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Evans Ranch

592 +/- Acres | Plumas County, CA



EXCLUSIVE PARTNER OF

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DRE# 01838294



Executive Summary



The 592-acre Evans ranch is a true California gem. Situated in Plumas county just 5 miles from the golfing mecca of Graeagle and 49 miles from world famous Lake Tahoe. Top shelf improvements include a 16,000 +/- SF lodge, carriage house, bunkhouse, caretakers house, barn and shops. Year-round water with trout filled ponds and creeks that is surrounded by over a million acres of National Forest Land make this ranch one of kind. The irrigated mountain meadows are great for livestock and the equestrian enthusiast will love the miles of trails and copper roofed round pen. The timber and park like setting gives this ranch an exceptional beauty and makes it the grand entertaining ranch of the mountains.



Highlights

- 592 ± acres
- Borders 1,146,000 ± acres of National Forest Service Land
- Year-round Water with trout filled ponds & creeks
- Beautiful Mohawk Valley views
- First Class Improvements including:
 - 16,300 ± SF Lodge
 - Carriage House
 - Bunkhouse
 - Maintenance Building
 - The Stable
 - Equestrian Pavillion
 - Gazebo
 - Wine Caves
 - Tennis Court with stadium seating
- Irrigated Mountain Meadows are great for livestock and the equestrian enthusiasts will love the miles of trails
- Four Season Recreational Opportunities: ATV, Horseback, Hike, Fish, Kayak, Swim, Ski





Main Lodge



The 16,300 ± SF lodge is unquestionably the “Crown Jewel” of the property. The lodge is ideally situated on a hillside to take advantage of spectacular views from every side of the lodge. Literally, no expense was spared in the design and construction of this building.

The main entrance into the building is through a set of specially made glass, double doors that front on an overly sized, ruggedly tasteful, Porte-Cochere. The Porte-Cochere is quite large- large enough to shield

at least 4 vehicles from inclement weather when unloading guests or supplies. The main entrance from the Porte-Cochere enters the building at the 2nd floor level. Directly in front of the entrance foyer is the circular fireplace with an oversized, copper faced, floating metal chimney that is two stories tall. Past the fireplace is a raised stage with a Steinway Grand Piano. Enjoy the large window views from the long wooden table, made onsite, for up to 22 guests. Additionally, there is a fully equipped liquor bar.





The bar area has a game section with a pool table, shuffleboard, poker table, TV, and arcade games. The pass-thru bar windows make entertaining outdoors even easier. The 2nd floor also features an outdoor patio containing a BBQ, two spicket BBQs for large animal rotisserie purpose and a terracotta dome, wood

burning pizza oven that was ordered and imported from Italy.

The kitchen is highly impressive. Featuring a plethora of stainless-steel cabinets, refrigeration, and cooking devices. Gourmet capable cooking capabilities on a large scale would be an understatement.



On the 3rd floor there are two large luxurious master bedroom suites. One on each end of the building. Each bedroom features a large king size bed, a river-stone fireplace, a walk-in closet, one washer/dryer set within the closet, and a very large his/her bathroom that features a large copper/brass bathtub, multi-head showers, and his/her copper/brass sinks. In between the rooms is one large sitting room area that completes the two-bedroom suites. Also on the 3rd floor is a raised sleeping loft. An added luxury is the radiant floor heading throughout the house.





The 1st floor houses the luxurious lodge amenities. There is a complete spa, steam, sauna, and massage room, a bathroom with two showers, an exercise room, two-bedroom suites each with their own kitchenette and refrigeration units, wine room and conference room. The wine room leads to a beautiful wine bar with wine cellar racks for the horizontal storage of wine bottles lining each side of the room. This room is conducive to stopping and enjoying a glass of wine. Directly behind the wine bar is a door that leads into a large, fully equipped, business conference room. The state-of-the-art conference room accommodates up to 18 attendees. Bordering the room is the Butler kitchen, Pastry Kitchen, Service Elevator, and Walk-in Refrigerator and Freezer complex.



Additional Improvements

THE CARRIAGE HOUSE:

The Carriage House was the first house built on the property. The 1,536 SF two story home contains a luxuriously fitted studio above the two-car garage. Throughout the house you will see many unique and original craftsman/artistic features. Much of the structural wood and trim used in the home emanated from trees that were logged on the property and milled locally. The location and site orientation of the house was specifically chosen to take advantage of the magnificent views of the two ponds, upper and lower main, plus the surrounding mountains and forests.

The studio contains a complete, gourmet designed and equipped kitchen area with ample cooking, food storage, and refrigeration components. The kitchen floor has a beautiful painting of underwater fish and aqueous vegetation that was transferred onto tile prepared by a local artisan. The bathroom is also magnificent with unique, all copper/brass plumbing fittings, put together in original designs. Use the Carriage House as a separate “Mother-in-Law” live-in studio enjoying the comfort and privacy.



THE BUNKHOUSE:



The Bunkhouse was the second house built on the property. It is a highly functional place especially for large gathering entertainment purposes. The home is 5,512 SF with a gourmet designed kitchen on its second floor, with ample room for food storage and refrigeration. The dining area features an artisan designed and built table for 8 people. There is a duplicate table in the opposite end sitting room. Both kitchen and sitting room have beautiful specially designed hand-crafted copper/glass wood fireplaces. The home also features two bars, the “Tequila Bar” and the “Jack Daniel” bar, with ice making, refrigeration and beverage storage facilities.



There are independent bedrooms to both the right and left sides of the foyer. The right-side bedroom also contains an elevated sleeping loft. The bunk and Murphy beds were designed and built with onsite lumber, milled and finished from the workshop. There is a small but adequate laundry area with three washer/dryer combo machines just outside the kitchen area. The roof is a copper shingle roof as with all the buildings on the estate. Additional rooms include a large “wine making room”, a living quarters on the 2nd floor, a Murphy bed in kitchen area, and two bunk areas with each side containing three double bunk beds and their own dedicated bathroom at the hard end of the room.



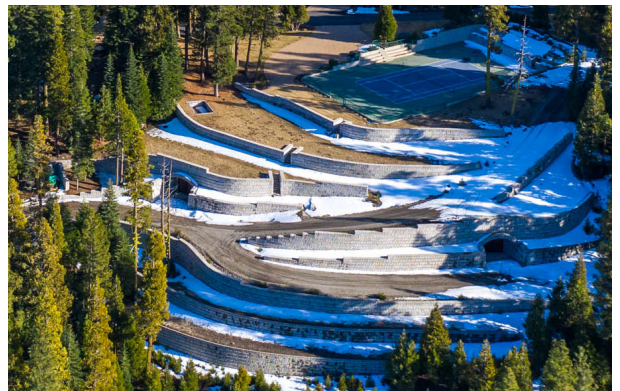
THE STABLE AND EQUESTRIAN PAVILLION:



The beautiful two story, 3,240 SF stable building is one of a kind and perfect for the equestrian enthusiasts. It features an apartment, 6 stalls, hay storage, tack room, storage room, & a bathroom. Next to the stable is the 2,826 SF Equestrian Pavilion/Riding Arena. Both buildings were built with Copper shingle roofing.



WINE CAVES:



There are two large wine caves on the property. These caves also provide additional usages such as storage.

History of the Evans Ranch

Dating back to 1852, the first Euro-American settlement took place in the Sierra Valley. Ezra Culver, one of the first in the Euro-American settlements, moved and built a house just south of Sierraville. About 20+ years later in 1874, he then moved to the Mohawk Valley area and built a two-story home with a barn, outbuildings, and had 15-acres of vegetables, grain, hay and fruits. One year later in 1875, Ezra Culver and his partner Alfred Little, made a water claim on Wash Creek which was diverted for mining and irrigation purposes. Culver testified that the “land was more valuable for agriculture than mineral uses.” Between 1874 to 1884, the ranch was producing a great variety of agricultural products along with some placer gold mining. In 1884, 10 years after purchasing the ranch, Ezra Culver sold the ranch. Through 1880-1900, the ownership of the property is unclear and is not reflected on historic records. For the 1900 census, Thomas Bennett and his wife Maria Bennett bought the property. Thomas was noted that his occupation was a farmer. Only two years later he died and his wife later sold the property, at 119 acres, to W.W. Elkins in April 1905. Elkins enjoyed the ranch for four years before selling it to Herman Hardin Evans in 1909.

Herman Evans was born in 1881 in Tennessee. He first explored southern California in 1902 and later went up

to northern California a few years later due to notice of the Western Pacific Railroad in Plumas County. Evans worked in Clio at a lumber mill “supervising Hindu working crew making ties for the railroad.” Similarly, to the previous ranch owners, Evans was a farmer and a rancher. He had a son, Forest, and three daughters, Wynette, Ethel, and Anita, with his wife Alma. From 1910 to around the 1930s, the Evans Ranch produced a diverse number of products. As with the previous owners and ranch’s history, producing hay was a huge product. In 1933, Herman and his son Forest, purchased 194-acres of land to the east of the ranch, expanding the property. The ranch house and barn that Ezra Culver had built back in 1874, was still being used for almost 90 years. Due to the increase in livestock, the father and son created their own cattle brand in the style of a figure 8. It is noted that during this time, Evans most likely let other ranchers run their cattle on the property. As Herman grew older, the main usage of the ranch was haying and cattle grazing. In 1963, Herman Evans passed away and the ranch remained in the family until it sold in the 1970s. After his death, the ranch was un-used. The ranch later became part of what is now known as the Mohawk Valley Properties Development. The ranch house built in 1873/1874 still stands on the property today.



Cattle & Equestrian

About 450 ± acres are leased out for cattle from May to November. There are two pumps, water troughs, a pond, and two creeks (Sulfur Creek & Wash Creek). This cattle land consists of beautiful irrigated meadows and mountain pasture. The area is fenced and cross fenced and has one sets of working corrals.



The ranch also benefits the equestrian riders. With a million acres next door on National Forest Land and hundreds of trails to choose from, the equestrian riders have endless opportunities for riding. The beautiful 6-stall equestrian barn and riding arena only add to the the benefits. Explore the ranch and help herd cattle or enjoy endless backcountry trails!

Recreation



The ranch provides a surplus of recreational activities as well as on the million acres of the neighboring National Forest Land and the surrounding areas. The great outdoors is your very own backyard. The year-round water on the ranch creates a lush wildlife environment. The main pond is stocked with Rainbow and Brown trout. Go fishing, swimming, ride ATVs, mountain bike, kayak, canoe in the large pond or enjoy horseback riding on the miles of trails. There is even a tennis court with stadium seating (*bottom right photo*) and a trampoline for more on-site fun. Explore your surrounding areas with the popular activities like golfing or skiing during the winter months. The possibilities for outdoor recreation are endless enduring all four seasons!



Water

One of the most important aspects of the estate are the water rights. Water is accessible 365 days a year from multiple streams, creeks, and ponds. The water rights provide 5 different usages of water and necessary means to the estate's proper functioning:

1. Agriculture purpose: Cattle, Sheep, Horses
2. Irrigation purpose: Grazing land, landscapes, orchards, farming
3. Potable Water
4. The perennial running stream purpose: agriculture, irrigation, ditches, streams and ponds
5. The ponds on the property provide a lush environment for wildlife, fish and fire prevention.

POTABLE WATER:

There is an 800 ft deep, drilled well that is underground piped into each building and is the source of drinkable water for each of the various buildings on the estate. There is a dedicated pump house on the property for this purpose.



THE STREAM:

There is a perpetually fast running stream that cuts west to east through the center of the property. The capabilities that were attainable from this stream were the primary reasons why previous owners were able to successfully farm/ranch the property for so many years. The stream provided drinking water for both the people and their animals, irrigation for their crops and meadows, plumbing and toilet capabilities for the house, fishing capabilities, and a source for the onsite generation of electricity, long before central electricity was available. Also, the stream was a source for profit successfully panning for gold. It's still possible to pan and get some small amounts of gold.

Presently the fields and meadows are irrigated through a gravity actuated rock lined system of "ditches" to allow the successful grazing of cattle and sheep. Most importantly, the flow from the stream enables the system of most of the ponds that have been fabricated on the property. This allows for fishing and recreation as well as scenic beauty.

Water Cont'd

THE 5 PONDS:

Four of the ponds emanate from the stream. The most important of these ponds is the largest, 2+ acre pond. This pond was the first improvement made to the Cedars estate- before any of the buildings were built. It was constructed under the guidance of professional “pond consultants” to attain the correct balance of plant and fish life. During the construction of the pond, the southwest side was dug to a 20’ depth. This allows a helicopter to successfully drop and fill the bucket for fire purposes.



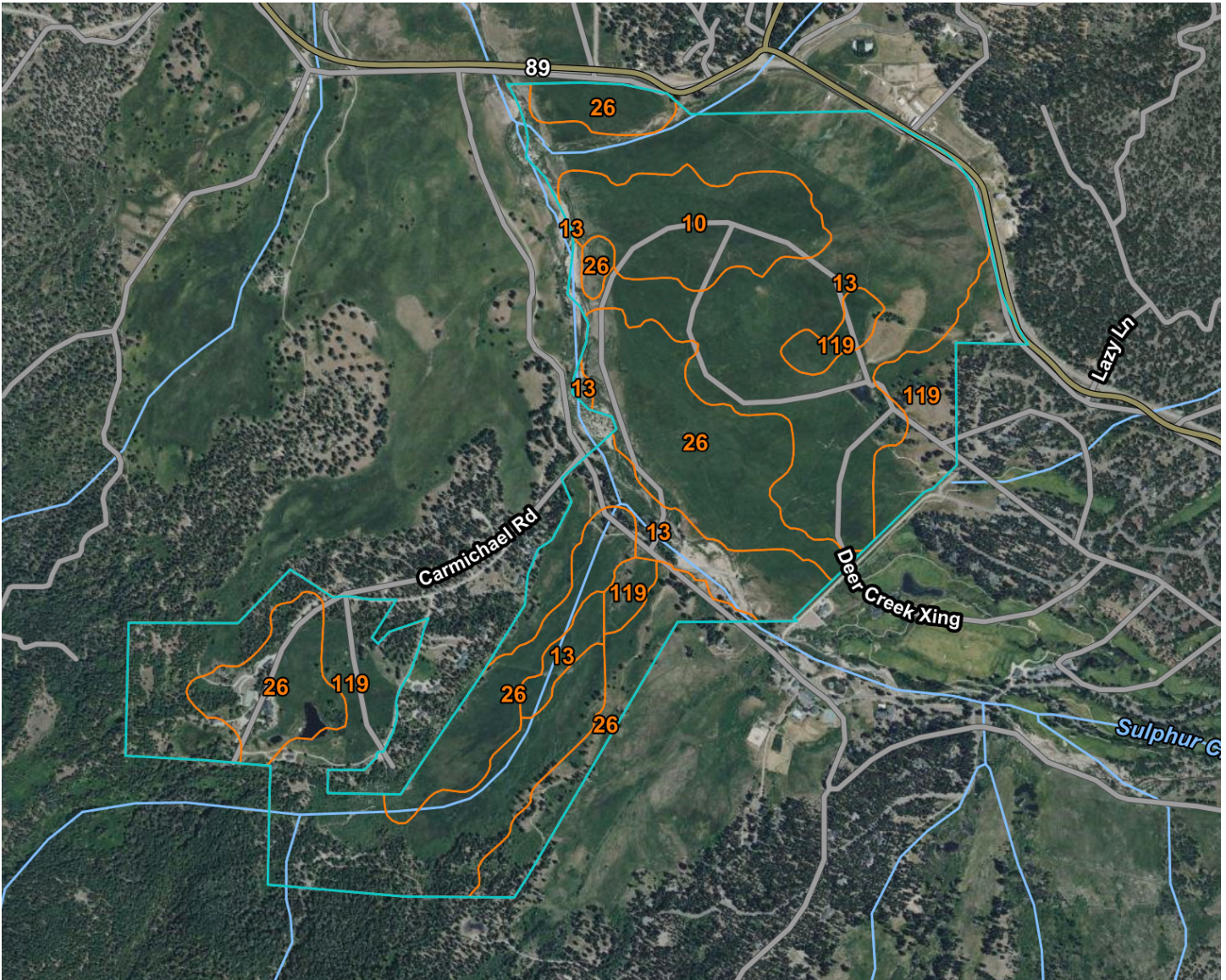
The main pond contributes to the estate in many ways. It provides a source for recreational activities: kayaks, canoes, swimming, fishing, sunbathing, etc. The pond was originally stocked with an Eco balance of large rainbow and brown trout about 10 years ago. The eagles love to fish and are often spotted on the tree branches near the pond. They usually swoop down and catch a fish every 3 days, or so. Along the north side of the pond is a “fishing spawning channel” with 14 steps for the spawning process that begins from the upper pond and exits to the big pond. It enables the Rainbow and Brown trout to swim in the aerated water and breed. Also, this pond is a focal point for much of the scenic beauty of the estate.

FIRE POND:

This pond is the only one of the five that does not emanate from the stream. It is located on the highest, western edge of the property and is fed from a different water source than the stream. Its purpose is to provide firefighting capabilities in case of a fire anywhere on the estate. A system of underground piping feeds, via gravity, the water that is “stored” in the pond to a system of strategically located 6 fire hydrants distributed throughout the estate.



Soil



Map Unit Symbol	Acres in AOI	Classification
10	49	0 / 4s
13	233.1	0 / 3e
26	174	3w / 3w
119	171.0	0 / 6e

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

Location



ABOUT GRAEAGLE, CA:

The ranch is located in Graeagle California in Plumas County. The town of Graeagle features so much to see and do in the town itself as well as the surrounding area. There are the finest 18-hole championship golf courses such as the Whitehawk Ranch Golf Course and Graeagle Meadows Golf Course, along with 6 other golf courses, shopping in the specialty shops, and 10 restaurants, all within 14 miles of the ranch. The luxurious Nakoma Resort inspired by Frank Lloyd Wright, featuring a golf course, spa, restaurant and bar, recreation center, clubhouse, lodges/villas, trails, and a lake, is located only 8 miles away. There are three National Forests in the area: Plumas National Forest, Lassen National Forest (to the north), and Tahoe National Forest (South East). Just on the other side of the Evans Ranch is the Sierra Buttes in the Lakes Basin area. When looking West, you see Mills Peak and on the other side of that is Gold Lake Highway. The Sierra Buttes looks very similar to a Swiss Mountain range with its snow cover peaks and glacier lake landscape. Lakes Basin area features beautiful alpine scenery, multiple trails, and over 20 lakes. It is only a 30-minute drive to this incredible multi-faceted recreation location! Pick your choice of outdoor recreation with hundreds of trails for the hiker and/or horseback rider, golfing, hunting, mountain biking, backpacking, camping, fishing, and boating during the warmer seasons, or winter activities such as downhill skiing at the Plumas Eureka Ski Bowl, and the multiple areas for cross country skiing or snowmobiling. The town is only 1 hour west from Reno, Nevada, about 1.10 hours to North Lake Tahoe area, and 2.5 hours north of Sacramento.

Located only 20 minutes away is the jet serviced airport with airport hangars (small jet capable) at Plumas County Nervino airport on 99 acres with one runway; 4,651 X 75 ft. Closest domestic airports include: Truckee Tahoe Airport (44.8 mi) or Chico Municipal Airport (115 miles) and closest International airports: Reno-Tahoe International Airport (62 miles) and Sacramento International Airport (155 miles).



PLUMAS COUNTY:

Plumas County is located in the Sierra Valley of California, 85 miles from Lake Tahoe and Reno, Nevada. According to the 2010 US Census, the population was 20,007. Quincy is the county seat. The county is known for its many outdoor recreation pursuits with over 100 lakes, 1,000 miles of rivers and streams and millions of acres of national forest. There is plenty of outdoor pursuits for anyone: hiking, skiing, hunting, fishing, golfing, horseback riding, etc. Enjoy four seasons surrounded by beauty and clean air.



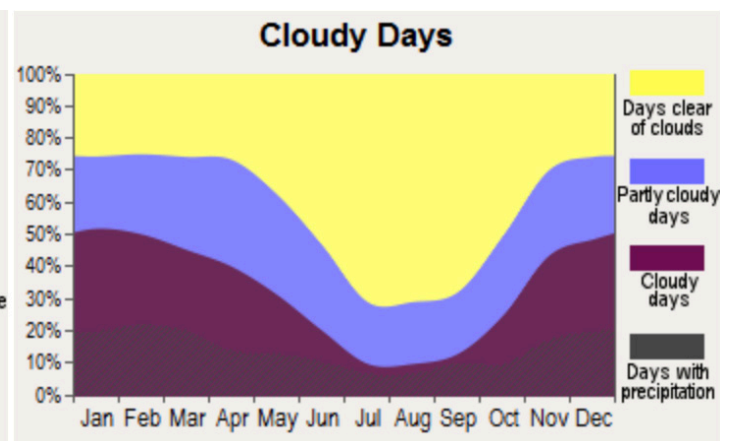
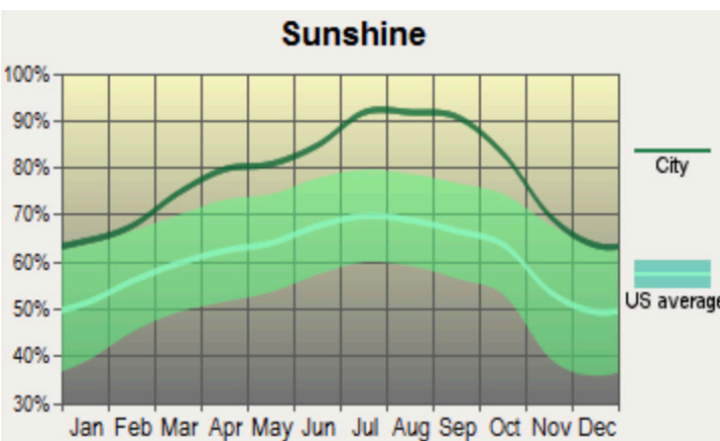
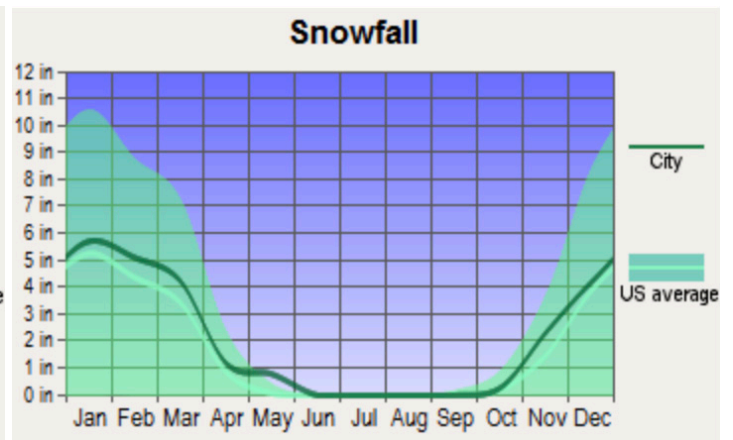
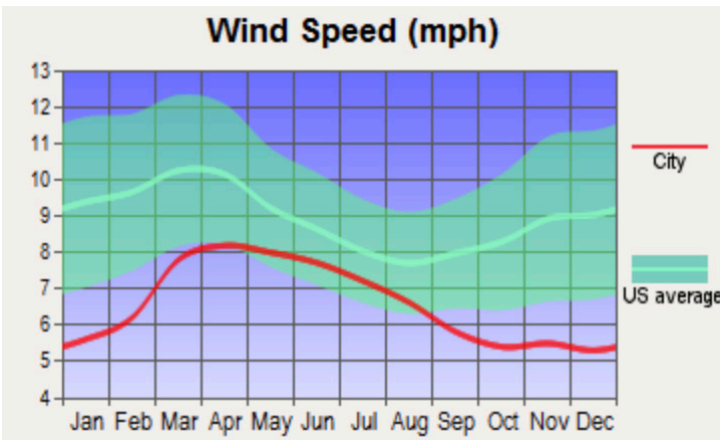
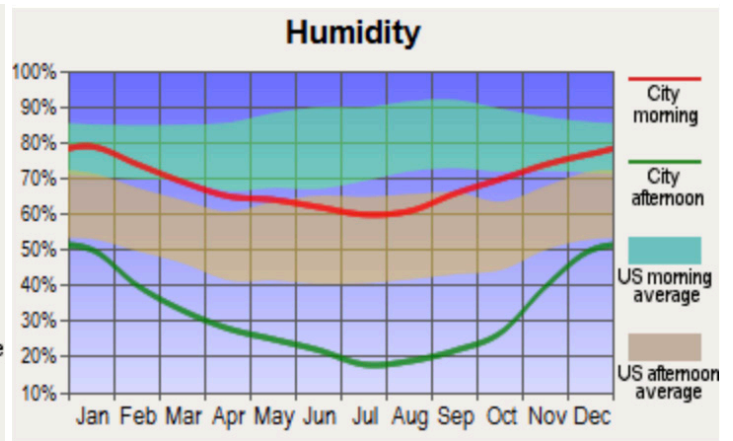
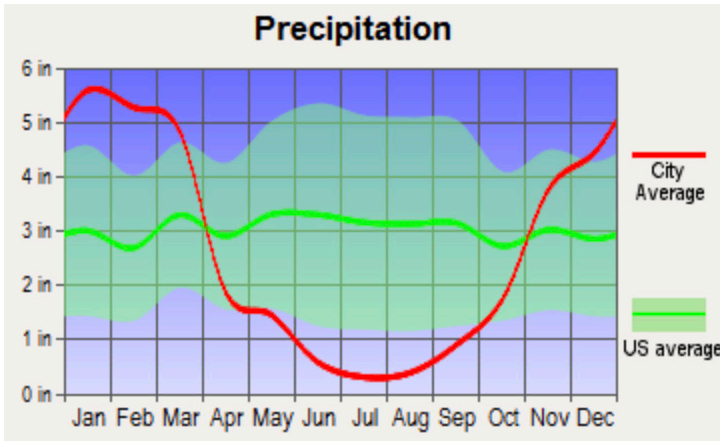
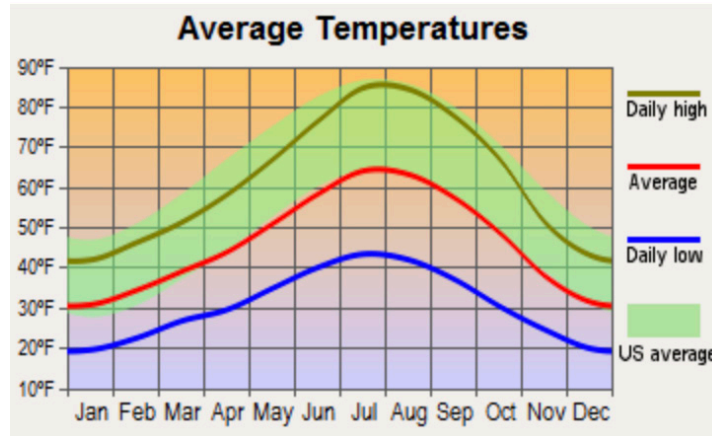
Size & Zoning

This 592 +/- acre ranch consists of twelve parcels.

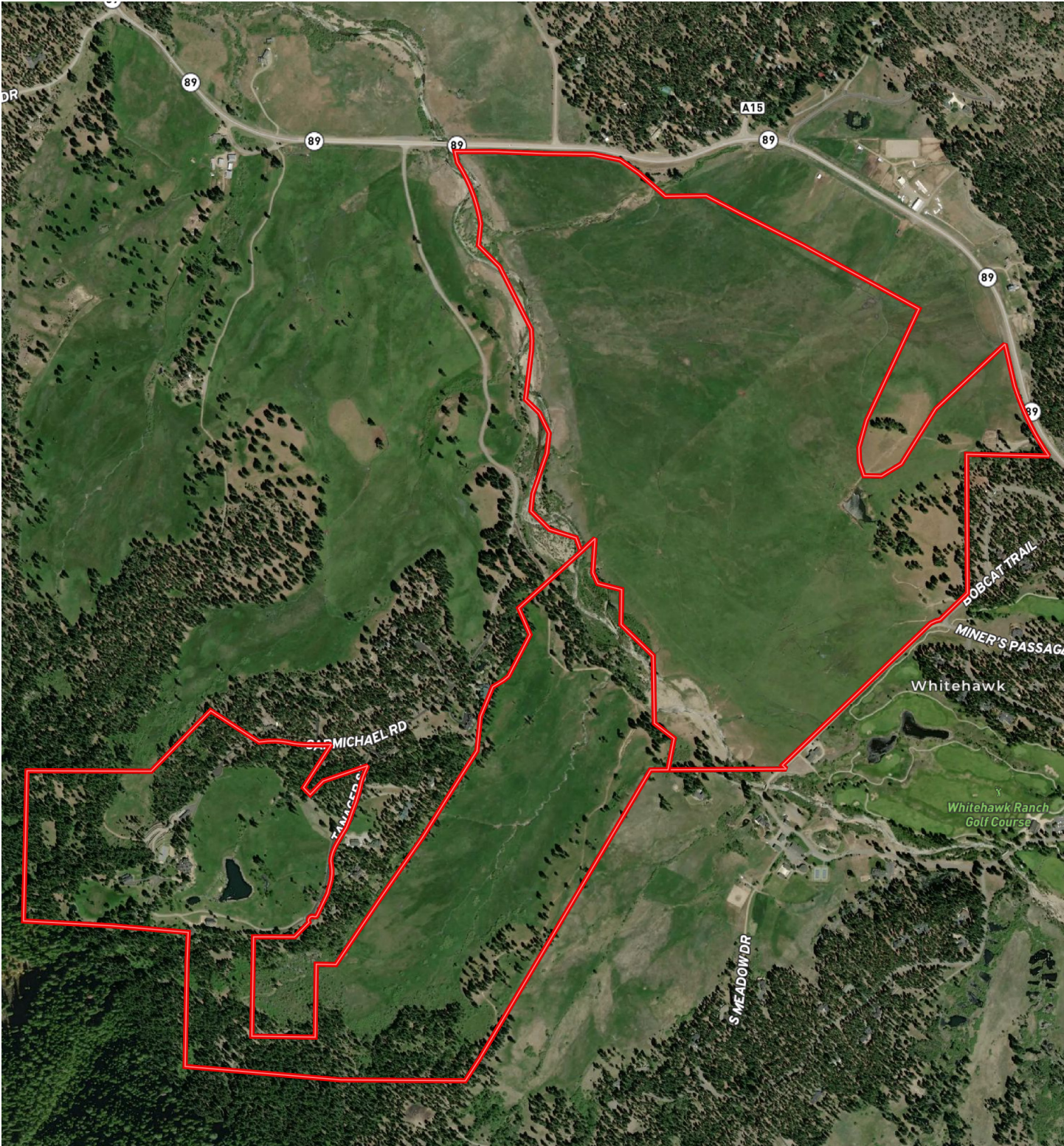
<u>APN</u>	<u>Acres</u>	<u>Land Use- County</u>	<u>Zoning</u>
133-110-038	331	Vacant Land Rural	AP (Ag Preserve)
133-120-017	7.57	Vacant Lot Residential	R-10 (Residential)
133-120-018	4.71	Vacant Lot Residential	R-10 (Residential)
133-120-019	145.96	Vacant Lot Residential	GA (General Ag)
133-120-020	9.36	Vacant Lot Residential	
133-120-021	5.78	Vacant Lot W/Misc Imp	
133-120-022	39.06	Single Family Residential	GA (General Ag)
133-120-023	9.05	Single Family Residential	
133-120-024	27.57	Single Family Residential	R-10 (Residential)
133-240-014	4.68	Vacant Lot	
133-240-032	3	Single Family Residential	
133-250-003	4.46	Vacant Lot	R-10 (Residential)

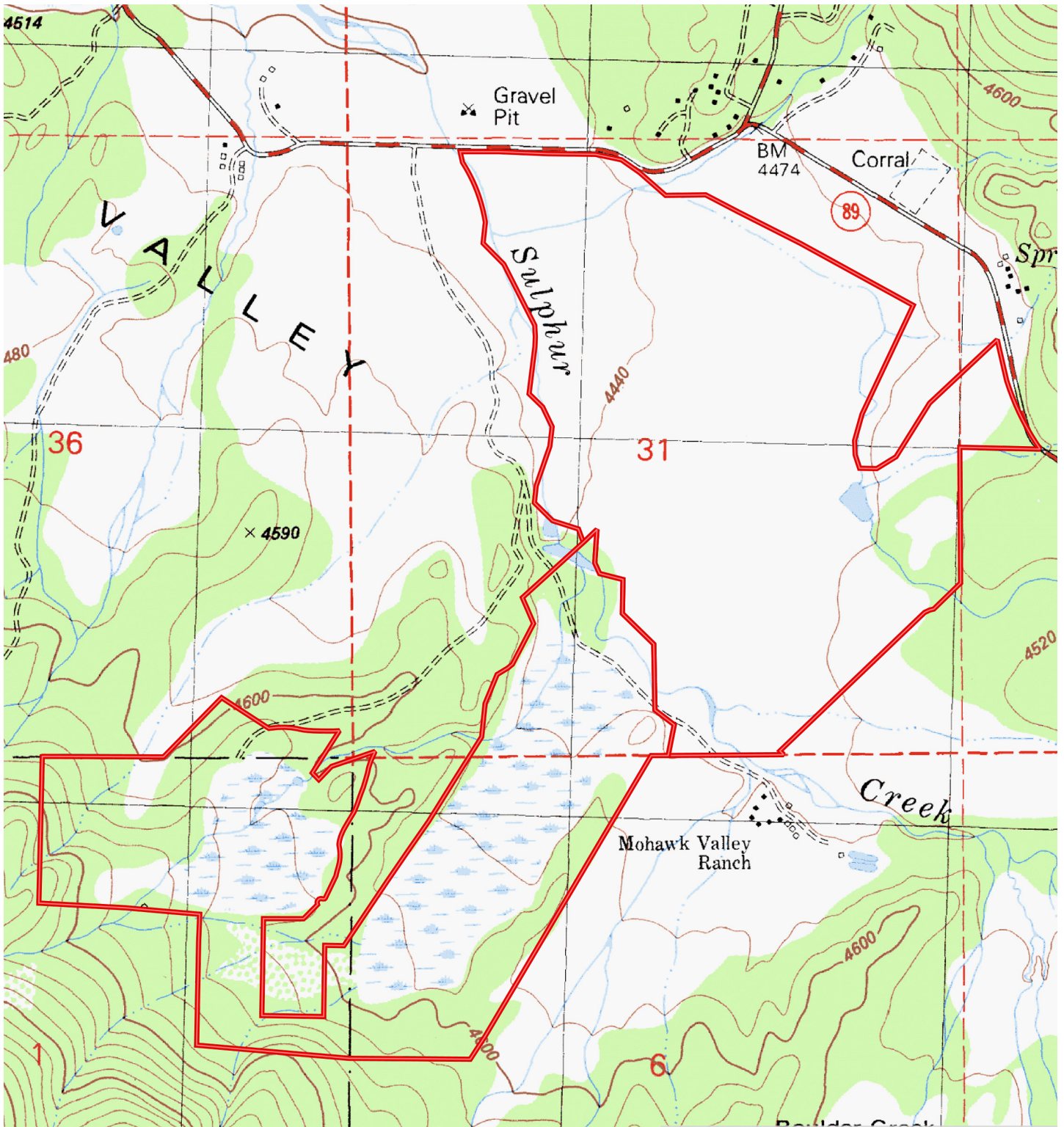


Weather for Graeagle, CA











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