



California
OUTDOOR PROPERTIES

FARMS | RANCHES | RECREATIONAL PROPERTIES | LAND | LUXURY ESTATES



Flying S Ranch
170.8 acres Stonyford, CA
Colusa County



707 Merchant Street | Suite 100 | Vacaville, CA 95688

707-455-4444 Office | 707-455-0455 Fax | californiaoutdoorproperties.com

CalBRE# 01838294





California
OUTDOOR PROPERTIES

FARMS | RANCHES | RECREATIONAL PROPERTIES | LAND | LUXURY ESTATES

Introduction

This 170 +/- acre property is located in Colusa County about 3 minutes from the town of Stonyford, CA and approximately 23 miles from Williams, CA and just 98 miles to Sacramento and 154 to San Francisco. 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 ranch used to be an ostrich farm with plenty of space and structures. Two year round ponds, 2755 sq ft home. 15,000 sq ft shop, 5460 sq ft barn, 2800 sq ft equipment shed, guest house, out buildings and much more. A great place for livestock, horses, storage for your car collection and even bring back the ostrich's. The property can be served by the Colusa County airport about 47 miles from the ranch or commercial flights out of Sacramento. Take Highway 5 north and at the town of Maxwell turn west and take Maxwell - Sites road, follow paved road for 31 miles and turn left on Fouts Springs Road, the ranch will be on your left in about 2.9 miles. The caretaker has been advised not to let anyone on ranch without an appointment.





California
OUTDOOR PROPERTIES

FARMS | RANCHES | RECREATIONAL PROPERTIES | LAND | LUXURY ESTATES

Size and Description



The property consists of two parcels and is zoned Ag-80, upland conservation with 80 acre minimum.

APN 010-200-014 51.70 acres zoned UC 80

APN 010-040-071 119.1 acres zoned UC 80

The property sits at the 1280-1360 ft elevation. The terrain is very gentle, from flat pastures to slight rolling hills. There are nice open pastures and oak studded pastures for grazing with perimeter fencing and cross fencing. Previous owners used the ponds for irrigation during the summer months. Electricity is available with propane, septic and well water. There is a store gas station, restaurant/bar and grade school. As previously stated, the ranch was a commercial ostrich farm with many structures and improvements that would take millions of dollars to build today. Stonyford is a remote community in the coastal mountain range in Northern California with a population +/- 250 year round residents.



California OUTDOOR PROPERTIES

FARMS | RANCHES | RECREATIONAL PROPERTIES | LAND | LUXURY ESTATES

Water ———



The ranch has an exceptional water aspect. It contains two year round ponds and two wells. In addition, a spring fed creek flows through the property and lasts most of the year. The owner states even during the last 5 years of drought the two ponds have never gone dry. The ranch also has an irrigation ditch running through part of the ranch. During the summer the ditch provides great water for wildlife. The owners do not use the ditch water. Any mineral rights will convey with the property.

Recreation ———



The ranch borders BLM ground and is just minutes from the 900,000 acre Mendocino National Forest. This provides for some excellent recreation. Trophy blacktail deer hunting, wild pig, turkey and predator hunting are some of the best around. Fishing in your own ponds for bass and crappie or fish for trout just 5 minutes from the ranch. A great motocross park is located a few miles west of the property. The East Park reservoir, just minutes from the ranch, is home to Tule Elk and has great fishing and swimming.

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, small-mouth 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.



California OUTDOOR PROPERTIES

FARMS | RANCHES | RECREATIONAL PROPERTIES | LAND | LUXURY ESTATES

Structures —



Wow, the property has a plethora of buildings that can be used for a variety of options. Starting with the very comfortable 2755 sf home with 3 bedrooms and 2 baths. There is a 624 sf guest home, a huge 15,000 sf shop/barn, 600 sq ft tack/storage room, 2800 sf shop, 2861 sf pole barn, another 1056 shop/storage, 360 sf garage, 5460 sf equipment barn and 1377 sf equipment shed.





California
OUTDOOR PROPERTIES

FARMS | RANCHES | RECREATIONAL PROPERTIES | LAND | LUXURY ESTATES

Weather and Stonyford



"In its earliest incarnation as Smithville, Stonyford history dates back to 1863 when John Smith traveled from Adams County, Illinois, to this mountain-nested valley on the banks of Stony Creek. As reported in a locally written history*, John Smith established a hotel, blacksmith shop, and the first lumber and flour mills in the area. From those beginnings in 1863 to the present, Stonyford has grown hardly at all. There is no hotel in town any longer, and the only businesses are a grocery store—gas station and a bar and restaurant. The sign at the entrance to the town still says "Stonyford, Population 250." Stonyford had its own heyday in the early years of the last century, when people came to spend time in the several hot springs that dotted the hills above the town. At that time, as shown in old photographs, the town sported plank sidewalks, a large hotel, and several stores. But, then hot springs went out of vogue, and a fire destroyed the hotel and other buildings. The town then reverted back to a sleepy state from which it has yet to recover. The town wakes up in the summer months, however, when visitors come to camp at East Park Reservoir. The season begins with the annual rodeo on the first weekend of May. This event, which involves the whole town, brings in people from all over the area. The people pour in on the three main summer holidays: Memorial Day, Independence Day, and Labor Day. After Labor Day, the water-sports crowd is supplanted by the dirt-bike crowd. In the winter months, dirt-bike enthusiasts move into the hills above Stonyford in an area centered around Fouts Springs. Stonyford is located on the south-eastern edge of the one-million acre (approximately) Mendocino National Forest. This forest provides the area with many places in which to hunt, fish, hike, picnic, and camp. The most popular area for trout fishing and overnight camping is the pristine Letts Lake, which is twenty miles above Stonyford. Fed by natural springs and off limits to motorized boats, this lake is a delightful place to visit. Eight miles below Stonyford is the crossroads community of Lodoga. It has a bar/restaurant/store that serves the Lodoga end of East Park Reservoir. The Lodoga end is preferred by many because of its better camp sites—more shade trees and more inlets for camping and launching boats. While an abundance of natural beauty is Stonyford's strength, isolation is its weakness. The two closest towns of reasonable size are Willows and Colusa. Each is about 40 miles away. The closest cities with good shopping opportunities are Yuba City/Marysville, Chico, and Woodland. Each of these cities is 65-75 miles away. Sacramento is about 110 miles and the Oakland/San Francisco area about 165 miles distant. This is not as big a problem as it may seem; Interstate 5 is only 26 miles away, so travel to most places is via high-speed roadway. Also, the drive over to Interstate 5 provides a delightfully scenic ride through sparsely inhabited countryside."

*BACK IN TIME, Stonyford Community History; Joyce Bond, Beulah Vanlandingham, Sharky Moore comp., np, May 1993



California OUTDOOR PROPERTIES

FARMS | RANCHES | RECREATIONAL PROPERTIES | LAND | LUXURY ESTATES

The climate for the East Park Ranch is dry warm summers and mild winters.

Average annual precipitation is 21 inches per year.

Average High in July is 93 and Average Low is 59 degrees F.

Average High in January is 55 and Average Low is 32 degrees F.

January is the wettest month with almost 5 inches of rain.

July is the warmest month.

EAST PARK RESERVOIR, CALIFORNIA (042640)

Period of Record Monthly Climate Summary

Period of Record: 7/ 1/1948 to 8/31/2003

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
Average Max. Temperature (F)	54.8	58.6	61.8	68.5	77.4	86.5	93.7	92.2	87.4	77.3	63.9	56.1	73.2
Average Min. Temperature (F)	31.7	34.8	37.3	40.6	47.0	54.0	59.0	57.0	52.4	44.6	37.2	32.1	44.0
Average Total Precipitation (in.)	4.73	3.69	2.62	1.08	0.61	0.31	0.04	0.13	0.28	1.06	2.64	3.62	20.82
Average Total Snowfall (in.)	2.3	0.3	0.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.3	1.5	4.7
Average Snow Depth (in.)	0	0	0	0	0	0	0	0	0	0	0	0	0

As stated on the Colusa County website:

Uniquely situated along Interstate 5 and Highway 20, Colusa County lies in the heart of the Sacramento River Valley. Its picturesque agricultural landscapes are vastly untouched by massive residential development. Colusa County provides a wealth of economic development and growth opportunities with its abundance of commercial and industrial properties. With close proximity to the State Capital, Sacramento International Airport, and the San Francisco Bay Area, Colusa County offers a rural appeal with major city amenities within reach. Colusa County has 1,150 square miles are home to nearly 21,500 people. Between 1996 and 2006, the population increased 16 percent in Colusa County. This large increase in population may be a result of a high home prices in the Sacramento area pushing people further north in search of affordable housing, especially along interstate 5. Colusa County has a projected population of 23,565 by 2015. Of the two incorporated cities in Colusa County, the city of Colusa was the populous, with 5,582 people in 2005. However, the city of Williams was the fastest growing city in the county, with an average population increase of 4 percent between 1995 and 2005. The city of Colusa saw an annual average increase of 0.7 percent during the same time.

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 Office (707) 455-0455 Fax
todd@caoutdoorproperties.com
www.californiaoutdoorproperties.com

