



California
OUTDOOR PROPERTIES

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North Chico Ranch

250 +/- Acres | Chico, CA



EXCLUSIVE PARTNER OF

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Property Description

The North Chico Ranch consists of three parcels totaling 250 gorgeous acres just a few minutes from downtown Chico, yet feels like a million miles away. Two of the three parcels border seasonal Rock Creek which is known for its many swimming holes and natural waterslides. The main home on the property is a beautiful historic Spanish style home with an incredible pool and yards. This 3-bed 2 1/2 bath home has the historic old world feel yet all the modern amenities. Additional improvements include a comfy and stylish mobile home, barn, and 160 feet of functional storage and shop buildings. Most notably, the ranch has 15-acres of 7-year Chandler walnuts, 15-acres of kiwifruit vineyards, and 6-acres of varietal grapes which are sold to local wineries. Rich farmland, multiple water rights, and room to grow an operation, makes a great opportunity to establish a crop or cattle operation. The feel of the North Chico Ranch is truly special with spectacular views of the foothills, magnificent oak and sycamore trees, abundant wildlife, and gorgeous creek way. The new owner will be welcomed home on this incredible property.



Highlights

- 250 +/- acres in Chico, California
- 2/3 parcels border season Rock Creek
- Located in a highly desirable neighborhood
- Historic Spanish Style Main Home
 - 3,400 +/- SF home
 - 3 bedrooms and 2 1/2 baths
 - Bedrooms open with French doors to private rear patio
 - White Oak Hardwood floors trimmed in Mahogany
 - Formal dining room and breakfast room
 - Full basement
 - Original windmill on roof
- Comfy & Stylish Mobile Home
 - 1,500 +/- SF
 - 3 bedrooms and 2 baths
 - Extensively redone
 - Laundry room
 - Perfect for guests or caretakers' quarters
- Property Plantings:
 - 15-acres of 7-year Chandler walnuts (irrigated with micro jets)
 - 15-acres of kiwifruit vineyards
 - 6-acres of varietal wine grapes:
 - Sauvignon Blanc/Sauvignon Blanc Mosque
 - Symphony
 - Syrah
 - Zinfandel
 - Tempranillo
 - Petit Verdot
- 175 +/- acres of open ground suitable for nut or fruit tree, irrigated feed, or any crop that is desired to plant
- Irrigation Water and Water Rights
 - Riparian Rights on two of the three parcels
 - Decreed water right
 - Three water licenses on Rock Creek
 - Two booster pumps and Ag well
 - Combined output of 2,400 gallons per minute
- Excellent opportunity for buyer to establish cattle or crop operation while enjoying income off the current crops of kiwifruit, walnuts and wine grapes.



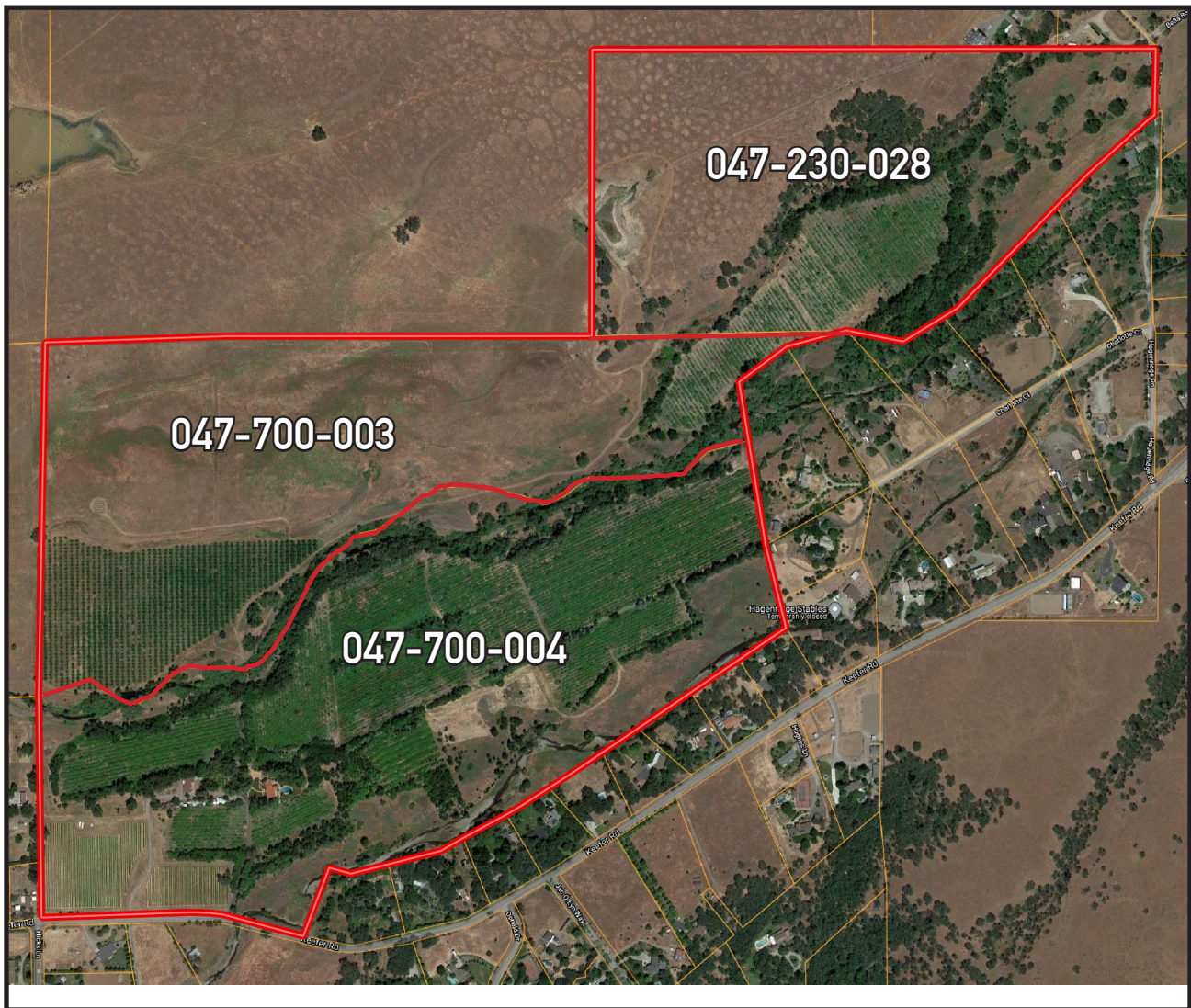
Size & Zoning

This 250-acre ranch consists of three parcels.

<u>APN:</u>	<u>Acres:</u>	<u>Zoning:</u>
047-230-028	67.18	RR-5
047-700-003	69.98	RR-5
047-700-004	112.92	RR-5

Total: 250 +/- acres

RR-5 Zoning: Rural Residential 5-acre minimum



Water & Irrigation

The North Chico Ranch has multiple sources of irrigation water:

- Riparian rights on two of the three parcels
- Decreed water right
- Three water licenses on Rock Creek plus property has two booster pumps and an ag well with a combined output of 2400 gallons per minute.

The varietal wine grapes are watered with drip, the Chandler walnuts are watered with micro jets, and the kiwis are watered with solid set.



The ranch also includes an irrigation reservoir that is filled from water rights on Rock Creek. It is used for irrigation purposes, fishing, and leisure. The reservoir is stocked with bass and catfish and has a dock for stargazing.

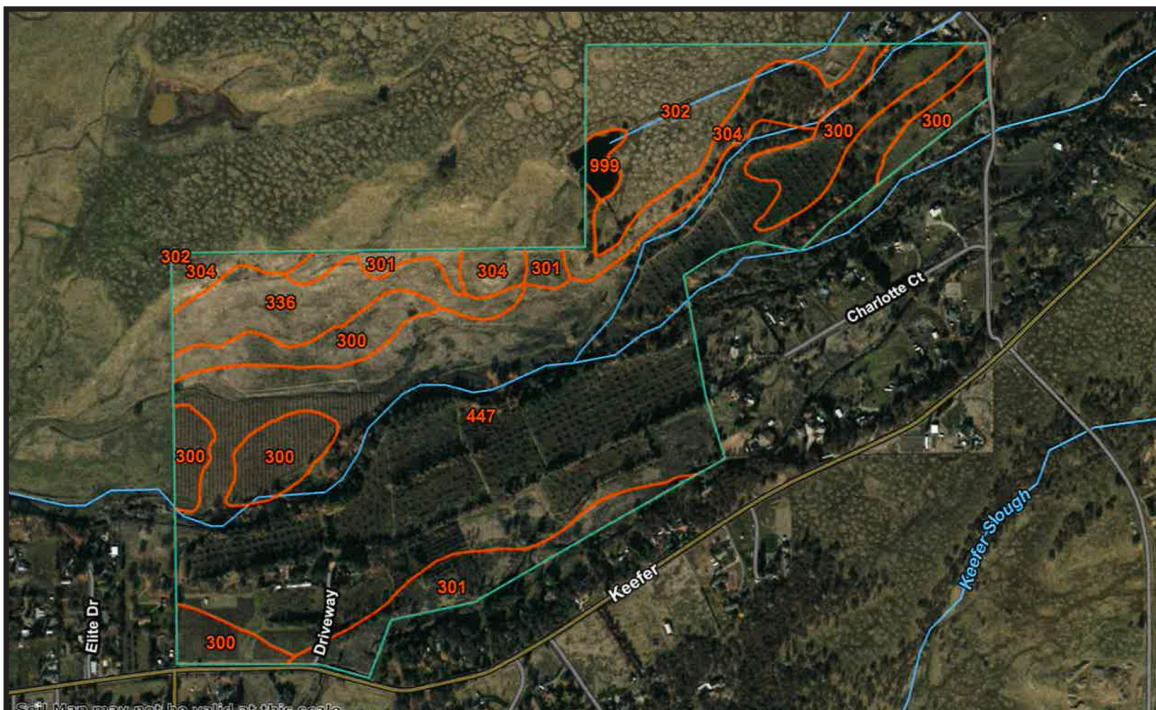


Soil



The North Chico Ranch has rich soil perfect for farmland. Currently, 15-acres of walnuts, 15-acres of kiwifruit, and 6-acres of wine grapes are planted. There are 175 +/- acres of open ground suitable for nut or fruit tree, irrigated feed, or any crop that is desired to plant.

**For a more in-depth look at the soils, please contact our office*



Map Unit Symbol	Classification	Acres in AOI
300	2s, 3s	35
301	5w, 5w	16.5
302	7s, 7s	22.7
304	7s, 7s	17.6
336	5w, 5w	15.2
447	2s, 3s	134.2
999	Water	1.8

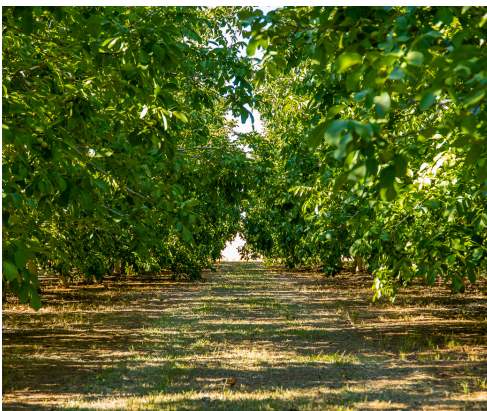


Ranch Plantings

Property is currently planted to:

- 15-acres of 7-year Chandler walnuts irrigated with micro jets.
 - 16 x 25 tree spacing Paradox root stock
- 15-acres of kiwifruit vineyards. Historic mature vines are highly productive.
 - Hayward kiwis on Bruno root stock
- 6-acres of varietal wine grapes including:
 - Sauvignon Blanc/Sauvignon Blanc Mosque
 - Symphony
 - Syrah
 - Zinfandel
 - Tempranillo
 - Petit Verdot

The grapes are sold to local wineries. Last year, wine made from the Sauvignon Blanc grapes took top awards in a prestigious taste contest.



The North Chico Ranch has approximately 175 acres of open ground suitable for nut or fruit trees, irrigated feed, or any other crop that is desired to plant. The property would make an ideal nut operation or cattle ranch. Irrigated areas grow abundant feed. The property presents a perfect opportunity for the buyer to establish a cattle or crop operation while enjoying the income off the current crops of kiwifruit, walnuts and wine grapes.

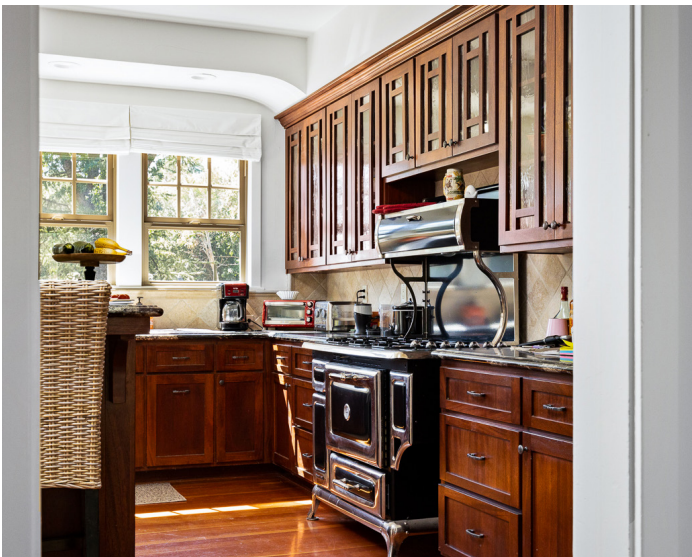
Main Home



Historical Spanish Style home feels like an oasis. Built in 1931 with the finest materials including white oak hardwood floors trimmed in mahogany, arched doorways throughout, solid wood interior doors, gorgeous moldings and baseboards. Historic old world feel yet has modern amenities including two heating and air conditioning systems, updated plumbing and windows, lighting and wiring. Three generously sized bedrooms open with French doors to private rear patio overlooking the brilliantly blue oversized swimming pool, separate spa, and verdant green lawn. Two and one half baths. Huge living room with original arched window and coved ceilings designed for music acoustics. Oversized wood burning fireplace. Formal

dining room plus breakfast room in kitchen with lovely gas fireplace and French doors open to patio overlooking pool. Very large laundry room and walk-in pantry. Approximately 3400 square feet on one level. Full basement perfect for man cave or wine making endeavors features interior and exterior staircases. Original windmill on roof of home used to pump water into tower storage tank. This tower would make the coolest lookout room around. Fully finished three car garage with wooden roll up doors. Climate control for fermenting wine if desired. Gorgeous custom cement walkways and patios feature wrought iron fencing throughout. Majestic trees grace both the front and rear yards.





Additional Improvements



Mobile Home

Functional and clean, the mobile home features approximately 1500 square feet of totally redone space. Central heat and air. New siding, windows, roof and deck on the outside. Inside features all new waterproof flooring, new solid wood rustic alder cabinetry throughout, new appliances, plumbing fixtures, and all new baths. Three bedrooms, two full baths. Laundry room with deep sink and exterior door. The mobile home is comfortable and tastefully done, perfect for guests or caretakers' quarters.



Outbuildings

- Large main barn divided in two lower sections, one upper section. Also has storage and electrical.
- Additional 160 feet of functional storage and shop buildings.
- RV electrical and welding electrical installed.



Location

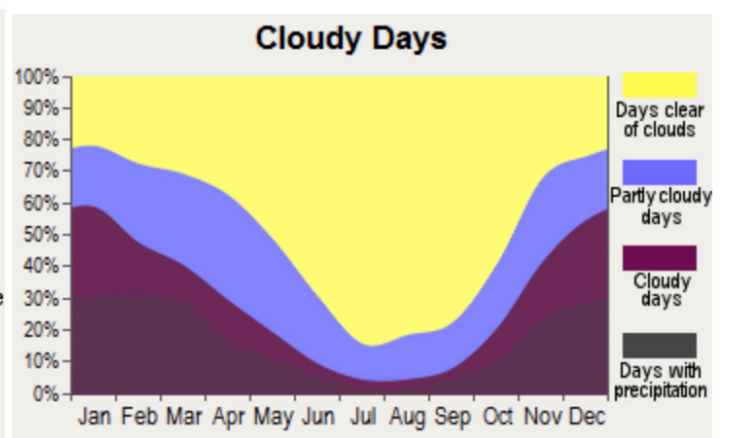
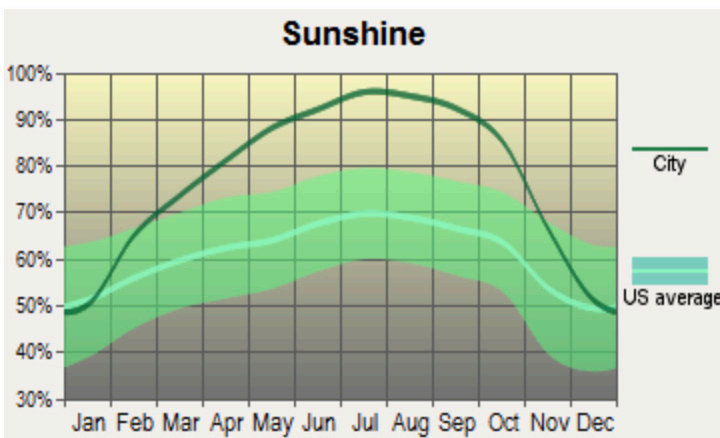
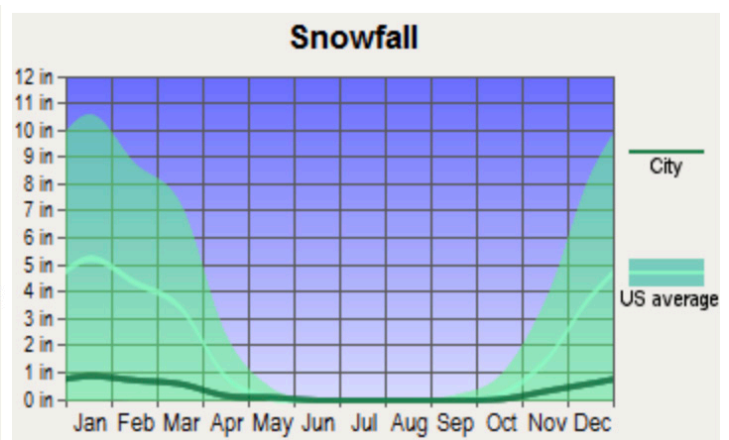
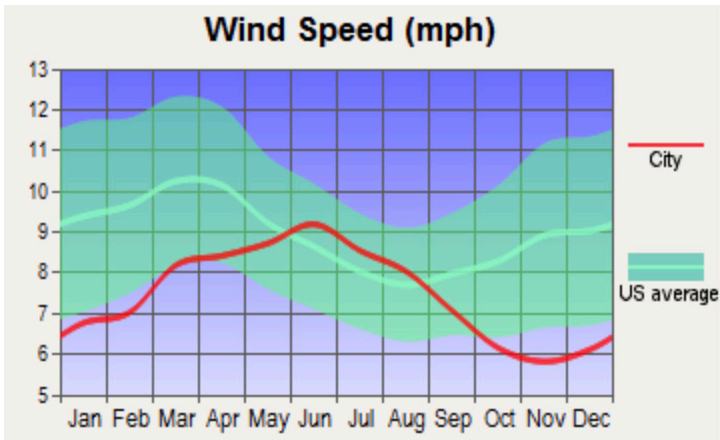
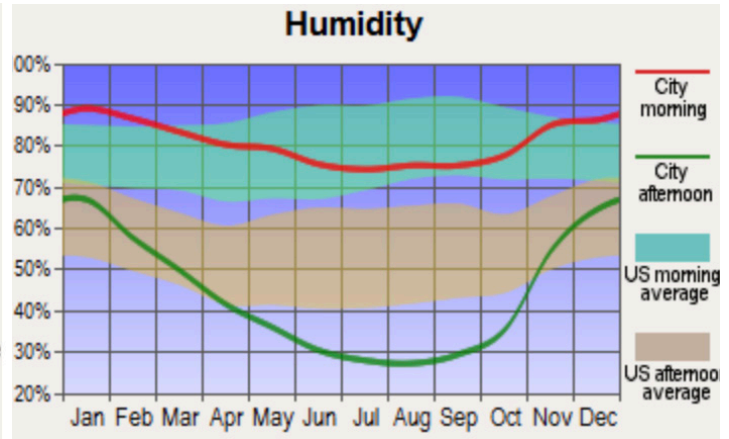
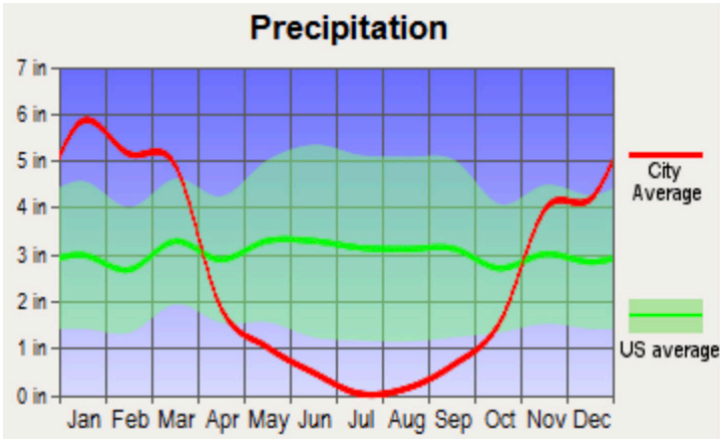
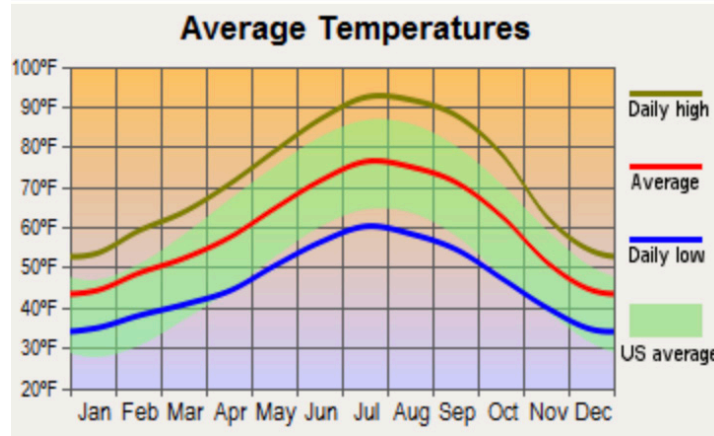


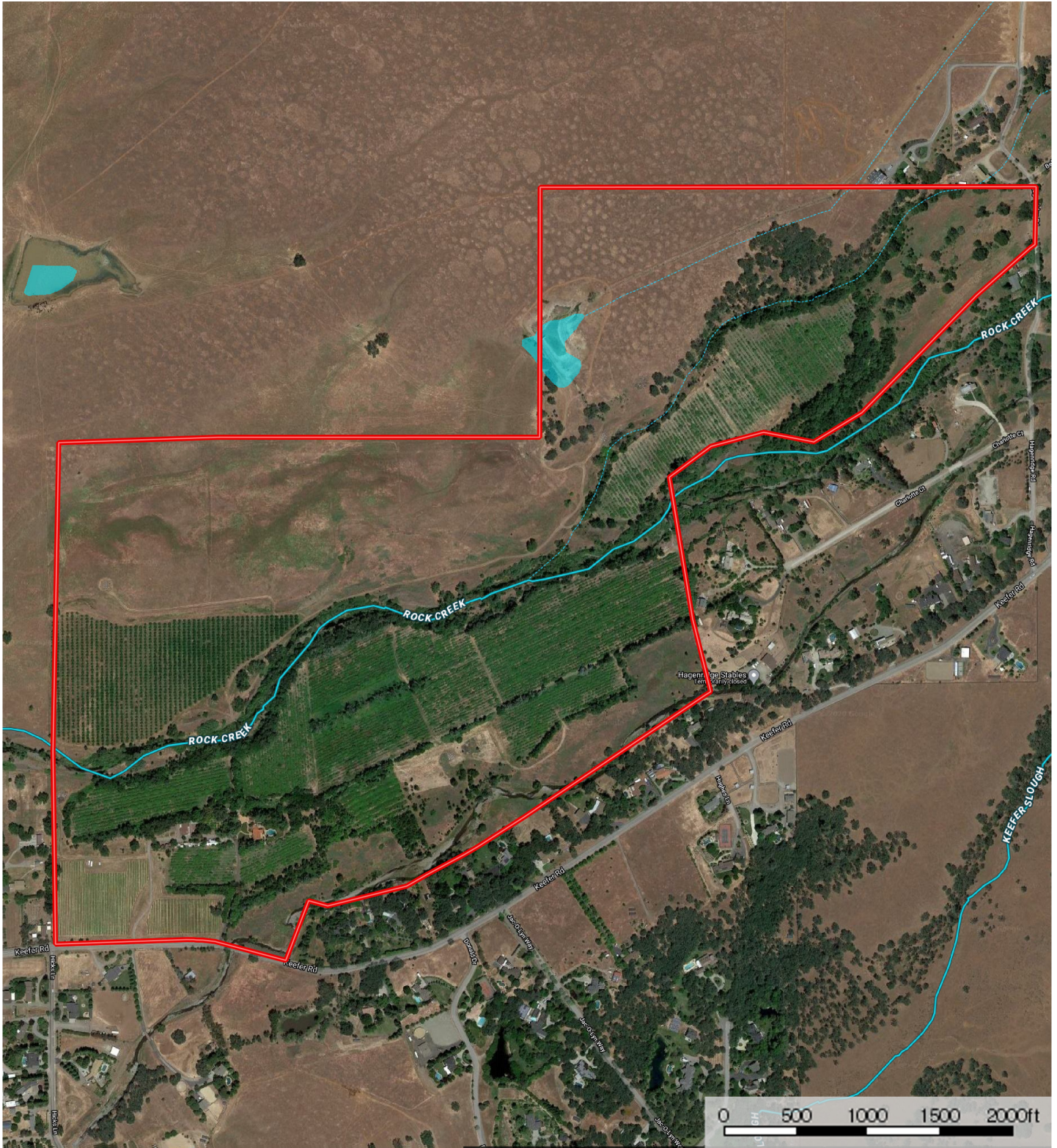
About Chico

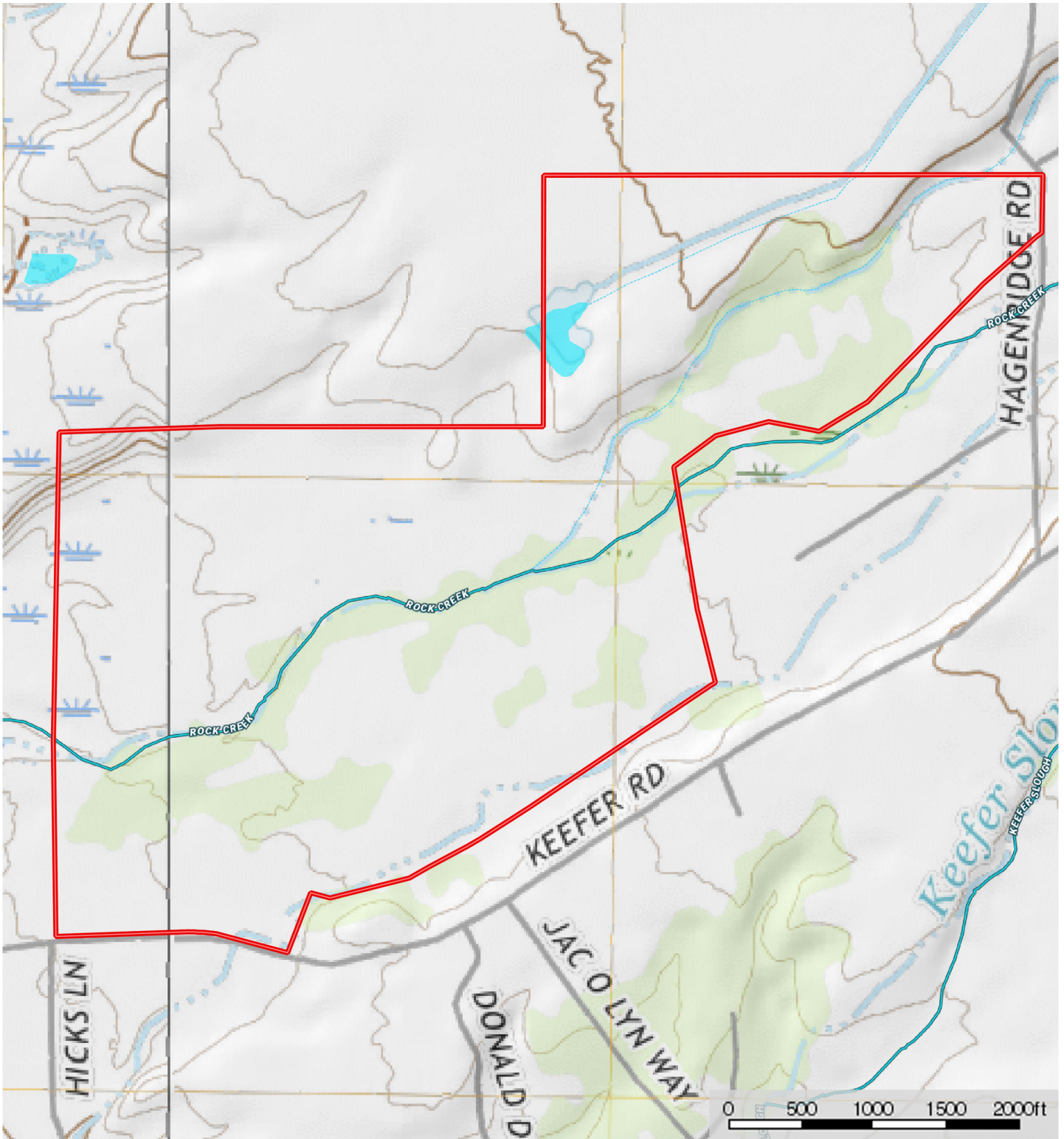
Chico is located in Butte County in the northeast edge of the Sacramento Valley which is known for being “one of the richest agricultural areas in the world.” It is the most populous city in the county with 86,187 residents as of the 2010 United States Census. Chico is home to University of California at Chico and Bidwell Park (a municipal park which makes up over 17% of Chico land). To the east and south, lie the Sierra Nevada mountains and to the west lies the Sacramento River.



Weather







 Boundary
  Stream, Intermittent
  River/Creek
  Water Body



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