

TIMBUCTOO
SPORTING ESTATE
YUBA COUNTY, CA



California
OUTDOOR PROPERTIES

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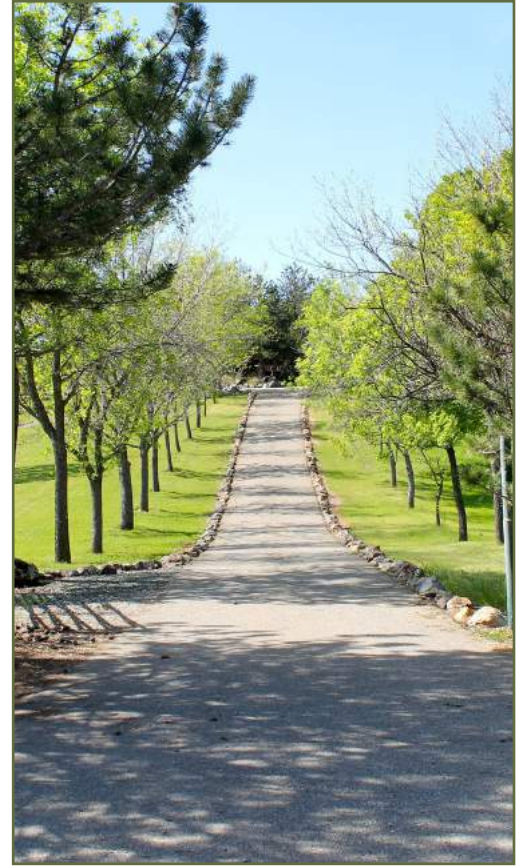
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TIMBUCTOO SPORTING ESTATE

- 211 +/- acres deeded acres
- 5 bedroom / 6 bathroom lodge with wrap around porch
- Host events for family & friends
- Commercial kitchen, dining hall seating 25+
- Competition caliber sporting clay course and golf tee
- 1 bedroom honeymoon cabin
- Separate caretaker quarters
- Shop and horsebarn
- 2 trophy bass ponds
- Yuba River frontage
- Excellent waterfowl, upland bird and game hunting
- Nevada Irrigation District water
- Commercial zoning opens up many income opportunities

Exclusive hunting rights to 4,274 +/- acres available separatley





Size and Description

The ranch consists of 211 +/- deeded acres

4,272 +/- acres of exclusive hunting and fishing rights
available for separate purchase

Elevation: 400 ft to 1,000 ft

Soil: Well-drained, metavolcanic. Class 4.

Zoning: The deeded acreage is comprised of six assessor parcels. Five of these are zoned M-2, with the remaining parcel zoned A/ RR. See Table below.

M-2 zone "Extractive Industrial" allows for mining and other types of resource extraction and processing. Development of structures including barns, shops caretaker units, etc. accessory to this use is also allowed. This is a common zoning designation in this area, which has a long history of mining activity.

A/RRzone "Agriculture/Rural Residential"

The purpose of this zone is to "preserve the rural character and amenities of these lands best utilized for low density residential development". Permitted uses include residential development and any type of agricultural activity, including aquaculture, the raising of livestock, etc.

For a full list of permitted uses, see the Yuba County zoning codebook: <http://goo.gl/LIOIYb>

Left: Outline of assessor parcels

Right: The vast adjoining acreage is ready to explore

#	APN	Acres	Zone
1	006-170-123-000	38.00	M-2
2	006-170-124-000	21.00	M-2
3	006-180-045-000	18.80	M-2
4	006-180-046-000	41.50	M-2
5	006-180-047-000	11.00	M-2
6	006-220-081-000	80.67	A/RR



Left: The lodge

Below: One of the large living spaces



Lodge

The lodge is a beautiful, hewn log structure designed to accommodate large groups.

A commercial kitchen and large dining hall make feeding guests a snap.

The giant stone fireplace, wraparound porch and sporting clay course make entertaining them easy too.

Details

- 5 bedrooms 6 bathrooms
- Commercial kitchen
- Dining hall seating 25+ people
- Wraparound porch
- Landscaping on drip irrigation



The dining hall



Massive stone fireplace & large living



Other Improvements

In addition to the main lodge house, the property also has a caretaker unit (situated above the shop) and a separate 1-bedroom cottage.

A large barn and shop space provide room for ranch equipment, toys, and the like.

There are currently four stalls set up with turnouts, along with a tack room and feed area.

Details

- 1,200 sq ft, 2 bed/2 bath apartment
- 1 bed/1 bath cottage
- 4-stall barn with tack room and feed room
- 800 sq ft shop / building
- Sporting clay course



Left: Practicing a few swings

Right: The outdoor BBQ & picnic area



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Recreational Attributes

Timbuctoo Sporting Estate is a *recreational paradise* for the outdoor enthusiast.

For the hunter, there are plenty of black tail deer, wild pig, turkey, quail, dove, and predators to keep you busy.

Frontage on the Yuba River means easy access to excellent fly fishing. The large reservoirs are loaded with largemouth bass and also attract plenty of waterfowl.

The adjoining 4,272+/- acres provides endless opportunities to wander and explore. (sold separately)

If you tire of hunting and fishing, practice some skeet shooting, start up a project in the shop, or simply sit out on the deck and enjoy the views of the grand old blue oak trees.





large ponds

Water and Climate

Lots of water on and around this beautiful property.

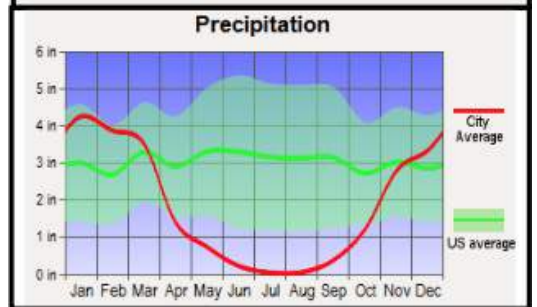
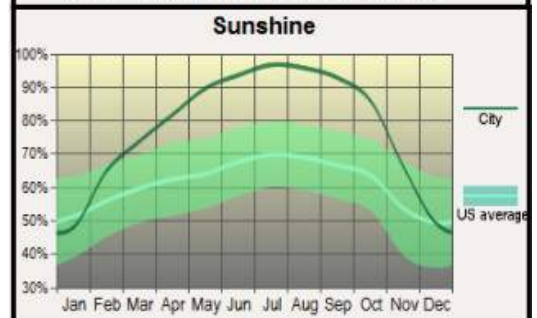
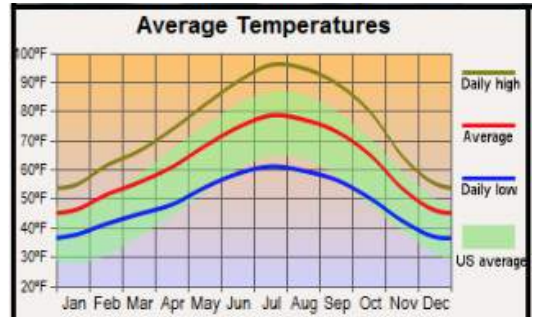
A domestic well services the lodge and caretaker unit.

On the deeded acreage there are two year-round ponds: 3 acres each, 12-15 feet deep. There is also 2+ miles of Yuba River frontage.

Fishing and hunting rights give access to some 100 additional ponds and lakes on the adjoining land.

The property receives 10 miner's inches of Nevada County district irrigation water, which is used to fill the ponds.

Average annual precipitation is around 22 inches. In the winter the temperatures can be cold but rarely fall below freezing, and the area receives no snowfall. In this region January is usually the wettest month (rainy season runs from October-mid April) and July is typically the hottest/driest.



Surrounding Area and Access



Timbuctoo Sporting Estate is located in Yuba County, about 60 miles north of California's capitol, Sacramento. Grass Valley and Marysville, both about 20 minutes from the property, offer small airports with hangar space. Sacramento International Airport is the best bet for commercial flights to and from the area.

If you are looking for sporting and recreational fun, there are few better places to be. The fisherman will be spoiled for choice. The Yuba and nearby Feather Rivers are highly renowned fly fishing watercourses, and the innumerable nearby lakes provide great opportunities for some angling.

Waterfowl hunting almost need not be mentioned - this area is famous for its migratory duck and geese population. Pheasant and quail hunts can be undertaken on public lands or via private clubs.

In an hour and a half you can be on the north shore of Lake Tahoe. North of the property is Plumas National Forest; east is Eldorado National Forest - more opportunities for hiking and camping than a lifetime will allow for.

For the golfer, there are several nearby options. Coyote Run Golf Course, an 18-hole championship golf course is 25 minutes away. Thirty minutes driving will get you to Plumas Lake Golf and Country Club. A 45 minute trip to the Par-71 River Oaks Golf Club in Nicolaus.

The area is also rich in cultural activities. The annual Marysville Peach Festival celebrates the sweet bounty of summer, while the popular Rodeo showcases the rural lifestyle that is still very much alive in these parts.

For a nice meal out, a twenty minute car ride will take you to the charming Sierra foothill town of Grass Valley to the east or the bustling urban center of Yuba city to the west. That is, if you ever manage to leave the lodge.

Offering Price

~ Please call us for a price ~

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