



**Cook Ranch at Stony Creek
Glenn County, California**

Proudly Offered By



**California OUTDOOR
PROPERTIES**

707 Merchant Street, Suite 100, Vacaville, Ca 95688

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

info@CaOutdoorProperties.com

www.californiaoutdoorproperties.com

BRE# 01838294



Introduction



View from top of the property looking South east at house, barn and shop

This 155 +/- acre property is located in Glenn County about 5 miles from Stonyford, CA. This is a unique gentlemen's equestrian 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. 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. 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 13.1 miles to the ranch entrance on your left, 660 Co. Rd. 306. (Locked gate, appointments only) Follow the tree-lined driveway to the 3 bedroom, 2 bath modular home and enjoy beautiful views of snow-capped surrounding mountains in the distance. The real gem of this property is the year round creek, Stony Creek. There is over 3000 ft. frontage on Stony Creek.

Size and Description



Bulls grazing in the fields

The property consists of two parcels. APN# 014-32-020 is 120 acres and APN# 014-29-020 is 34.76 acres. The property is zoned Agricultural Preserve and is in the Williamson Act.

“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 tree lined driveway. You start at about 1000 ft elevation. Stony Creek runs the south. The north end of the ranch has a hill that goes to 1200 ft elevation that gives you a great view of the property. The creek corridor is lined with Digger Pines and old stream beds.

Water



Stony Creek looking west April 4, 2012

Water is gold and this ranch has lots of it. You have water rights out of Stony Creek to irrigate over 40 acres. You have year round Stony Creek with over 3000 feet of frontage. The house is serviced by a well that has been more than adequate.



Stony Creek looking west August 15, 2010

Structures



View of home looking north

The main house is a 1720 square foot modular home built in 1995. There are three bedrooms and two baths with an open large country kitchen with island and wood stove. The house has propane, AC and a two car garage attached to the house.



Living room



Kitchen



Horse Barn



Arena



Shop

The horse barn has five stalls, tack room and room for hay. The barn measures 72' x 69'. The little hay barn measures 30' x 42'. The riding arena is 260' X 162' and comes with its own announcer's booth. The metal shop is 42' x 32' with two 12'ft roll up doors. The little wooded shop measures 25' x 25'. To top things off, there is RV hook up with power, water, phone, sewer, and its own entrance.

Recreation



A herd of Tule Elk just a few miles south of ranch

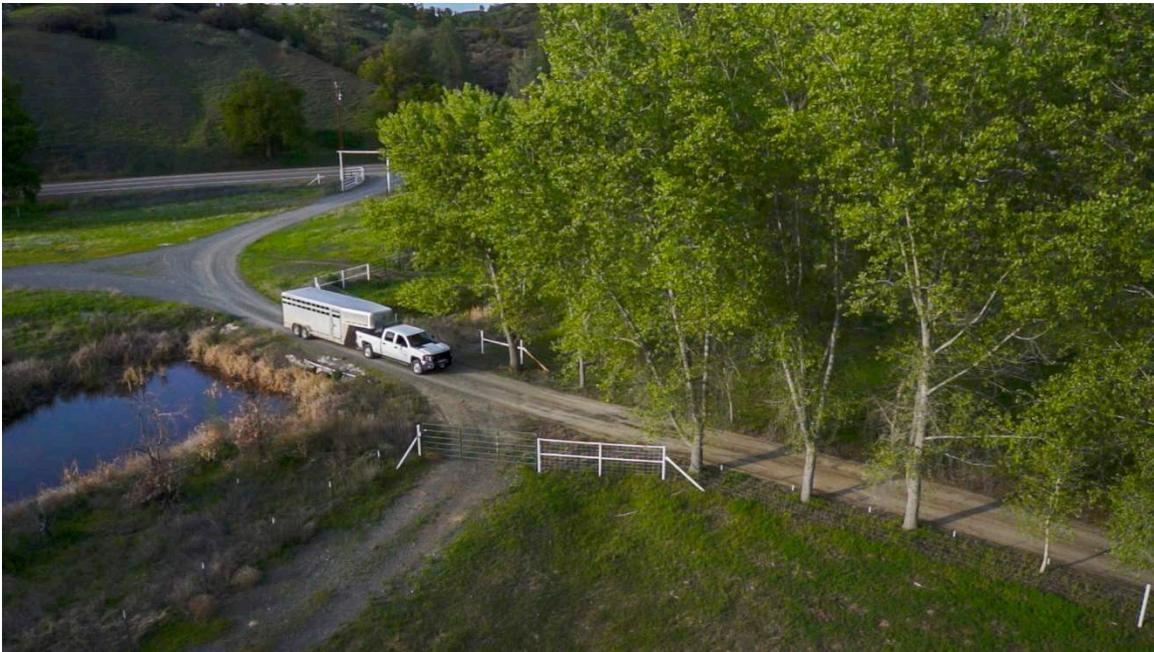
This area is a recreational dream with big oak grassy valleys that blend into the hills. The hills of chaparral have; Manzanita, buckeye, chemise, redbud, live oak, and grey pine. You can see beautiful conglomerate rock formations in Gravelly Ridge and even on your own property. The year round creek provides 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 first class equestrian estate with great riding trails laced with beautiful views, a 5 stall barn with tack room, and a riding arena with announcer booth. You could hold your own Gymkhana events. The real gem of the property are the two year round creeks providing 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.

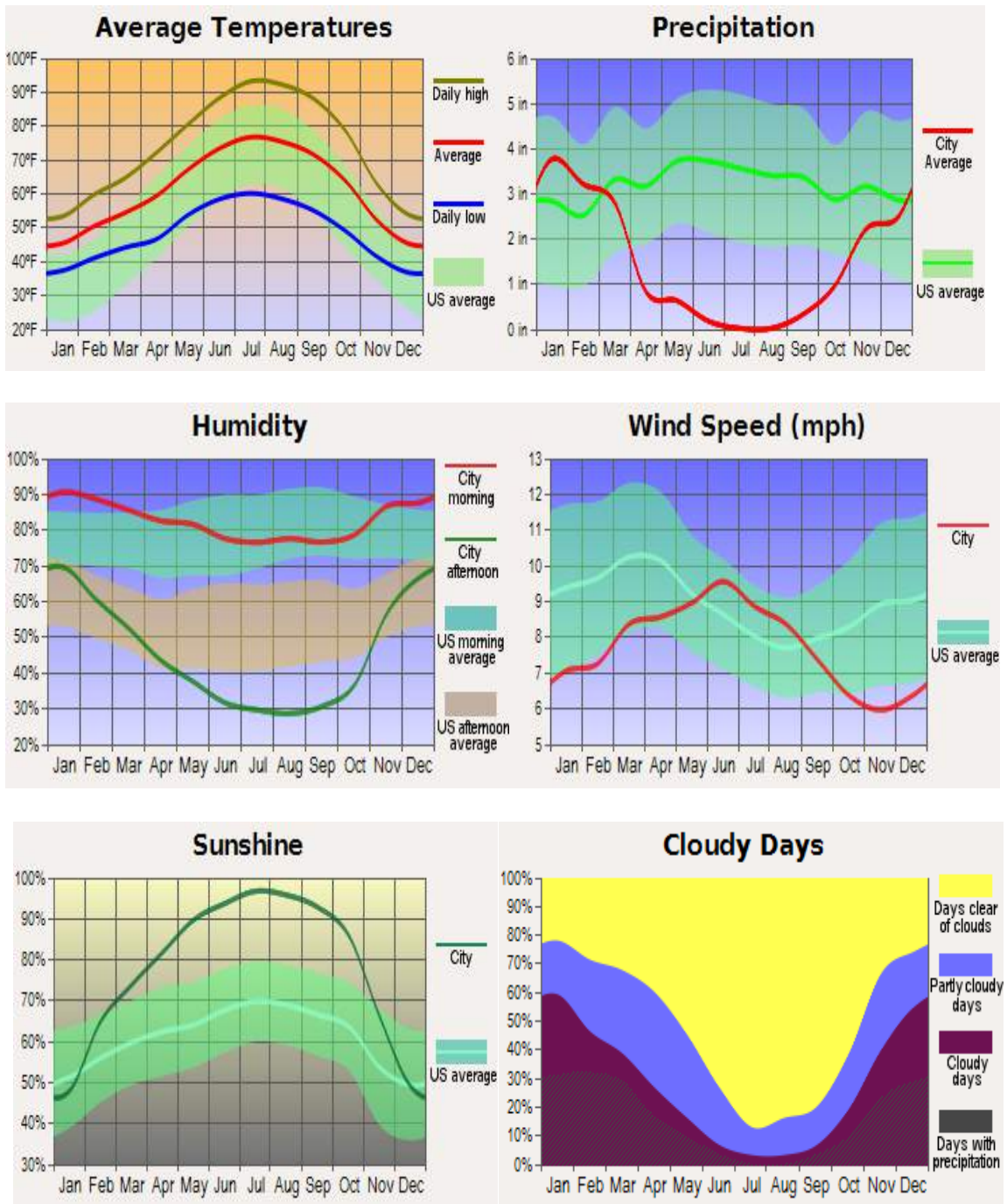




Driveway away from home



Weather and Stonyford, CA




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"

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.

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