turn right on CR-A22 Arlington Road and go about five miles and make a right on Mill Race Road. This private estate has to be seen to be appreciated. A unique property with a beautiful 3100 sq ft log cabin home, carriage house, frontage on Indian Creek, surrounded by Forest service land and endless views of tall pines, meadows and towering sierra mountains.

## Size and Description



**Mill Race Road**

The property consists of one parcel APN# 120-120-31 ▪ (21.79 acres). The property is zoned REC-OS, SP-SCA, S-3, and FP. Zoning definitions and uses are available upon request. The property is located at the end of Mill Race road, a private gravel road with a total of four homes. This parcel is the last parcel of the group. The property is fairly flat around the home, meadow and creek. It gets steep across the diversion stream. The property fronts Indian Creek on its Eastern side. Forest Service ground on the South and West and the North borders the neighbors 20 acres. The gravel road is 6/10 of a mile and has a road maintenance agreement with the neighbors. Access to the property is year round. The elevation is 3500 ft. There are thousands of acres of National Forest Service ground that borders the property and provide endless recreational uses.



**View looking East**

## Water



**Indian Creek diversion Dam Lake**

The property fronts Indian Creek. Indian Creek is year round and has great trout fishing. Imagine fly-fishing just outside your front door. In the summer time, a diversion dam is built for irrigation in the valley and a small lake is formed. This is what is pictured above. A portion of the water is diverted by means of a canal that runs along the road of the property. This canal has the look and feel of a second river on your property. (Please see the photo below.) The house is serviced by a well approximately 80 feet deep and has a strong 30 gpm.



**Diversion canal along road**

## House



**Log cabin looking west**

The house was built in 2004 and has the look of a rugged log mountain cabin, but has all the conveniences of the 20<sup>th</sup> century. The hand-hewn log cabin was designed by the owner. The logs were taken from a mining barrack in Canada and shipped to Taylorsville. This is not a prefabricated log cabin home. This is a piece of art. The five bedrooms, three full baths, office, den and open gourmet kitchen make up the 3100 sq feet. The log cabin is meticulously decorated and the owner is willing to sell most of the furnishings with the property. In 1997, Indian Creek got higher than its banks and flooded a portion of the property. The owner was very proactive and did not want to worry about another flood and moved earth so the log cabin would be above the flood plain. The cabins foundation sits five feet above the flood plain.





**Kitchen, Master bathroom, master bedroom, front porch**

### Carriage House



**Looking west at Carriage House and back sitting room**

The carriage house measures 2100 sq feet and has a nice, big garage downstairs with a work bench and wood stove. The upstairs is unfinished, but insulated with dormers. It would make a great game room or quest facilities.



**Looking north at front of Carriage House**



**Front door of Carriage House looking west**

## Recreation



**Indian Creek in Early November**

The property is a recreational wonderland. There are incredible opportunities for fishing, hunting, and horseback riding. The pine trees are home to deer, bear, fox, and a plentitude of birds, including bald eagles, golden eagles and herons. The Mount Hough State Game refuge is near the property. The property is located in the X6A zone. The X6A zone was ranked 7<sup>th</sup> in the state for bucks with four points. Plumas County ranks among the top five in the state for annual bear

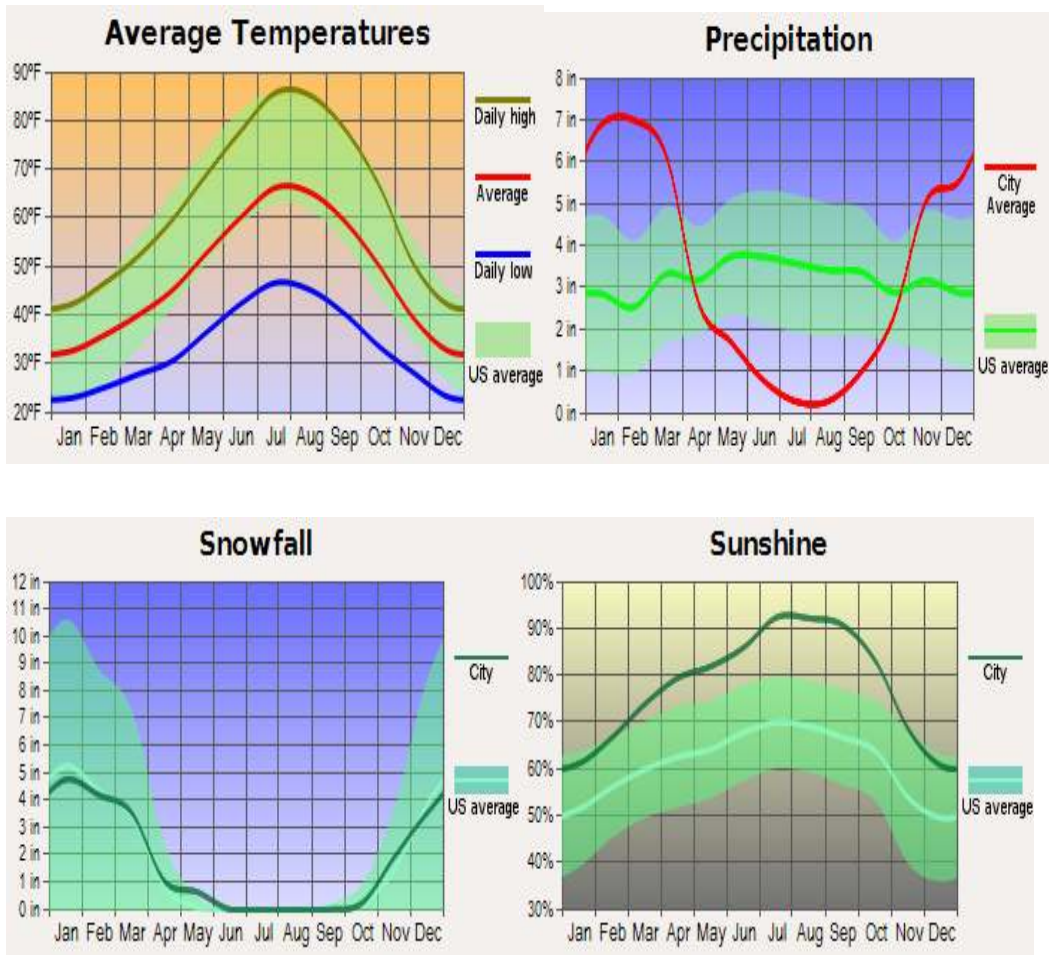
harvests. Besides fishing out your backdoor for trout in Indian Creek, there are another six lakes and five streams within a half-hour drive. Lake Almanor is just up the road with great lake fishing, sail boating and waterskiing. If you want mountain biking or road racing, there are plenty of trails and 60 miles of popular and safe biking roads. Off road sports of 4x4 and snowmobiling are popular in this area. A golf course is within five miles and tennis courts just minutes away.

As nicely stated in the Plumas County visitor guide: "Rugged canyons, crystal clear lakes, grassy meadows, trout filled streams, fresh pine forests, brilliant star-filled skies – they all await you in beautiful Plumas County. It is located in Northeastern California, where the Sierra Nevada and Cascade mountain ranges meet. Plumas County boasts more than 100 lakes, 1,000 miles of rivers and streams and over a million acres of national forest. With only nine people per square mile, this rural, four seasons mountain retreat offers beauty, solitude, and clean air, making it the ideal spot for a quiet vacation."

## Weather and Greenville

The climate is nearly ideal: generally dry, warm days and cool nights, with an average summer high of 90 degrees and daytime temperatures in the 30's and 40's during the winter months. This is really a four season area. Plumas County has 23,000 people and the Greenville area has 1200. There are over 2618 square miles to roam. The area is surrounded by world class golf courses, fly fishing streams, camping, restaurants and beautiful national forests.





### Offering Price

Please call us for a price

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California Outdoor Properties Inc.

707 Merchant Street, Suite 100  
 Vacaville, California 95688  
 707-455-4444, fax 707-455-0455  
[info@caoutdoorproperties.com](mailto:info@caoutdoorproperties.com)