



**Greens Valley Ranch
Glenn County, California**

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Introduction



Beautiful Valley with Snow Mountain in the backdrop, Feb 2011

This magnificent 8000 +/- deeded-acre property is located in Glenn County about 5 miles from Stonyford, CA. It is hard to imagine that such a large beautiful property like Greens Valley can be purchased by a private person. It is like owning your very own park. The property takes in more than 6 miles of Green Valley. Green Valley is a spectacular valley that is protected on the east side by an ancient cliff formation known as Gravelly Ridge and the west side by the Mendocino National Forest. The ranch has 7 year round ponds and in the northern end of the property you have over one half mile of Briscoe Creek, a year round creek with trout. If you are looking for a private beautiful valley with miles of trails for hiking, horseback riding, hunting and ATVing, you have found the prefect spot. This is truly a dream property that allows you to escape from the business world relax and enjoy life to its fullest. It is only 105 miles to Sacramento and 161 miles to San Francisco. 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. The closest town for your basic needs would be Stonyford which has a store, gas station and restaurant. Willows has a Wal-Mart and a critical access hospital offering inpatient, outpatient and rural health clinic services. The ranch has internet access with Hughes Net with 2.0 Mbps download speed and 300 kbps upload speed and 450 MB download allowance per day. The ranch headquarters is about a mile up from Highway 306 and has a peaceful and private location with a 1500 sq ft home, barn, shop, corrals, modular home and guest cottage.

Size and Description



Looking north up Green Valley, March 2011

A detailed description of the APN #'s and zoning classifications is available upon request. About half of the ranch is in the Williamson Act. The taxes for the ranch last year were about \$21,059 a year.

“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.”

As you drive up the gravel driveway to the ranch headquarters, you will be impressed with the ranches varied topography. There are flat valley floors, rolling hills, steep brush, and stocked year round ponds. For six miles you can drive up the fairly flat valley floor and not see another person or home. There are endless trails and hidden valleys for you to discover. Gravelly Ridge has beautiful rock formations and reminds you of Arizona with its weathered rock formations. This is a very, very, very big private valley.

Water



One of the seven year round ponds, Feb 2011

Water is gold and this ranch has lots of it. The seven ponds provide water year round and sustains great wildlife habitat. Green Valley creek is seasonal, but has good water flow in the winter time and runs for almost 5 miles. There is also a year round creek with over 3000' ft frontage on both sides, known as Briscoe creek, that will keep the fisherman happy. The headquarters home is fed from a well and provides plenty of water for the house and landscape. The other modular home is fed from its own well.



Year round Briscoe Creek, May 2010

Structures



Main home



Main home kitchen

This 1500 sq ft 3 bedrooms, 2 baths home is nicely cared for and move in ready condition. The headquarters has a great barn, shop, guest cottage and caretaker home. The grounds are well maintained, fenced and with lots of room for vehicles and equipment.



View of barn



Shop and tanks



Corrals looking east



Corrals looking west



Caretaker home



Caretaker kitchen

Recreation



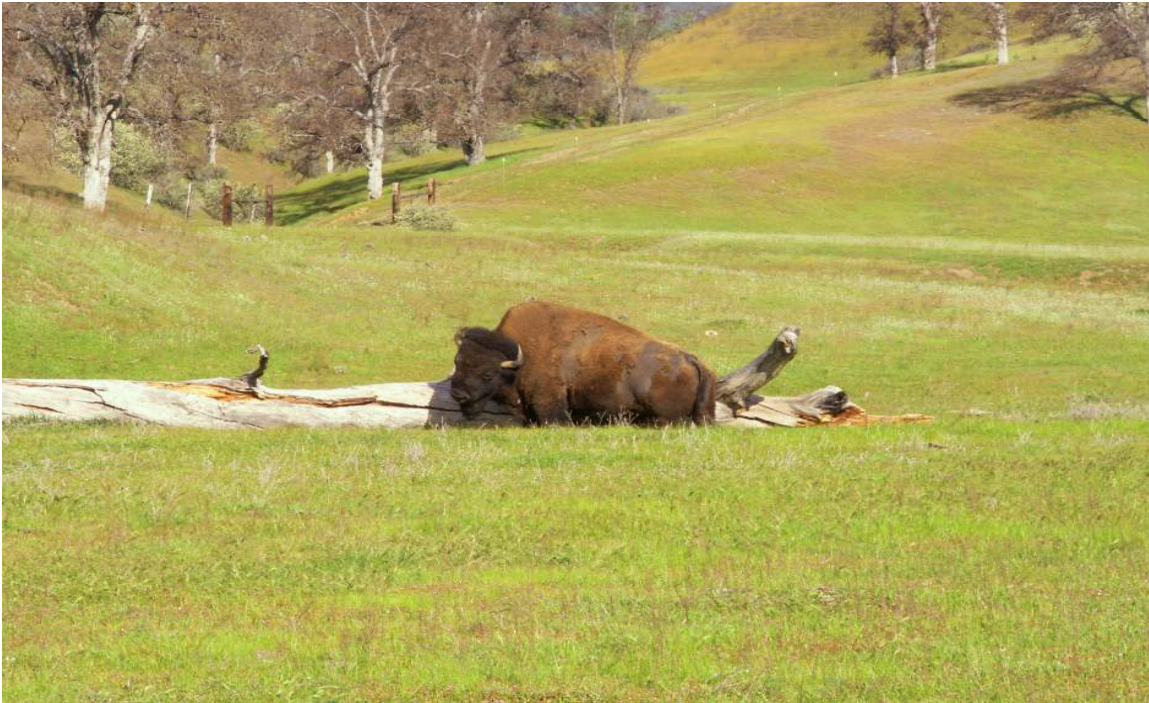
A herd of Elk just a few miles from the ranch

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. Year round creeks, seasonal creeks and year round reservoirs provide plenty of water for game. Black tail deer, bear, wild hogs, 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 water. With over 3000'ft frontage on Briscoe Creek and 7 year round ponds, you have plenty of opportunity for fishing, and swimming. 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.

Agriculture



The owners pet Buffalo rubbing on a tree

The beauty of this ranch is its diversity. You have the ability to run cattle, buffalo, and horses. The weather really dictates the number of Animal Units, but you can safely run 200 pair for the season and a 100 pair year round without feeding. In some years you can run more and in some years you should run less. It has

been traditionally used as a winter grazing outfit with the cows arriving in mid November and shipped out in mid-May. The ranch is fenced and crossed fenced with good solid barbed wire. The corrals are located by the ranch house with a good gravel road and very functional facilities. The ranch is well watered with a year round creek, seasonal creeks and over seven year round reservoirs. The pastures are fertilizer and pesticide free making it a potential natural organic beef operation.

Weather and Stonyford, CA



Poppies in spring

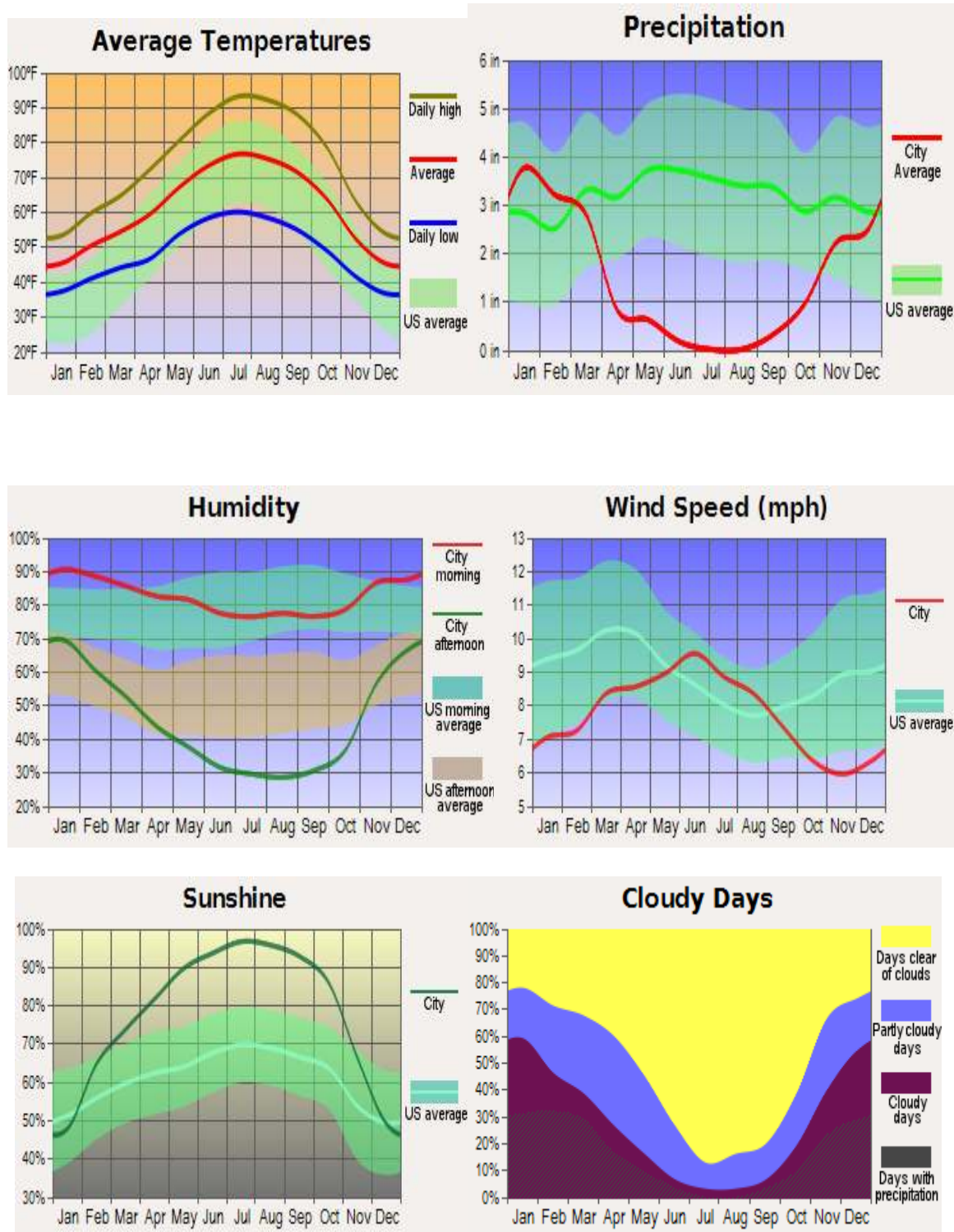


Looking for cows



One of the hidden ponds looking at Witches Hill (on ranch)

The ranch has pleasurable warm summers and mild winters with beautiful, satisfying 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: !\[\]\(0f848bbd71cef6b345273b16f905912a_img.jpg\) 39°36'19"N 122°32'21"W39.60528°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"

Offering Price

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