



Keig Ranch

Solano County, California

Proudly Offered By



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Introduction



If you are looking for a place to get away from the Bay Area for some peace and quiet, weekend getaway or a hunting compound, this is the place. The Keig Ranch is 185 acres in Solano County, just minutes from downtown Vacaville. Vacaville is located in between Sacramento, CA (37 miles) and San Francisco, CA (53 miles). A nice 1440 sq. ft. home with a large 2000 sq. ft. deck provides you with spectacular panoramic views of the Sacramento valley, Grizzly Bay, Mt. Diablo and the Sierra Nevada mountain range off in the distance. Plenty of room for entertaining and miles of jeep trails for your quads and ATV's. If you are into wildlife you will not be disappointed; deer, wild turkey, quail and other game are prolific. One can see eagles cruising the sky and the nighttime stars are to die for. The ranch is just an hour away from San Francisco and only 41 miles to the Sacramento International Airport. The city of Vacaville has a beautiful historic downtown where you can always find something going on. The property is minutes from Highway 80 off of Pleasant Valley road. If you think this may be the place for you please call the office for an appointment.

Size and Description



The 185.79 +/- acre property consists of one parcel. APN# 0122-050-130.

As you turn off Highway 80 on to Pleasant Valley road you will come to Whedbee Drive. The road will take you up a steep hill and you will be met by a very secure metal gate. The ranch starts at that gate and the road will wind its way up the hill. You will go pass a flat area where there is a metal barn and parking area, you will continue to climb the hill and you will reach the home and garage. The views are endless. Jeep trails take off from the home site and traverse the ranch completely. You will have no problem getting around ranch and using all of the 185 acres.

Home



The home was built in 1983 and remodeled in 2009. It consists of 2 bedrooms and 2 bathrooms, 1440 sq. ft. with a nice open floor plan. Newer composition roof and central heat and air. The barn is a 24' x 24' metal structure with plenty of parking area for your equipment.





One of Two Bedrooms



Master Bathroom



Living Room



Deck



Metal Barn



Garage



Water



The water to the ranch is supplied by a well. The owners have developed a great back up water system, just in case there is another drought. They have established 20,000 gallons of water in 8 plastic tanks that gravity feed the home from the hill above. The well did not have problems this year, but did have an issue during the drought. In addition, the owners have built another 10,000 gallons in 4 tanks below the home to store rainwater from the roof.



Recreation



The Keig Ranch is right next door to downtown Vacaville, but it feels like miles away. From the property one can find deer, wild turkey, quail and other game. When filming the property, I saw a buck and 10 does, a flock of wild turkeys and a covey of quail. Your neighbors have large acreage and the wildlife has plenty of room to roam. As you drive around the property, you will be amazed at the road system. If you look at a topo map, the property looks steep and uninviting. But once you get loose on your ATV or hiking, you will be impressed by the effort of the owner to create a network of trails and roads to use the 185 acres. It is definitely a must see property, the pictures do not do it justice. With the easy access to Interstate 80, you can be on the freeway in minutes and head up to Lake Tahoe for skiing, or drive over to Napa for some wine tasting. The ranch overlooks the historic Pleasant Valley area and is just 20 minutes from Lake Berryessa with great fishing, boating and swimming.





Arial view of the home

Weather and Solano County

As shown on Wikipedia Solano County and Vacaville:

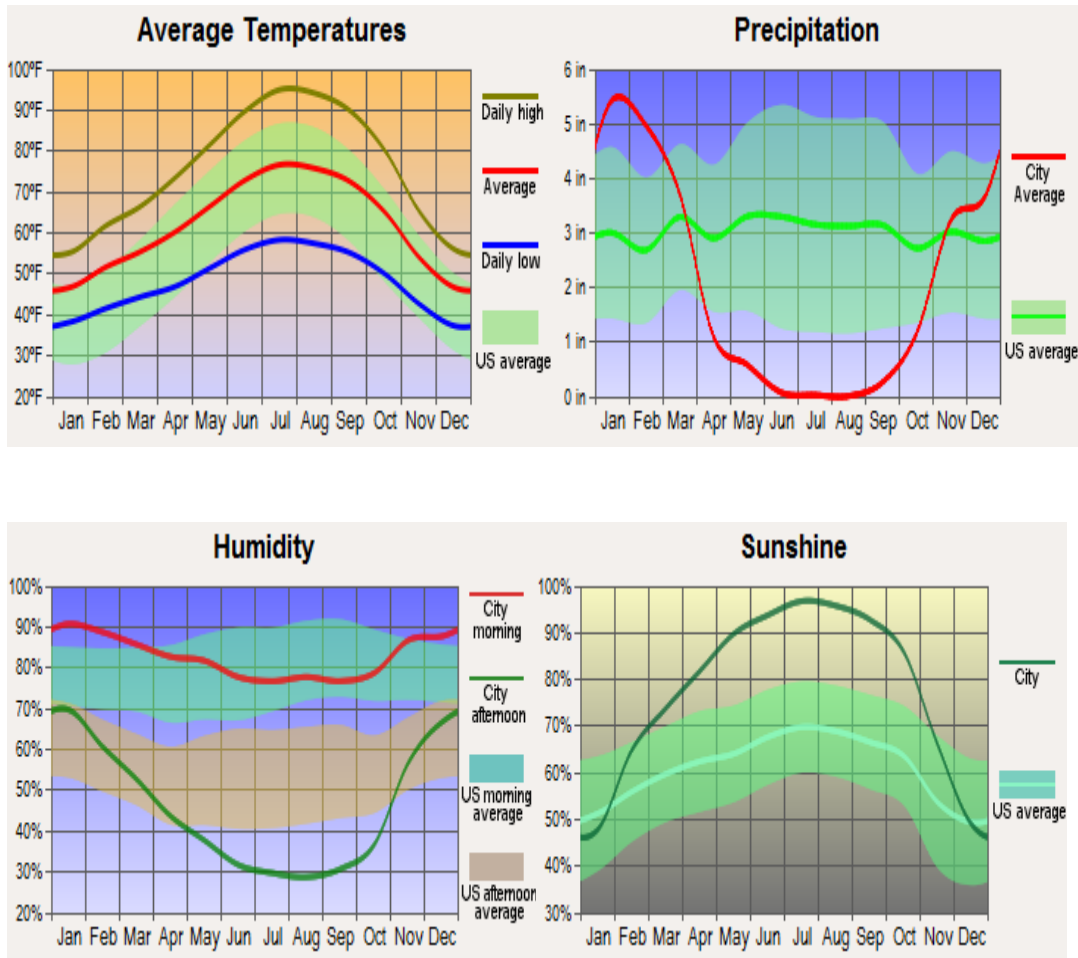


As stated on the Solano County Website:

The place for people to live, learn, work and play...Solano County is a special place, with its inviting mix of rural and suburban lifestyles and easy access to all of the urban amenities associated with two of the nation's most dynamic metropolitan regions. Situated midway between San Francisco and Sacramento—the State capitol, Solano County is home to rolling hillsides, waterfronts and fertile farmland. County residents can enjoy day trips to the San Francisco Bay area, Lake Tahoe region and the Napa and Sonoma Valleys. Thanks to a mild climate, plenty of open space, proximity to lakes, rivers and mountains, residents can enjoy year round outdoor recreational activities like fishing, boating, skiing, hiking and biking.

Solano County is a growing community that reaps the benefits of its ideal location for those who live and work here. The blend of agriculture, corporate business, and pleasant lifestyle enhance the attraction of Solano County. The County limits residential and commercial development outside of cities, thus preserving approximately 80 percent of the land for open space or agricultural uses. Blessed with a thriving agricultural economy, the county is also home to biotechnology and other growth industries.

With its strategic location, affordable housing, natural and human resources, history of responsible land use planning and attractive quality of life, Solano County is entering the 21st Century with a promising future as a place to live, learn, work and play. The America's Promise Alliance has affirmed this fact five times, naming Solano County as one of the 100 Best Communities for Young People—the only California community with that distinction.



Please call office for 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 price change, correction or withdrawal without notice and any offer presented does not have to be accepted.

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