

Reduced

RIVER RANCH

Welcome to the River Ranch, a 1312+/- acre property that offers both tranquility and recreational appeal like no other. When pulling up to the private driveway's custom iron gate, guests are given a sneak peek into the impressive collections within the ranch. From museum caliber taxidermy and tanned hide furniture, vintage metal and neon sign-age, antique farm equipment, and classic cars from several bygone eras, River Ranch has it all. \$3,999,000

California ~ Yolo County ~ Rumsey



The main house is expansive yet cozy, with multiple entertainment spaces, nestled inside a sweet farmhouse exterior. Painted in light yellow and sage green, the house is trimmed with scallop edging and heart-shaped-cut-out fencing and shutters for a charming effect. Enjoy a cup of tea in front of the fireplace in the elegant sitting room, watch movies in the den, or seek personal respite in one of the two bedrooms upstairs. The pergola-covered patio provides a wonderful outdoor dining area, while the expansive wood deck provides seamless indoor-outdoor entertaining access.

Adjacent to the main house is a workshop and great room that are one of a kind. Anchored by a spectacular stone fireplace, the ranch's great room is the perfect place to entertain large or small gatherings alike. The great room's stainless steel diner-style kitchen is both nostalgic and functional, with plenty of storage, prep space, and a 12 foot counter with seating. The guest house next door is fully contained it features a rock masonry hearth with wood stove and gas heating. In addition the knotty pine walls and ceilings offers endless vintage charm.



California
OUTDOOR PROPERTIES

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The 1312 +/- acre ranch is flanked by nearly 1.3 miles of Cache Creek river frontage, having miles of private roads and numerous swimming holes along the river. The ranch is only an hour from Sacramento and two hours from San Francisco. This convenient proximity to major metropolitan areas make River Ranch an ideal weekend getaway, corporate retreat, dude ranch, or hunting and cattle operation. Home to many organic farms and orchards, there is an abundance of agriculture throughout the entire valley. Soils in the valley are suitable for the cultivation of grapes, olives, and other types of fruit bearing trees. Private jets are available at Watts-Woodland Airport, just 29 miles away, while commercial air service is offered 50 miles away at Sacramento International Airport.



The ranch includes quality outbuildings and corrals for ranch equipment and livestock. The shop is currently used for housing the classic car collection, tractors, and equipment. In addition, there is an original and functioning three story barn that completes the ranch.




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