



California
OUTDOOR PROPERTIES

FARMS | RANCHES | RECREATIONAL PROPERTIES | LAND | LUXURY ESTATES



Pine Ranch

9494 +/- acres, Guinda, CA
Yolo and Colusa County



707 Merchant Street | Suite 100 | Vacaville, CA 95688

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

DRE# 01838294





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Introduction

Imagine the most perfect place for the recreational enthusiast; a place where you, your friends and family can hunt, fish, hike, camp, play, swim, ride horseback, round up cattle, or just hang-out, relax and enjoy the stunning views, a place where you never want to leave. That magical place is the Pine Ranch. Located in Guinda, California, in the Capay Valley, in Yolo and Colusa Counties, this 9494 acre ranch, boasts a 7000 square foot home, 4000 square foot lodge, and a pool complex that is the envy of most major resorts. Just an hour from Sacramento and two hours from San Francisco, this northern California gem is in a prime location. Privacy, multiple recreational options, million dollar views, the ultimate family compound, and easy access to Sacramento make up the ideal home for the next fortunate family.



Location

Pine Ranch is set in the hills of Colusa County and Yolo County, a mere 15 minute drive to the Cache Creek Casino and Spa for dining, gaming, golf, and spa treatments. Sacramento International Airport is 43 miles from the property, Sacramento Executive Airport is 58 miles from the property, and San Francisco International Airport is 108 miles from the property. The closest school is 6 miles away in the town of Brooks. From the north, take Highway 16 to County Road 57. Turn left onto County Road 57. From the south, take Highway 16 to County Road 57. Turn right onto County Road 57. The ranch is located behind a locked gate. Please call California Outdoor Properties for an appointment.



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Highlights

- Incredible, panoramic views
- Fabulous family compound
- Perfect ranch for the recreational enthusiast
- 4000 square foot lodge with:
 - * three guest rooms, each with its own bathroom and fireplace
 - * large great room
 - * expansive kitchen designed to serve large groups
- 7000 square foot, Western themed home, with:
 - * 5 bedrooms, each with its own bathroom
 - * 2 half bathrooms
 - * 4 car garage
- Resort quality pool area
- First class roping and cutting arena
- Six stall barn with tack room, grooming/wash rack
 - * Half bathroom
 - * 4 vehicle garage
- Covered riding arena
- Trophy black tail deer, quail, dove, pig, turkey
- Large self-sustaining lake with largemouth bass, bluegill, and catfish
 - * Half bathroom at lake
 - * Large entertainment deck and barbeque sized to roast a steer





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Size and Zoning

This 9493.45 acre property consists of 71 parcels. 9195.95 acres are located in Yolo County and 297.5 acres are located in Colusa County. The property is zoned “A,” Agricultural. Some parcels are in the Williamson Act. Please contact California Outdoor Properties to request a list of the APN numbers for this ranch.

Current Property Taxes: \$51,053



“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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Property History

The Capay Valley, and surrounding area, was home to the Wintun people. The Wintun people would use rocks to ground acorns for flour. On the ranch, rock formations, peppered with depressions created by acorn grinding, are a vivid reminder of this ancient activity. Additionally, bead and arrowhead relics were recovered from the ranch.

The current owners purchased the property in 1995, and began to make their dream of a world-class recreational facility materialize. Over the course of time, additional parcels were acquired making the present day ranch. Through amazing vision, the family has successfully transferred bare land into a lifestyle desired by many.



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Recreational Activities

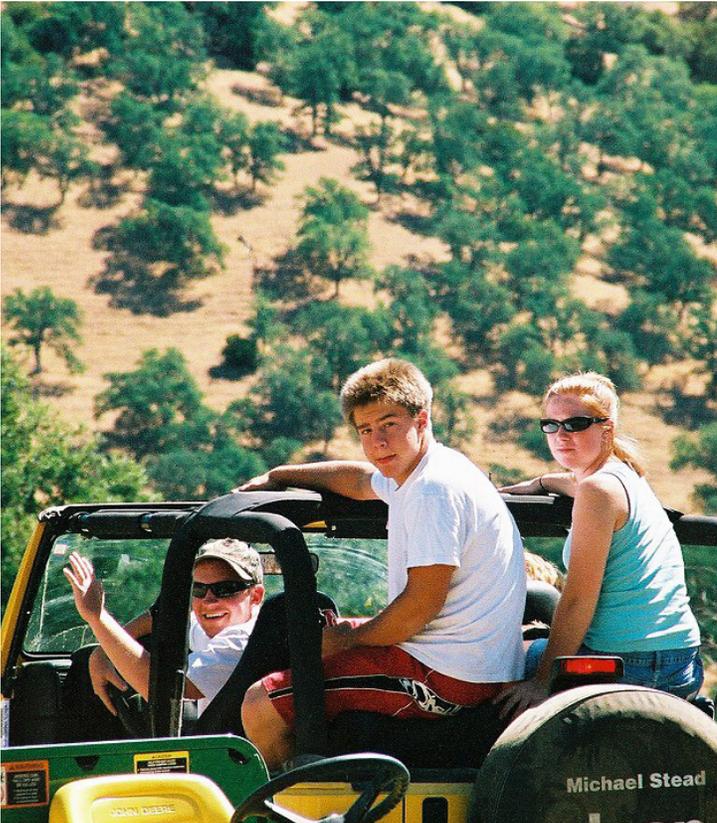
This is the quintessential recreation ranch. Without a doubt, the list of activities this property offers is overwhelmingly comprehensive. For hunters or wildlife viewing aficionados, trophy black tail deer, pig, dove, quail, fox, coyote, black bear, and wild turkeys roam the property, while golden eagles soar overhead. Bring your shotgun for some clay pigeon practice or pick up the bow and arrows for archery. Go off-roading. Grab inner tubes and cruise down Cache Creek. A self-sustaining lake with large-mouth bass, bluegill, and catfish beckon the angler. A first-class cutting and roping arena, covered riding arena, 6 stall barn, cattle round-up, and many wonderful trails make a day on horseback varied and exciting. Put the saddlebags on your horse and head to the lake for a picnic while admiring the vistas of the land surrounding you. Meet the gang at the lake for kayaking, then some dancing on the large entertainment deck, between bites of succulent beef grilled on the barbeque sized to roast up to a steer. Not in the mood to fish or ride a horse today? Well, saunter over to the lodge for a game of pool, ping-pong, darts, or shuffleboard, then head out the door to the resort style pool and spa for a refreshing dip on a hot summer day. Strategically placed between the house and the lodge, the pool compound makes for easy access to either house or lodge kitchen when hosting a barbeque with family and friends. There is no better place to entertain than the Pine Ranch. If the five bedrooms in the house are insufficient, the lodge has three guest rooms with private bathrooms and fireplaces in each room. Family and friends can enjoy the amenities this ranch has to offer, including the tranquility. Nestle into a chaise lounge, feet propped up, your favorite beverage in hand, and gaze into the night sky at the blanket of stars. This ranch satisfies your every whim and is perfect for the recreational enthusiast.





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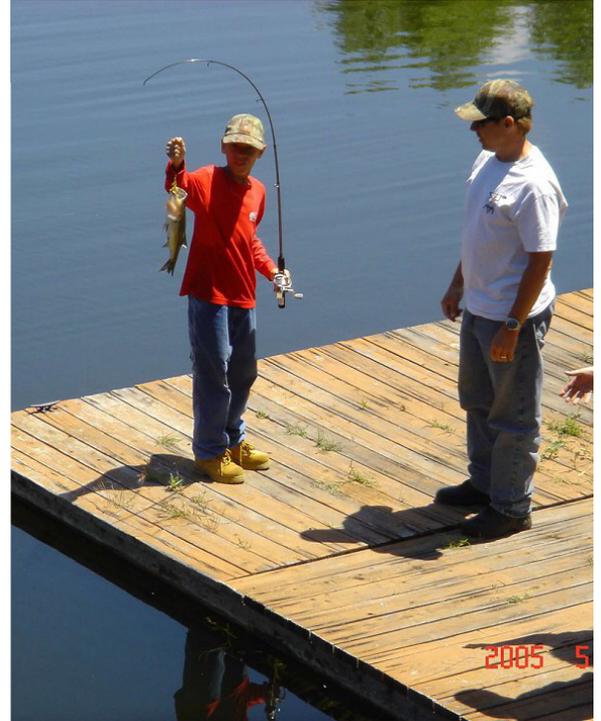
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About Guinda:

Guinda is located in Capay Valley. Capay Valley is in the northwestern portion of Yolo County, 13 miles northwest of the town of Esparto. The population was 254 as of the 2010 United States Census.



About Yolo County:

Located in Northern California, Yolo County is included in the Greater Sacramento Metropolitan Area and is located in Sacramento Valley. Much of Yolo County is rural agricultural as evidenced by the multibillion dollar California tomato industry where Yolo County is a major contributor. Home to the University of California, Davis, Yolo County has a population of 200,849 as of the 2010 United States Census.





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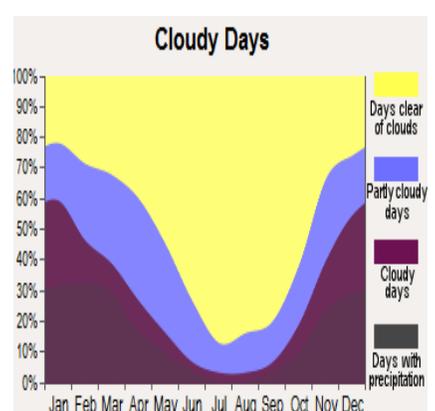
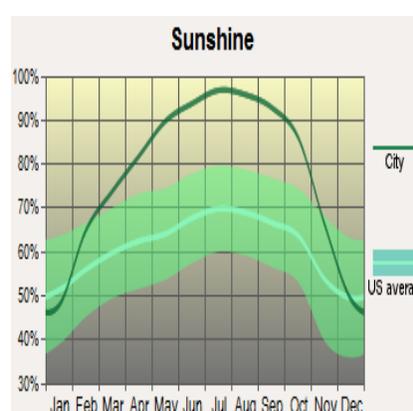
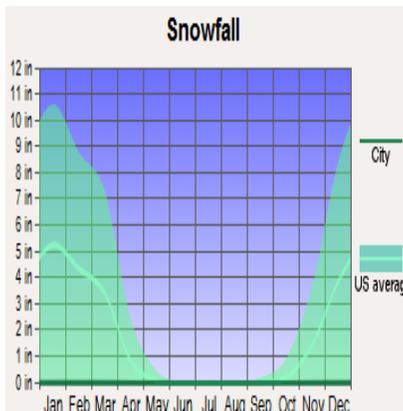
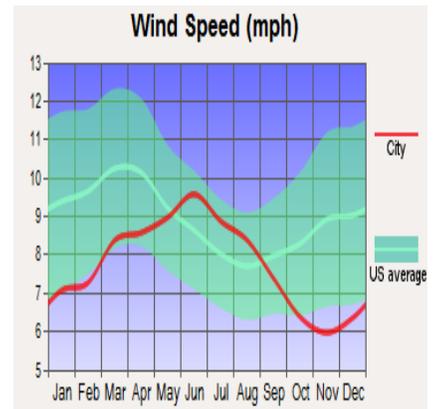
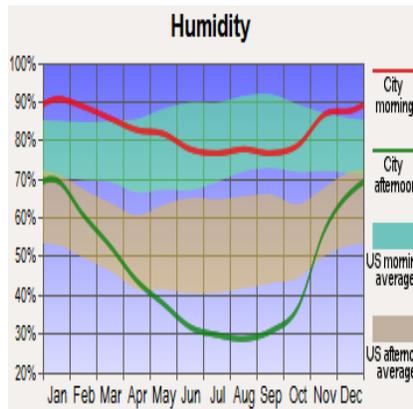
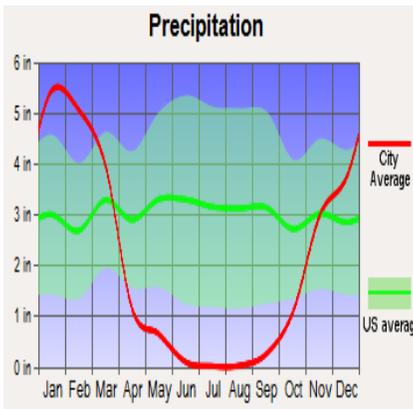
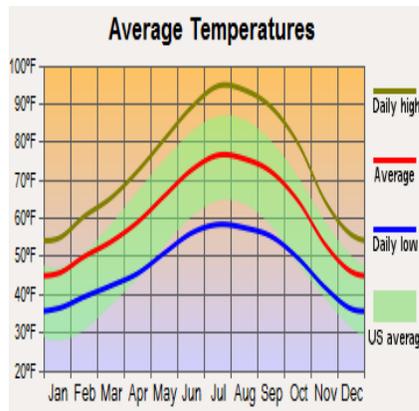
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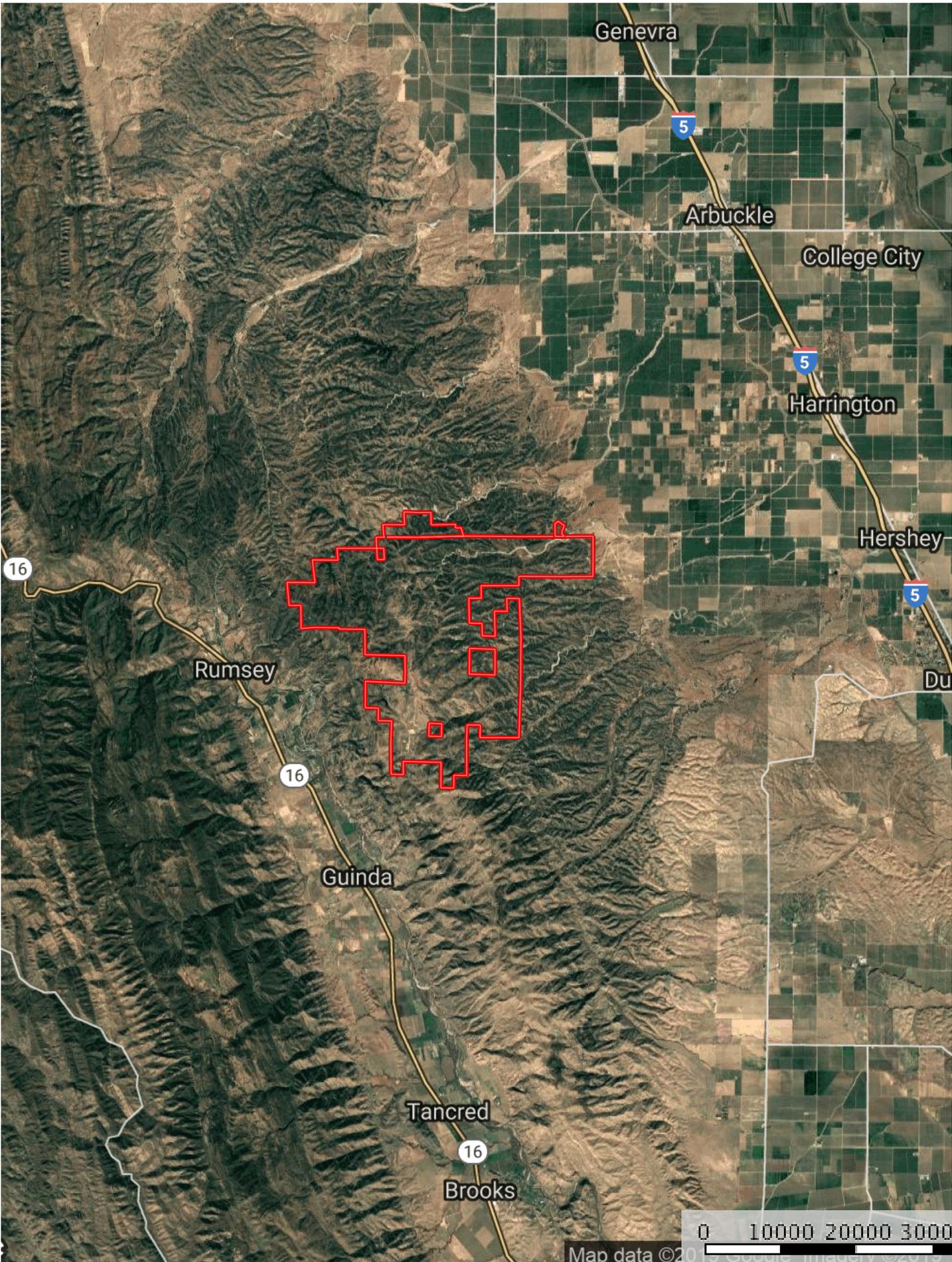
About Colusa County:

One of the first original counties in California, Colusa is considered part of the central valley. Colusa Casino, Colusa National Wildlife Refuge, Grand Island Shrine, and Prehistoric River Pomo Burial Grounds offer residents and visitors activities to explore. The population of Colusa was 21,419 as of the 2010 United States Census.



Weather





Geneva

Arbuckle

College City

Harrington

Hershey

Rumsey

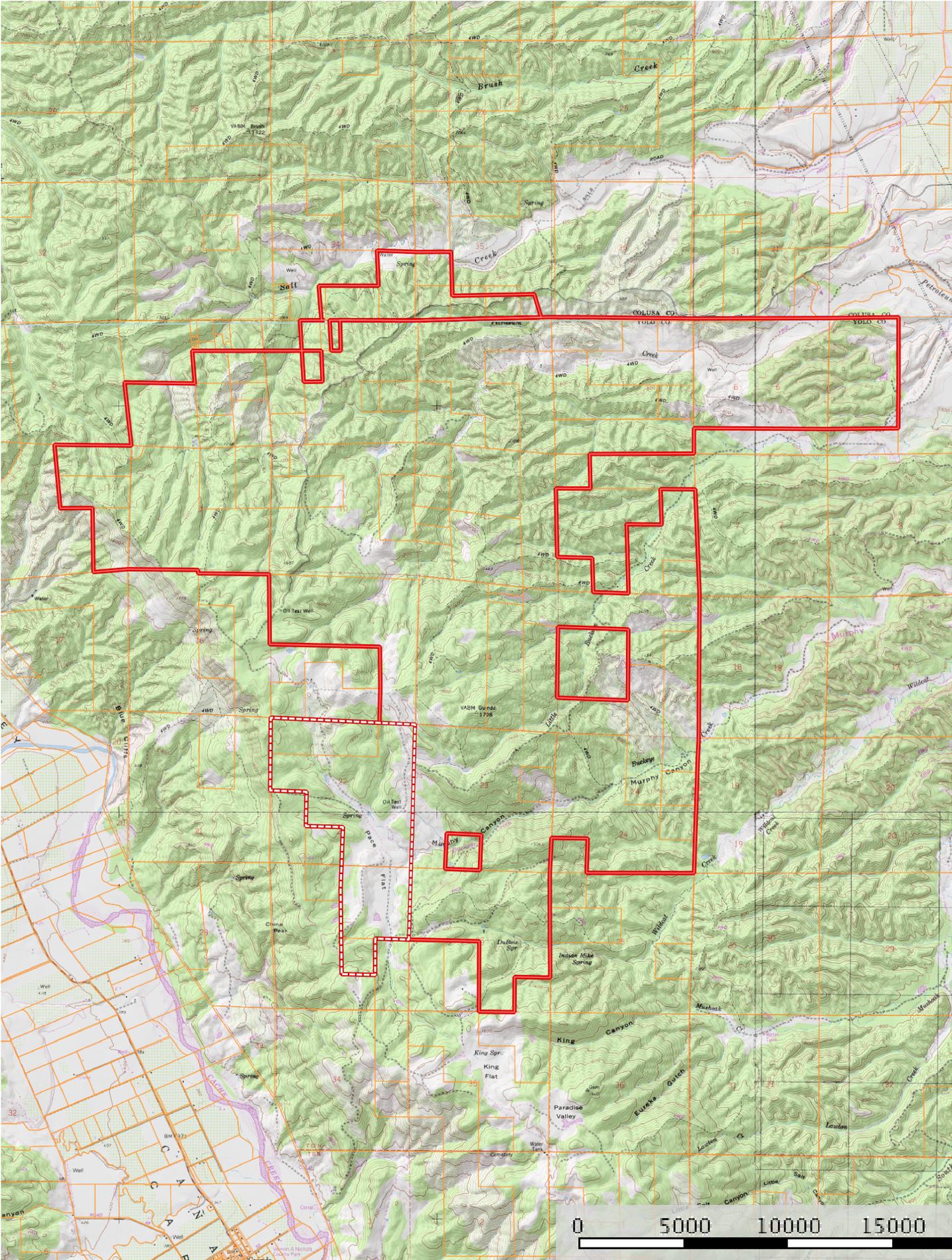
Guinda

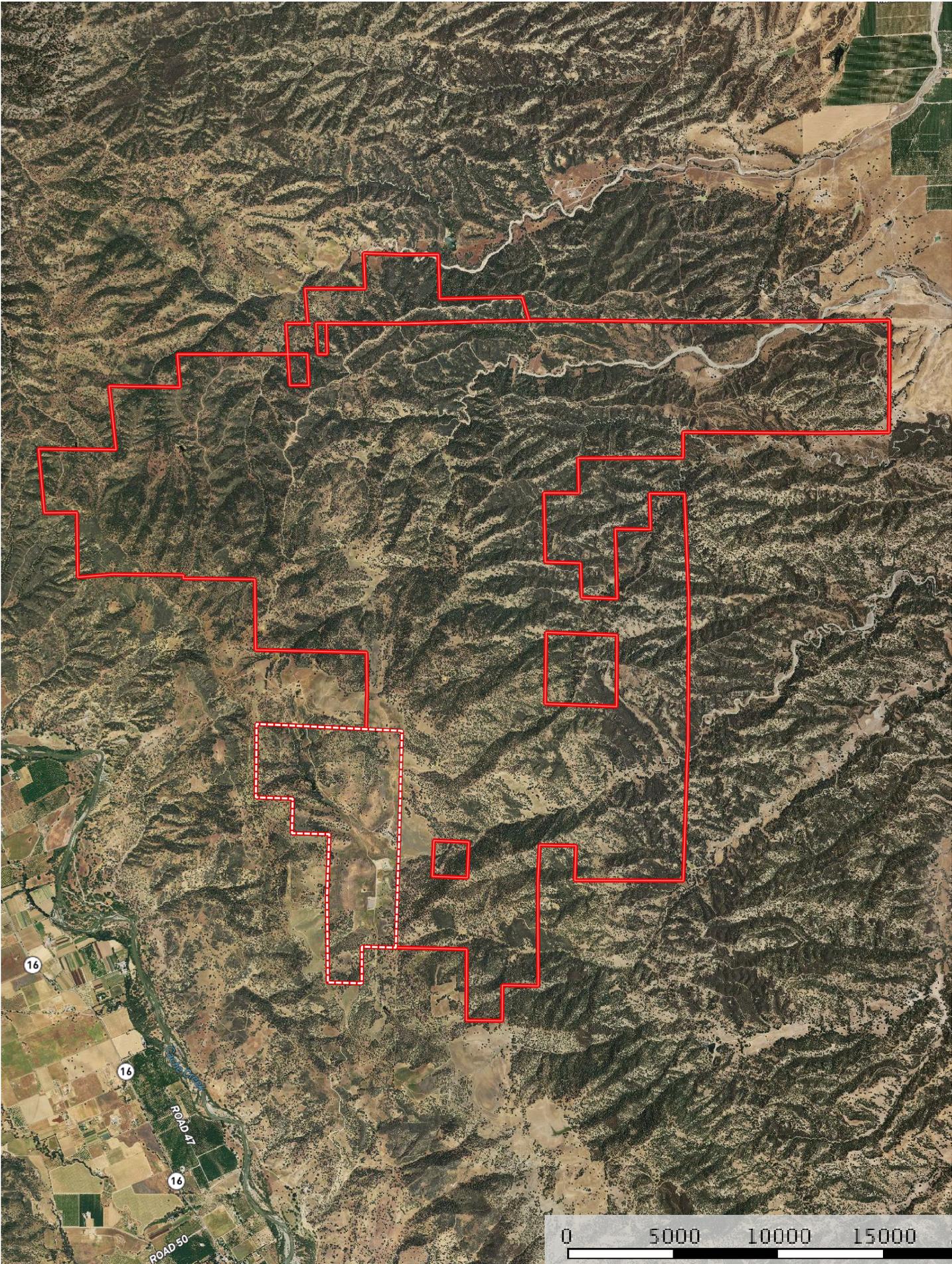
Tancred

Brooks

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Offering Price

This property is available as the following:

9494 acres (all 71 parcels) - \$12,950,000

8782 acres (solid red boundary lines, vacant land) -
\$8,000,000

720 acres (dashed boundary lines, includes all structures) -
\$4,950,000





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

