



*California*  
**OUTDOOR PROPERTIES**

FARMS | RANCHES | RECREATIONAL PROPERTIES | LAND | LUXURY ESTATES



## *B&L Long Shot Ranch*

*642 +/- acres Elk Creek, CA*

*Glenn County*



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CalBRE# 01838294





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## *Introduction*

This is your classic recreational ranch. This 642+/- acre property is located in Glenn County about 6 miles from the town of Elk Creek, CA. A property of this size is rare to be so close; 110 miles to Sacramento and 168 to San Francisco. It is an easy weekend trip from the Bay Area as the owners have done for many years. Recreational opportunities are numerous, including hiking, hunting, fishing in fully stocked ponds, horse or ATV rides, shooting on a professional shooting range, swimming or just a quiet day in the country. Improvements include a log vacation home, an indoor pool, equipment buildings and a separate caretakers house. The ranch is offered fully furnished and equipped. Bring your clothes, stop at the grocery store, and you are all set for a quick get-a-way!



## *Location*

The ranch lies in the heart 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 property can be served by the Glenn County Airport in Willows. It has a full service airport with two asphalt runways, 3770 feet and 4120 feet and a great restaurant called Nancy's. For commercial flights, the Sacramento airport is just 100 miles away. The closest schools would be 6 miles away in Elk Creek. 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 2 miles and make a left on Alder Springs Road. Go about 2.5 miles and property will be on your left and the caretaker house will be on your right. This ranch is set up for the absentee land owner that wants a place to relax and enjoy the great outdoors. The caretaker home is located on the main road and overlooks the ranches main entrance. You cannot see the ranch headquarters from the road which makes for a very private and protected ranch.





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### *Ranch Highlights*

- Incredible 2,860 sf fully furnished log cabin home with 3 bedrooms and 2 baths
- Indoor lap pool and pool house with 1 bath
- Large shop with 4 bays and 1 bath
- The property consists of three parcels and has a minimum parcel size of 160. (Agriculture Preserve)
- The ranch sits at 1000-1300' elevation
- Varied terrain, from flat pastures to rolling hills, to steep hillsides
- The ranch has substantial water; over 1,600 ft of Salt Creek and 3 year-round ponds
- Caretaker home, barn and large shop conveniently located across from the entry gate
- Turnkey: Equipment and furnishings included
- Fenced and cross fenced
- This property would make a great purebred cattle ranch, vacation getaway or a classic recreational property
- Trophy Blacktail deer hunting, wild pig, turkey and predator hunting are some of the best around
- Wild blackberries provide great cover for dove & quail, and they taste great too!

### *Size and Description*

The 642 acre ranch consists of three parcels and is enrolled in the Williamson Act.

<u>APN #</u>	<u>Acres</u>	<u>Zoning</u>
25-120-16	40 acres	AP-160
25-130-02	440 acres	AP-160
25-130-07	162 acres	AP-160

“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.”



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## *Water*



One of three, year-round ponds

- The ranch has an exceptional water aspect. It has over 1600 feet of Salt Creek. Salt Creek is a seasonal creek that borders the ranch on the Southern side.
- The ranch has four ponds and three of them are year-round ponds. The three ponds range from almost a 1 ½ acres to an 1 acre.
- The seasonal pond is about a ½ acre
- The ranch has four wells on the property, three of which are currently used
- The windmill well is powered by solar with dual redundant pumps to a small holding tank that gravity feeds a 20,000 gallon storage tank that gravity feeds household water to the homes, pool and out buildings.
- The landscaping well produces 3 gpm and is electric powered. The well fills two 2500 gallon tanks which gravity feed to the landscaping.
- The caretaker house has an electric well and fills a 2500 gallon storage tank. This well is 3 gpm.
- Any mineral rights will convey with the property





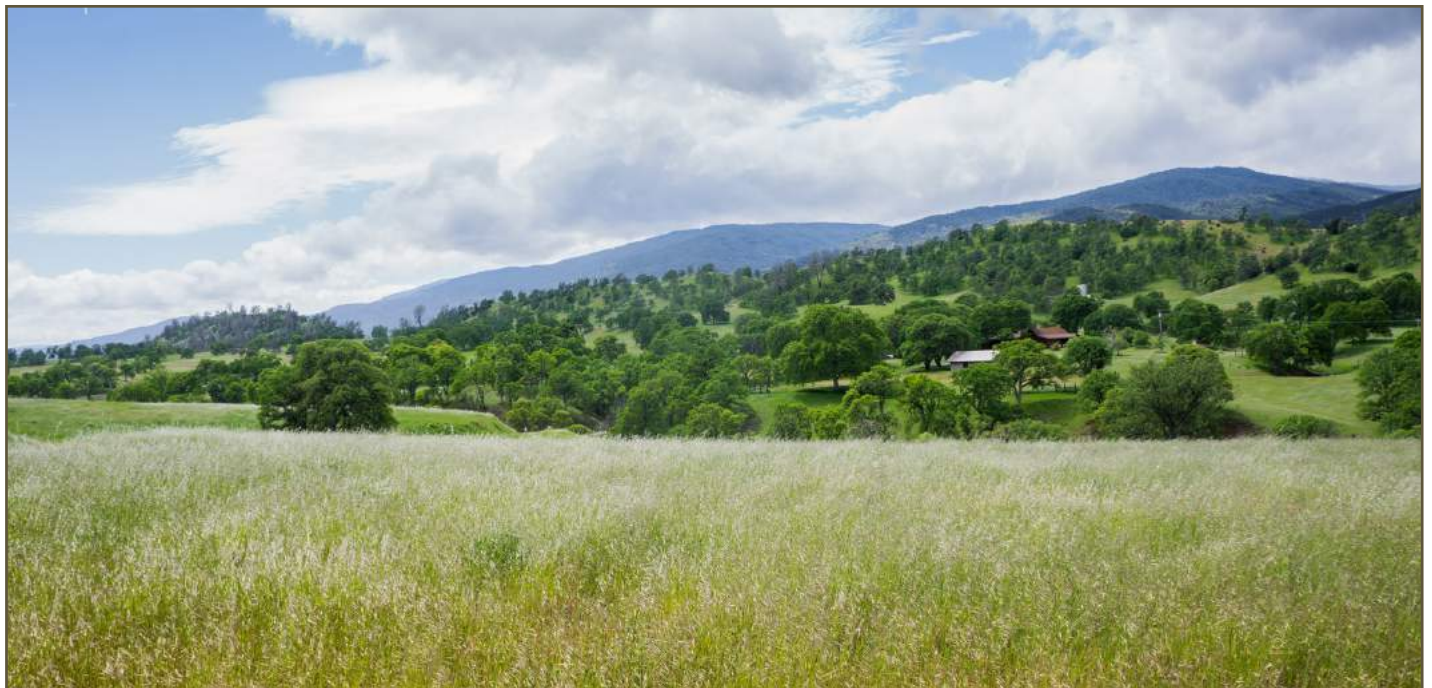
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## *Agriculture*



This area has been traditionally used as a winter grazing outfit with the cows arriving in mid-November and shipped out in mid-May. The abundant rainfall during the winter months allows the grasses to grow and no need to feed hay. The ranch is fenced and crossed fenced with good solid barbed wire. The pastures of this ranch are fertilizer and pesticide free making it a potential natural beef operation or a great purebred outfit. The ranch is also set up for sheep, with a nice lambing barn with electricity and a fenced-in area for the lambs. This ranch has a chicken coop, dog kennel, and several outbuildings to help with your agricultural endeavors. In the spring time, the hillsides and valleys are beautifully colored with blankets of wildflowers and radiant poppies. The current owners, delighted with the unique flavor of non-irrigated wild blackberries, produce dozens of cases of mixed berry jam for friends & family.







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## *Main Log Home*



The ranch has a beautiful, fully furnished 2,860 sf log cabin home that has been tastefully decorated.

## *Amenities*

- Three bedrooms and two full baths
- Beautiful wooden floors and an open floor plan with lots of natural light, make this a very inviting home
- Laundry/mudroom with lots of shelves, basement, huge finished attic space that measures 39' x 27'
- Kitchen with two large sinks, island, six burner Garland gas stove, a functioning wood stove and plenty of cabinets
- Cozy living room / family room with fireplace, stereo, side sitting room or breakfast nook with beautiful views of the ranch that also has a serving window from the kitchen
- The sizable master bedroom has a nice wood burning fireplace, office, abundant closet space, and a nice big master bath with the largest bath tub I have ever seen
- The attached garage measures 27' x 18' and has an automatic door opener, it could easily be converted to a bedroom if more space is needed
- Next to the garage is a carport that is the same size as the garage
- The log cabin has an emergency 8000 watt generator back up system if you ever lose power, plus two heat and air units to take care of the house
- There are plenty of fruit trees to keep you busy and places for a nice garden to be planted
- Built in sitting benches are outside under the magnificent oak tree and a beautiful brick front patio
- A front porch sits off the north end of the home adjacent to a "bonus" sun-room that doubles as a guest room for current owners





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Kitchen



Livingroom



Master bedroom fireplace



Master bathroom



One of three bedrooms



Front yard





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### *Ranch Headquarters Improvements*

- The ranch has good improvements with a huge metal Butler 74' x 39' shop that has 4 roll up doors. The building has concrete floor, telephone, Internet service and its own bathroom.
- The pool house is 24' x 26' wooded building with a nice wood paneling inside and contains an 15x9 "Endless Pool" lap pool. It has a nice tile floor around the pool and wall to wall carpet elsewhere. There is a workout area and a full bath and shower.
- A barn and pasture suitable for horses or sheep is nearby and includes a separate tack room
- A chicken coop, dog run, garden shed, gas shed, and pump houses are present for all your agricultural and animal activities



**Pool House**



**In-door lap pool**



**Shop**



**Interior of shop**

The caretaker house is located on its own 40-acre parcel and sits on Alder Springs Road. The main house cannot be seen from the caretaker home and has its own entrance. The 1244 sf home has three bedrooms and two full baths. The porch measures 53' x 7' and has a grapevine that provides both shade and charm. Central air and heat, ceiling fans, wood stove and recently remodeled kitchen, make for a great home. The property has a 20' x 30' horse barn, a well house, trailer and a three car carport that measures 41' x 20'. The caretaker house has two very nice pastures that would make a great horse set up.



**Caretaker Home**



**Caretaker's kitchen**





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## *Recreation*

This is your classic recreational ranch. The ranch's rolling oak grassland provides optimum habitat for big game and small game. Trophy Blacktail deer hunting, wild pig, turkey and predator hunting are some of the best around. The property is surrounded by big cattle ranches that keep the pressure off the game and allow for some great animal viewing. The year-round ponds and man made brush piles provide for great quail and dove habitat. The ponds are all clean and stocked with fish (two with bass and bluegill, one catfish). ATV, Jeep and bike trails abound. A professionally built pistol range measures 150x75 feet with rear and side berms, and has a nice storage building for your shooting supplies. The laser measured rifle shooting range goes from 100 yards to 600 yards. The owner even has a 1,100 yard target position for your long range needs. In addition, the Mendocino National Forest is less than a mile away. "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.





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## Weather and Glenn County

As stated on the Glenn County 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 motor-sports/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 of land set aside exclusively for a 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. 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. There is also Nancy's, a family restaurant serving three meals daily.

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.

The climate for the B&L Longshot Ranch is dry warm summers and mild winters.

Retrieved from "[http://en.wikipedia.org/wiki/Elk\\_Creek,\\_California](http://en.wikipedia.org/wiki/Elk_Creek,_California)"













## Offering Price

~ Please call us for a price ~



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