



**Wild Oates
Glenn, California**

Proudly Offered By



California **OUTDOOR
PROPERTIES**

WWW.Californiaoutdoorproperties.com

**707 Merchant Street, Suite 100, Vacaville, Ca 95688
(707) 455-4444 Office (707) 455-0455 Fax
info@CaOutdoorProperties.com**

Participating with



Introduction



Driveway to home

This 43 acre property is located in Glenn County about 5 miles from the town of Elk Creek, CA and approximately 25 miles from Willows, CA, 100 miles to Sacramento and 168 to San Francisco. The property lies on the edge of the Sacramento River Valley, framed on its sides by the Coastal and Sierra Nevada Mountain ranges. The 7000 foot Peak of Snow Mountain looms off in the distance from the ranch sitting in Mendocino National Forest. The Wild Oates Ranch has the perfect name and perfect setting for the gentleman rancher who has sown those oats and is looking for peace and privacy in an incredible setting. For commercial flights, the Sacramento airport is just 100 miles away. The closest schools would be in Elk Creek and the closest hospital would be in Willows. Take Highway 5 north and at the town of Willows, turn west on Highway 162 to Elk Creek. In about 20 miles, make a right on County Road 306, go about 1.8 miles and make a left at the gate entrance 3113 County Road 306 (gated locked). Follow gravel road, you will run into a fork, stay right and drive up to the house. The house looks over the pond with beautiful views of the mountains.

Size and Description



Looking northwest

The 43 acres consist of two parcels. Parcel 1 consists of 20 acres that is zoned FA(Foothill agriculture) 025-10-0-020. Parcel 2 consists of 23.69 acres and is also zoned FA(Foothill agriculture) 025-10-0-018. The property goes from flat to gently rolling hills to a bluff where the house sits over looking the pond.



The lap pool

Home



View of home looking North

The main home on the property has a friendly floor plan with kitchen, dining, and great room all open and inviting. It is a 2 bedroom 2 bath home (1550 sq ft) with a 2 car garage(900 sq ft) that also houses a nice sized bonus room. The huge windows, cozy fireplace, and beamed ceilings accentuate the lovely water and hillside views. The master bedroom and bath have both been recently remodeled, with luxury and comfort in mind. Relax in the huge tub or rock away on the inviting front porch after a long trail ride, or great day of fishing. The Wild Oates Ranch is also set up already for the horse enthusiast and the ranch has fencing in place on three sides. Steel paddocks, tack room, and hay storage complete the package for the horse lover.



Water



View of pond looking west

This property features a three acre pond jumping with catfish, bass, and blue gill. The Stony Gorge Reservoir, which has been known to give up 20lb catfish, is just 2 miles away. The owners have lived on the property for over 18 years and the pond has only dried up once in 1992. The pond is shared with the neighboring property. The owners well, located by the front gate is about a gallon a minute. Although the production is low, the owners have installed a 3000 gallon storage tank that makes up for the low flow. In addition, the owners have a 4000 gallon tank that they use to store water to irrigate the outside garden and water the horses. The owner said that during the summer, he used to drive to Elk Creek and the city would allow him to fill up his portable tank. As previously stated, the owners have lived on the property full time for 18 years and the only reason they are moving is their age.

Recreation



A little buck

This is your classic recreational ranch. Just minutes from the Mendocino National Forest, the hunting possibilities are almost endless. The area's rolling oak grassland provides optimum habitat for big game and small game. Black tail deer hunting, wild pig, turkey and predator hunting are all available. The property is surrounded by big cattle ranches that keep the pressure off the game and allow for some great animal viewing. The Mendocino National Forest is just a couple of miles up the road. "The **Mendocino National Forest** straddles the eastern spur of the Coastal Mountain Range in northwestern California, just a three hour drive north of San Francisco and Sacramento. Some 65 miles long and 35 miles across, the Forest's 913,306 federally owned acres of mountains and canyons offer a variety of recreational opportunities - camping, hiking, backpacking, boating, fishing, hunting, nature study, photography, and off-highway vehicle travel." The property is also only minutes from Stony Gorge reservoir for great fishing and camping.

Weather and Glenn County

As stated on the Glenn County website website:



Glenn County is located in California 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"

Typical Weather for Entire Year in Elk Creek

January Normal High: 55°F Normal Low: 37°F Normal Average: 46°F	February Normal High: 61°F Normal Low: 41°F Normal Average: 51°F	March Normal High: 64°F Normal Low: 44°F Normal Average: 54°F	April Normal High: 72°F Normal Low: 47°F Normal Average: 59°F
May Normal High: 82°F Normal Low: 54°F Normal Average: 68°F	June Normal High: 90°F Normal Low: 61°F Normal Average: 76°F	July Normal High: 98°F Normal Low: 66°F Normal Average: 82°F	August Normal High: 96°F Normal Low: 63°F Normal Average: 80°F
September Normal High: 91°F Normal Low: 60°F Normal Average: 75°F	October Normal High: 80°F Normal Low: 51°F Normal Average: 66°F	November Normal High: 63°F Normal Low: 42°F Normal Average: 52°F	December Normal High: 55°F Normal Low: 37°F Normal Average: 46°F

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.

California Outdoor Properties Inc.
707 Merchant Street, Suite 100
Vacaville, California 95688
707-455-4444, fax 707-455-0455
info@caoutdoorproperties.com
www.californiaoutdoorproperties.com