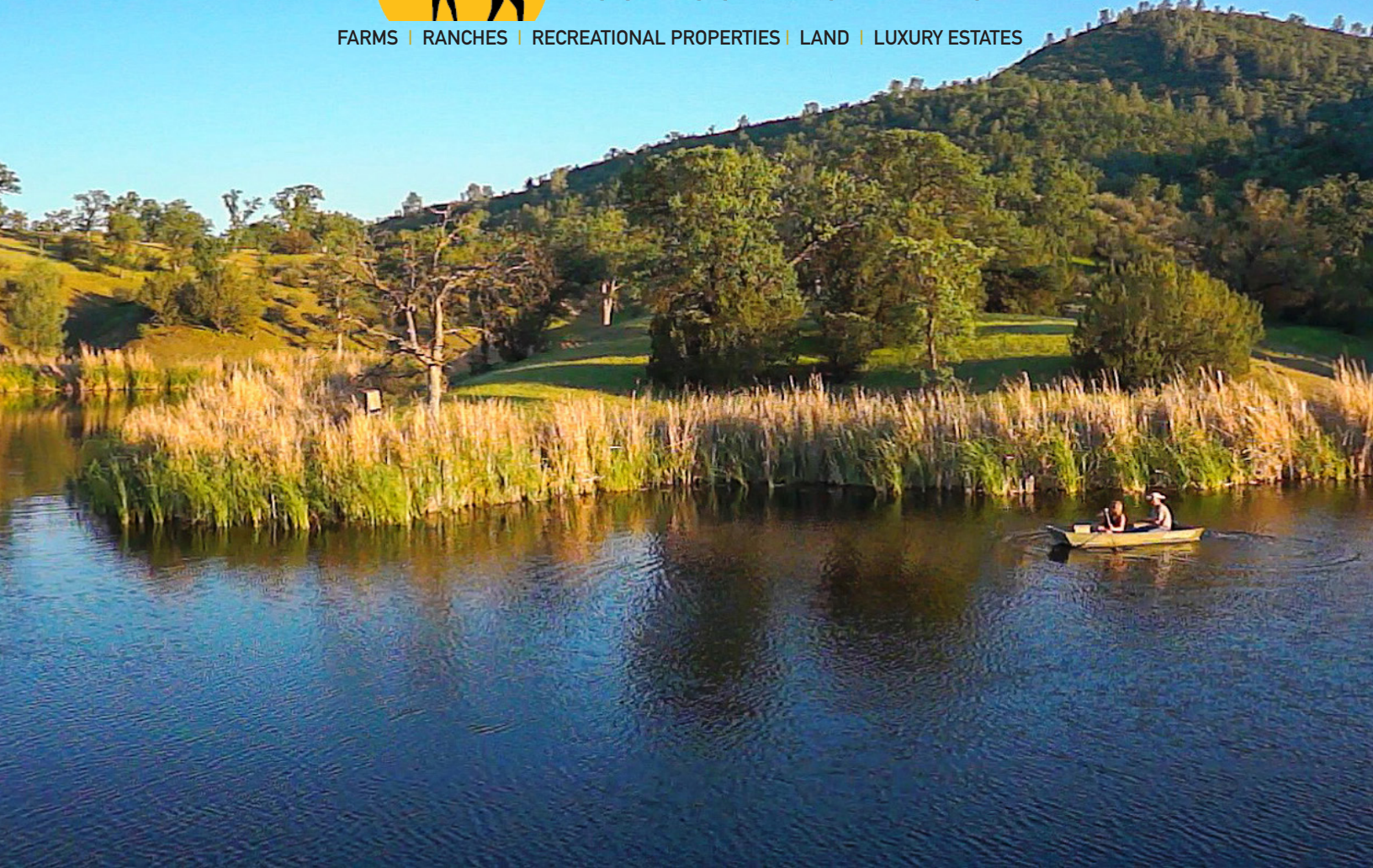




*California*  
**OUTDOOR PROPERTIES**

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# Green Valley Ranch

## Elk Creek, California

**8,180 +/- Acres | Glenn County**



EXCLUSIVE PARTNER OF

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707 Merchant Street | Suite 100 | Vacaville, CA 95688  
707-455-4444 Office | 707-455-0455 Fax | [californiaoutdoorproperties.com](http://californiaoutdoorproperties.com)  
DRE# 01838294



# Introduction



The opportunity to immerse yourself into some of the most beautiful country in Northern California beckons you from the grind of the business of living. Rich with water, natural beauty, interesting topography, privacy, and recreational activities is Green Valley Ranch. This stunning property encompasses almost 13 square miles of land between Stonyford and Elk Creek. Don your Stetson, mount your horse, and spend the day tending to your herd. In addition to the complete ranch headquarters are 7 year round ponds, 3000 foot frontage on Briscoe Creek, and two wells. Hunters will relish in black tail deer, Tule elk, bear, wild hogs, turkey, quail; while anglers must decide which variety of fish to catch from: largemouth bass, smallmouth bass, catfish, crappie, and bluegill. Tired of the demands imposed from modern society? This property is the antidote to the stress, hustle, and bustle. Come home to this ranch, take a hike, smell the fresh air, watch the sunset, and settle comfortably into the more relaxed lifestyle.

This offering includes over 6 miles of Green Valley. This is a visually spectacular, breath-taking valley protected on the east by a weathered, ancient cliff formation, Gravelly Ridge, and then disappears seamlessly into the Mendocino National Forest on the west side. About one half mile of Briscoe Creek meanders through the northern portion of the ranch. The southern portion provides access to the ranch via County Road 306.





# Highlights

- 7 year round ponds
- 3000 ft frontage on Briscoe Creek on the northern end of the property
- Runs 200 pair for the season, 100 pair year round
- Fenced and crossed fenced
- Ranch headquarters
  - 1500 sq ft, 3 bedroom, 2 bathroom home
  - Barn
  - Shop
  - Corrals
  - Modular home
  - Guest cottage
- Recreational paradise
  - Blacktail deer, tule elk, bear, wild hogs, turkey, quail
  - Largemouth bass, smallmouth bass, catfish, crappie, bluegill
  - Hiking, ATV'ing, biking, horseback riding
- Varied topography
- Picturesque
- 4017.66 acres in Williamson Act
- Almost 13 square miles of ranch



## Location

Green Valley Ranch is set in the hills of Glenn County, off County Road 306, a mere 5 miles to the town of Stonyford, 14 miles to Elk Creek, and 36 miles to Willows. Local air travel is from Willows-Glenn County Airport. The runway dimensions for Willows - Glenn airport are: 4125 x 100 ft. Sacramento International Airport is 94 miles from the property. San Francisco International Airport is 168 miles from the property. The closest school is 5 miles away in the town of Stonyford. From the north, take Highway 5 to Willows. Head west on Highway 162. Turn left onto County Road 306. From the south, take Highway 5 to Willows. Head west on Highway 162. Turn left onto County Road 306.

# Size and Zoning

This 8180 acre property consists of 30 parcels, located in Glenn County. Approximately 50% of the parcels are in the Williamson Act. The property is zoned AP-160 and RZ-160. AP zoning is related to foothill, agriculture, and forestry. RZ zoning is related to recreation.

APN	County	Acreage	Zoning	W/A
014-320-004	Glenn	464.12	AP-160	Y
014-320-011	Glenn	240	AP-160	Y
014-320-016	Glenn	80	AP-160	Y
018-160-031	Glenn	115.01	AP-160	Y
018-180-002	Glenn	441.83 A	P-160	Y
018-180-003	Glenn	320	AP-160	Y
018-180-006	Glenn	250	AP-160	Y
018-180-007	Glenn	520	AP-160	Y
018-180-008	Glenn	40	AP-160	Y
018-180-010	Glenn	280	RZ-160	N
018-180-011	Glenn	203.96	RZ-160	N
018-180-012	Glenn	566.71	RZ-160	N
018-180-013	Glenn	120	RZ-160	N
018-180-014	Glenn	40	RZ-160	N
018-190-002	Glenn	316	AP-160	Y
018-190-005	Glenn	200	AP-160	Y
018-190-011	Glenn	80	RZ-160	N
018-190-013	Glenn	40	RZ-160	N
018-190-014	Glenn	352	RZ-160	N
018-190-016	Glenn	160	RZ-160	N
018-190-017	Glenn	40	RZ-160	N
018-190-020	Glenn	80	AP-160	Y
018-190-022	Glenn	480	AP-160	Y
018-190-028	Glenn	228.5	AP-160	Y
018-190-029	Glenn	162.2	AP-160	Y
018-190-031	Glenn	80	AP-160	Y
018-200-011	Glenn	360	RZ-160	N
018-210-001	Glenn	640	RZ-160	N
018-210-006	Glenn	640	RZ-160	N
018-220-005	Glenn	640	RZ-160	N
TOTAL:		8180		

## Williamson Act:

The Williamson Act, also known as the California Land Conservation Act of 1965, 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.

Current property taxes: \$35,531



# Water



Water is gold and this ranch has lots of it. The seven ponds provide water year round and sustains great wildlife habitat. Green Valley creek is seasonal, but has a good water flow in the wintertime and runs for almost 5 miles. There is also a year round creek with over 3000' ft frontage on both sides, known as Briscoe Creek, that will keep the fisherman happy. The headquarters home is fed from a well and provides plenty of water for the house and landscape. The other modular home is fed from its own well.





# Structures



This 1,500 sq.ft 3 bedroom, 2 baths home is nicely cared for and move in ready condition. The headquarters has a great barn, shop, guest cottage, and caretaker home. The grounds are well maintained, fenced, and with lots of room for vehicles and equipment.





# Livestock

The beauty of this ranch is the diversity. You have the ability to run cattle, buffalo, and horses. The weather really dictates the number of Animal Units, but you can safely run 200 pair for the season and a 100 pair year round without feeding. Corrals are located at the ranch headquarters with a good gravel road and functional facilities. The ranch is fenced and cross-fenced.



# Recreation



Expansive vistas dotted with live oak and gray pine, visiting wildlife, varied landscape, and multiple water features, make this distinctive ranch one-of-a-kind. Even more ideal is the affordability of this unique, special, and substantial property.

Black tail deer, bear, wild hogs, turkey, quail, and predator hunting would keep you hunting all year.



# About Elk Creek

Elk Creek, located in Glenn County, is 19 miles northwest of Willows, at an elevation of 745 feet. The 2010 United States census reported the population was 163. It is home to the smallest public high school in California, which has an enrollment of about 35 students in grades 7 through 12. The Grindstone Indian Rancheria of Wintun-Wailaki Indians, founded in 1907, is located approximately seven miles north of the town and conducts business in Elk Creek. The best-known landmark nearby is a mountain named Bidwell Point. The first post office in Elk Creek opened in 1872.

The town of Elk Creek is just north of Stony Gorge Reservoir. The reservoir is a great place for camping, fishing, and boating. The town's namesake, Elk Creek, 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. Black Butte Lake is an excellent place to fish, boat, camp, and hike.



## About Glenn County

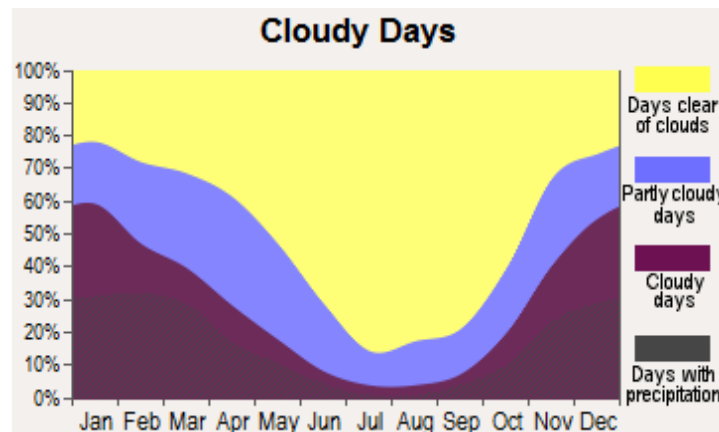
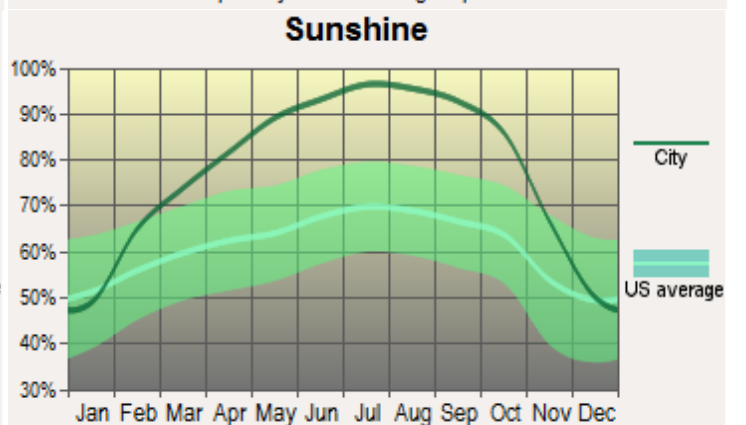
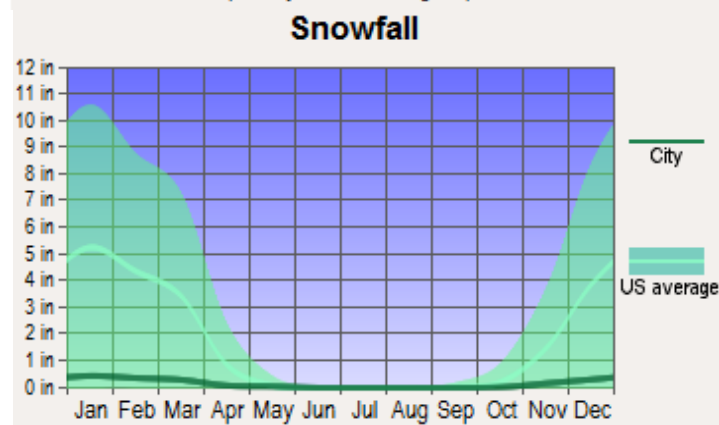
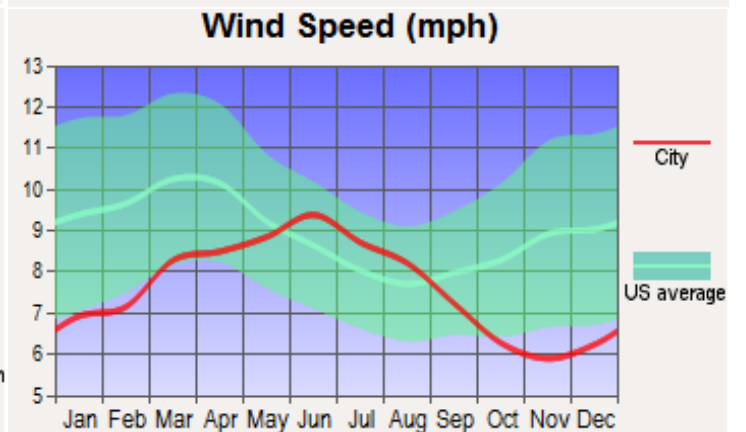
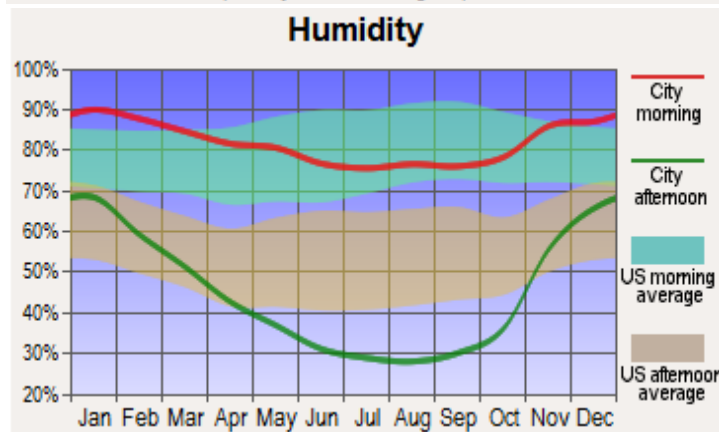
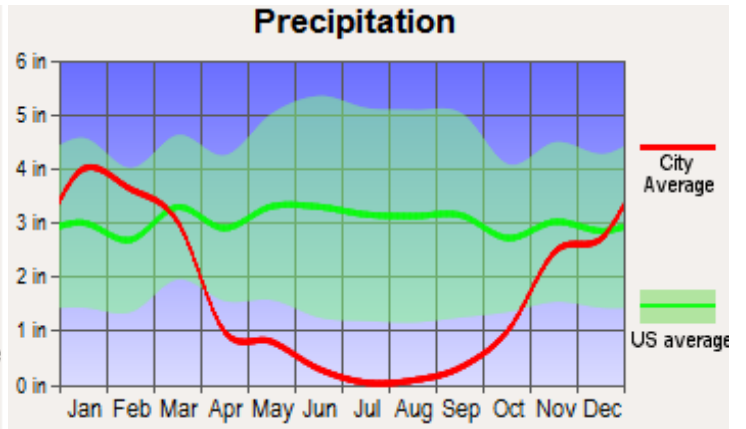
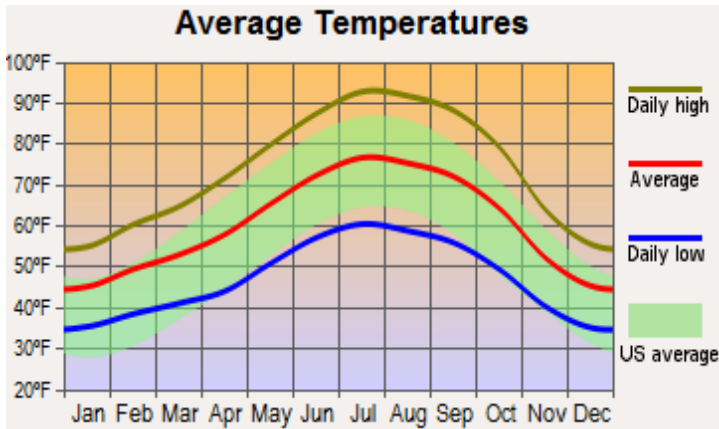
Glenn County is located in the Sacramento Valley, in the northern part of the California Central Valley. As of the 2010 United States census, the population was 28,122. The county was formed in 1891 from parts of Colusa County with the town of Willows as the county seat. The county is named after Hugh J. Glenn, the largest wheat farmer in the state during his lifetime.

Glenn County is primarily an agricultural community with mountains on the west, Interstate 5 corridor running north and south through its rich farm land, and the Sacramento River bounding the east side. With over 1188 farms, primarily of rice, almonds, milk products, prunes, and livestock, agriculture remains the source of the county's economy.

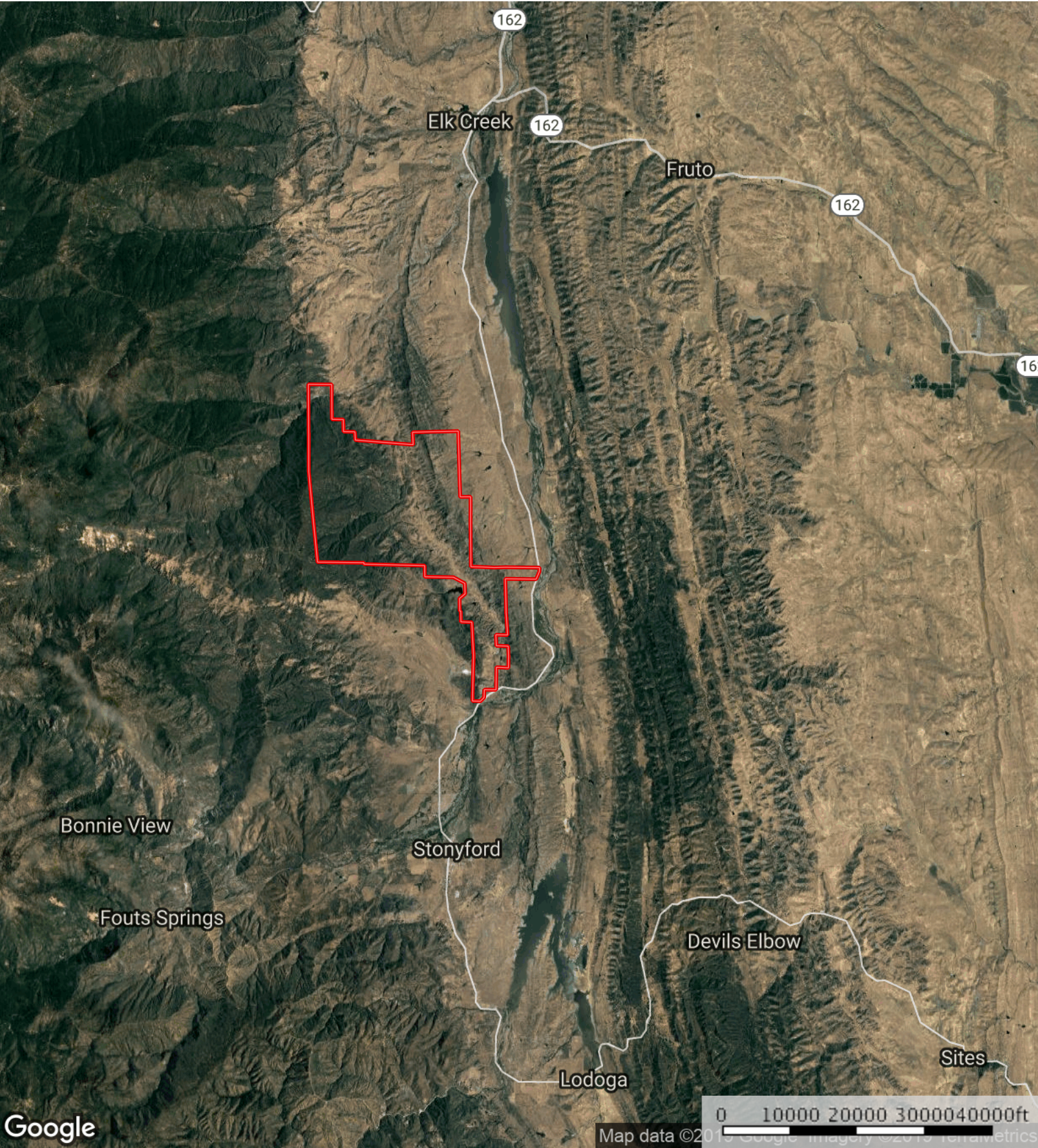





# Weather

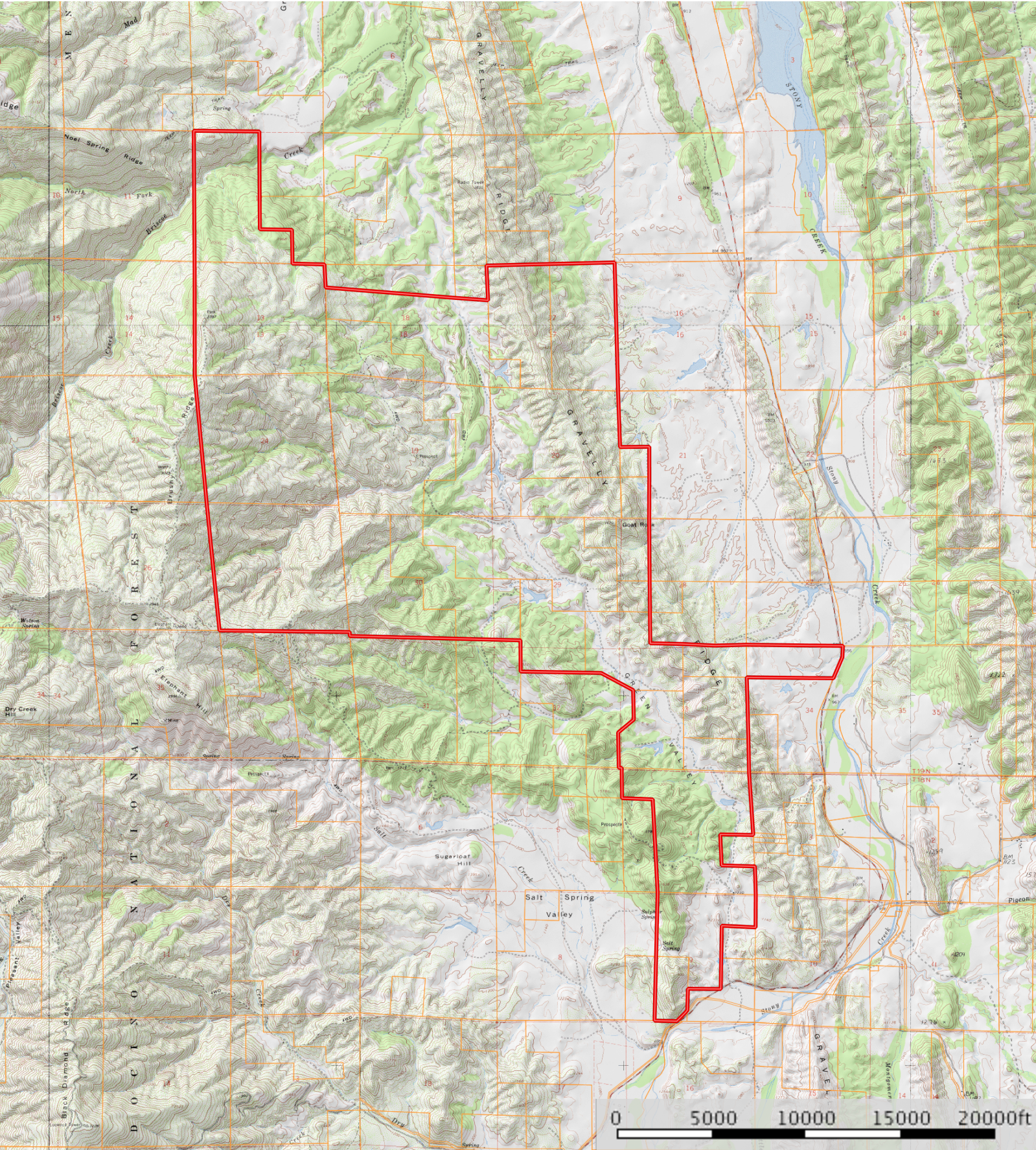







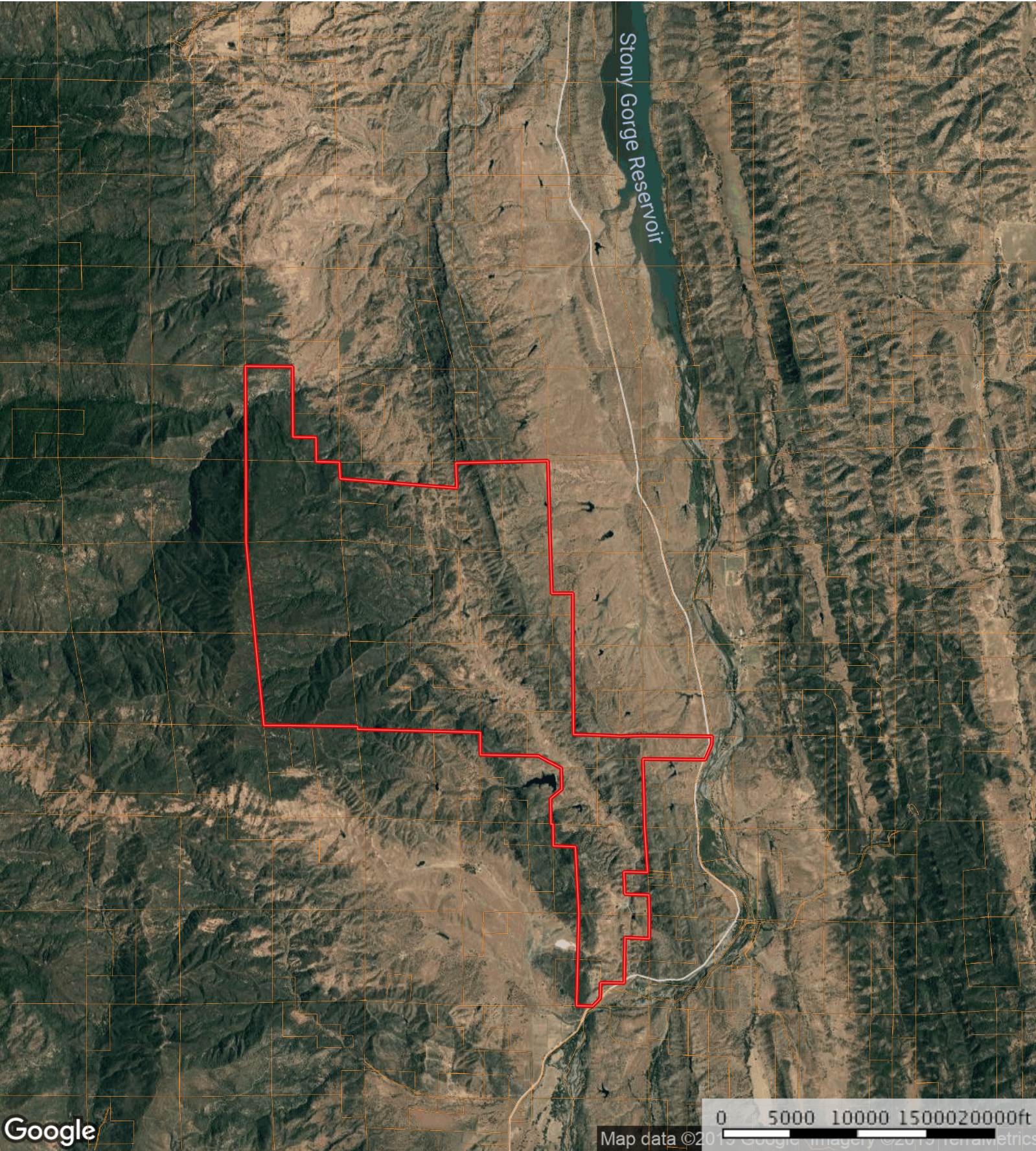
 Boundary






 Boundary





 Boundary



## Offering Price

~ Please call us for a price ~



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California Outdoor Properties Inc.  
707 Merchant Street, Suite 100  
Vacaville, California 95688  
(707) 455-4444 Office (707) 455-0455 Fax  
[todd@caoutdoorproperties.com](mailto:todd@caoutdoorproperties.com)  
[www.californiaoutdoorproperties.com](http://www.californiaoutdoorproperties.com)

