



## OUTDOOR PROPERTIES

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# Wolf Creek Ranch

590.96 ± Acres | Plumas County, CA



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DRE# 01838294



# Introduction

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The Wolf Creek Ranch is a historic working cattle ranch located in the Indian Valley in Plumas County, California. Comprising almost 591 acres, the ranch consists of about 337-acres of irrigated meadow and about 254-acres of forestland. Currently, the property is being used as a seasonal cattle ranch running approximately 160 cow/calf pairs from mid-May to mid-November. Water on the ranch comes from Wolf Creek which runs through the northern and northeastern boundary of the property. There are adjudicated water rights that are used to flood irrigate the meadowlands.

Homesteaded in the 1850s by the Italian-Swiss Guidici family, the ranch farmstead retains structures dating back more than 130 years. Centrally located on the ranch, the farmstead includes a farmhouse, which has been extensively restored, one additional residence, and various outbuildings. This farmhouse is thought to be one of the first built in the Indian Valley, the original homestead of the Guidici family. The property is known for its rich native wildlife with migratory birds, large mammals, and native plants. The property is in the Williamson Act and Timber Preserve and has a Conservation Easement for the protection of the ranch's grazing uses and related conservation values.



# Highlights

- Historic 590.96 acre cattle ranch
- 337-acres in irrigated meadow and 254 acres of forestland
- Runs approximately 160 cow/calf pairs seasonally
- Six different pastures for rotational grazing with troughs spread throughout property
- Water derives from Wolf Creek
- Adjudicated water rights from Wolf Creek used to flood irrigate the meadows
- Irrigation water is available from March to late July depending on the type of year
- Historic farmstead dating back to the 1850s consisting of farmhouse and various outbuildings
- Major renovation on the old farmhouse
- One additional modular residence. Both farmhouse and modular home are occupied by renters
- Property is known for its rich native wildlife
- The property is in the Williamson Act and Timber Preserve and has a Conservation Easement

**Purpose of the Conservation Easement:** *“The Conservation Easement will preserve and protect in perpetuity the property’s grazing use, wet meadows, grassland, riparian areas, and open-space characteristics, which include wildlife and fisheries habitat, water quality, groundwater recharge, and the cultural heritage of Indian Valley. It will protect open rangelands and native conditions of the property by limiting conversion to more intensive agriculture, non- agricultural use, and subdivision of the land.”*



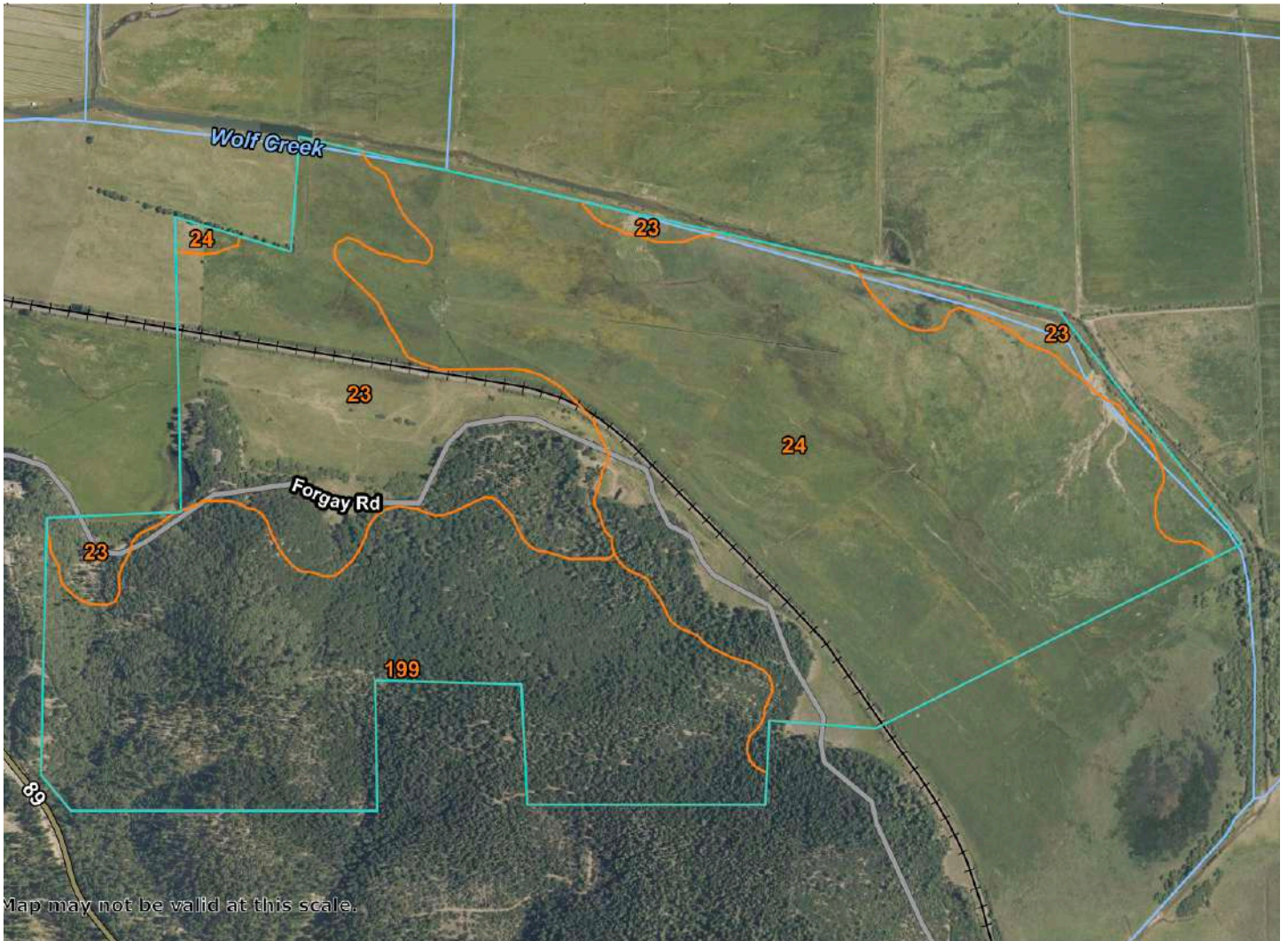
# Water

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Water on the ranch is supplied from Wolf Creek which runs along the north and northeastern boundary of the property. The property has adjudicated water rights from Wolf Creek that are used to flood irrigated the meadow lands via a concrete diversion structure on Wolf Creek. In most years, irrigation water is available March through late July. This can irrigate 300 acres of pasture. The irrigation practices on the ranch are the same as they were when the first federal land surveyors visited in late 1860s. Wolf Creek is one of the main tributaries to Indian Creek which runs into the North Fork Feather River and on into the Sacramento River.



# Soil



\*Map not to scale\*

Map Unit Symbol	Acres in AOI	Classification
23	132.8	3w / 3w
24	261.7	3w / 3w
199	173.1	NA / 6e

# Cattle & Wildlife

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The ranch currently runs 160 cow/calf pairs for a 6 month season. The grazing months are mid-May through mid-November. There is barbed wire fencing that is used to facilitate rotational grazing within 6 different pastures. Livestock drinking water is supplied from a few troughs scattered throughout or from irrigation ditches.



The Wolf Creek Ranch provides an optimum habitat for a diverse range of wildlife including bald eagles, golden eagles, black bears, bobcats, deer, mountain lions, osprey, and many more. The wet meadows vegetation are great for various raptor species. For recreation, there are nearby lakes such as Lake Almanor and surrounding national forests. Hunt, fish, horseback ride, hike, ski, etc. If you want to mountain bike or road race, there are plenty of trails and 60 miles of popular biking roads. Off road sports of 4x4 and snowmobiling are popular in this area. Enjoy all four seasons in Plumas County!

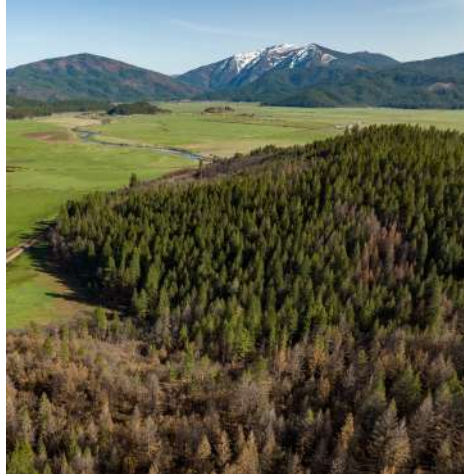
# Improvements



Homestead in the 1850s by the Italian-Swiss Guidici family, the ranch farmstead retains structures dating back more than 130 years. Situated in the heart of the ranch is the original farmhouse and various outbuildings. Additionally, there is one modular residence. The owner has done extensive restoration to the farmhouse. Each of the residences is occupied by renters and are served by a domestic well and septic system.



# Location



## About Taylorsville

Taylorsville is located in Plumas County in northern California. According to the US Census in 2010, the population was 150. Taylorsville is a small country town ideal for anyone looking to be surrounded by beautiful mountains and live the outdoor lifestyle. It is known for its annual rodeo, fishing, biking and beautiful views. 11 miles away is the town of Greenville with over 1,000 people, a local high school, Indian Valley Heliport and the historic downtown. Reno is just 103 miles away, Sacramento 145 miles and San Francisco, 228 miles. In two hours, you can be at the Reno International airport, or if you have your own plane, fly into Quincy at 21 miles away. Lake Almanor, the next “Lake Tahoe,” is only 33 miles away and if you want to go to Lake Tahoe, it is only a two-hour drive.

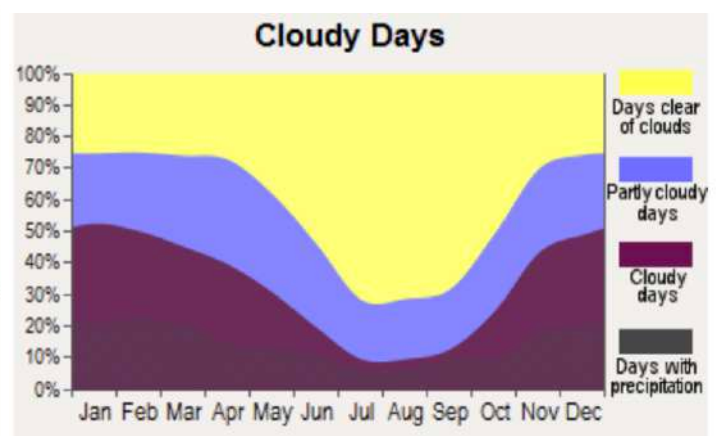
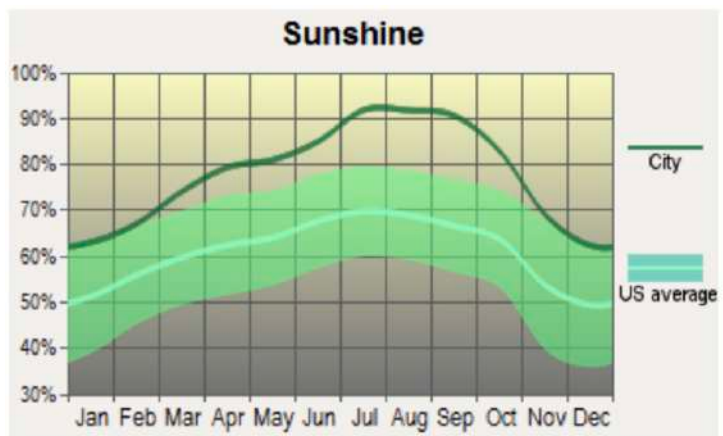
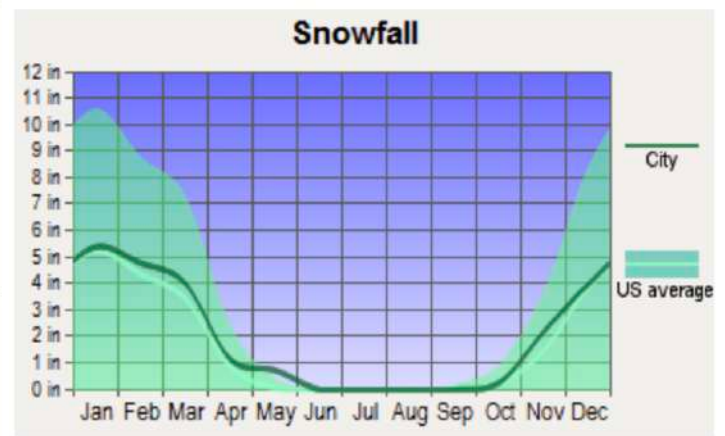
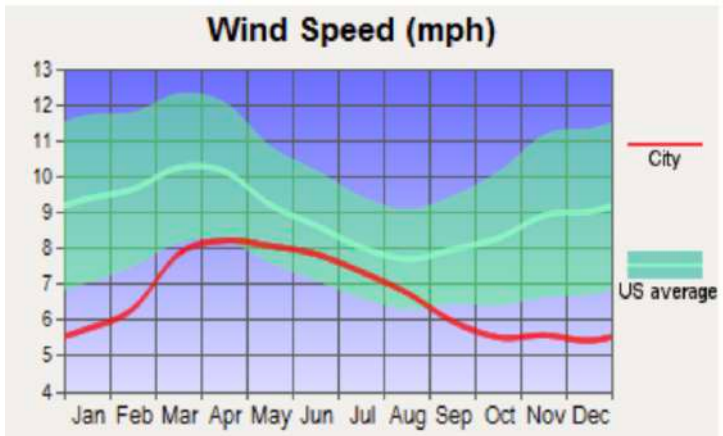
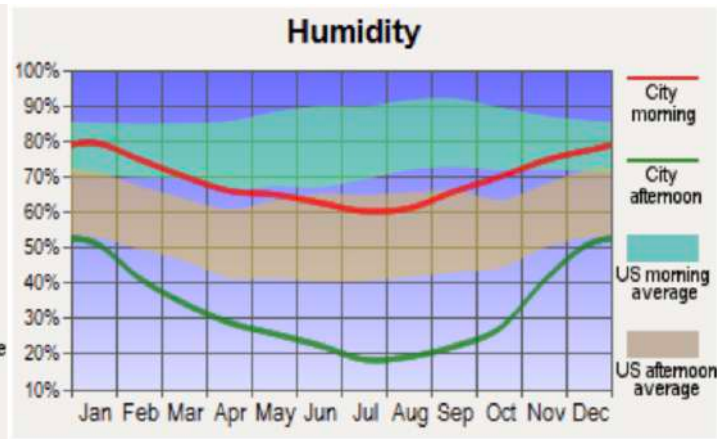
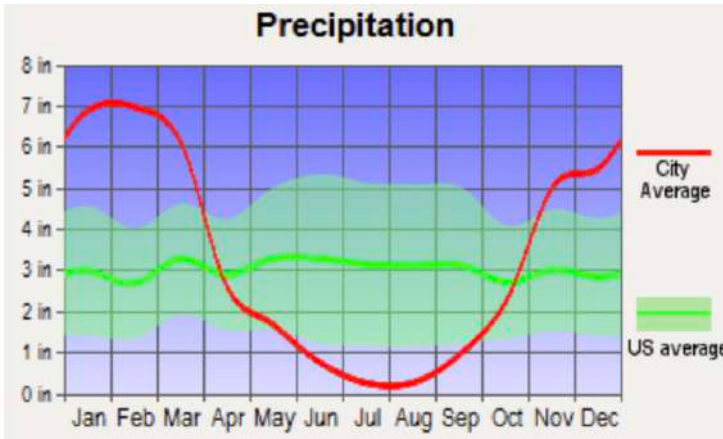
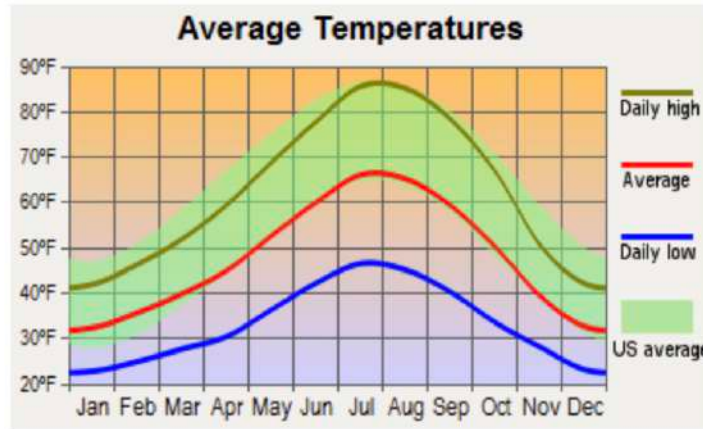
**Closest airports** to Taylorsville are the Quincy-Gansner Spanish Creek Airport with a 4105 x 60 ft asphalt runway (22 miles) and the Rogers Field in Chester, CA with a 5020 x 100 ft asphalt runway (32 miles). International airports include Reno/Tahoe International airport(69 miles) and Sacramento International airport (103 miles).

## About Plumas County

Plumas County is located in the Sierra Nevada 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 all four seasons!



# Weather

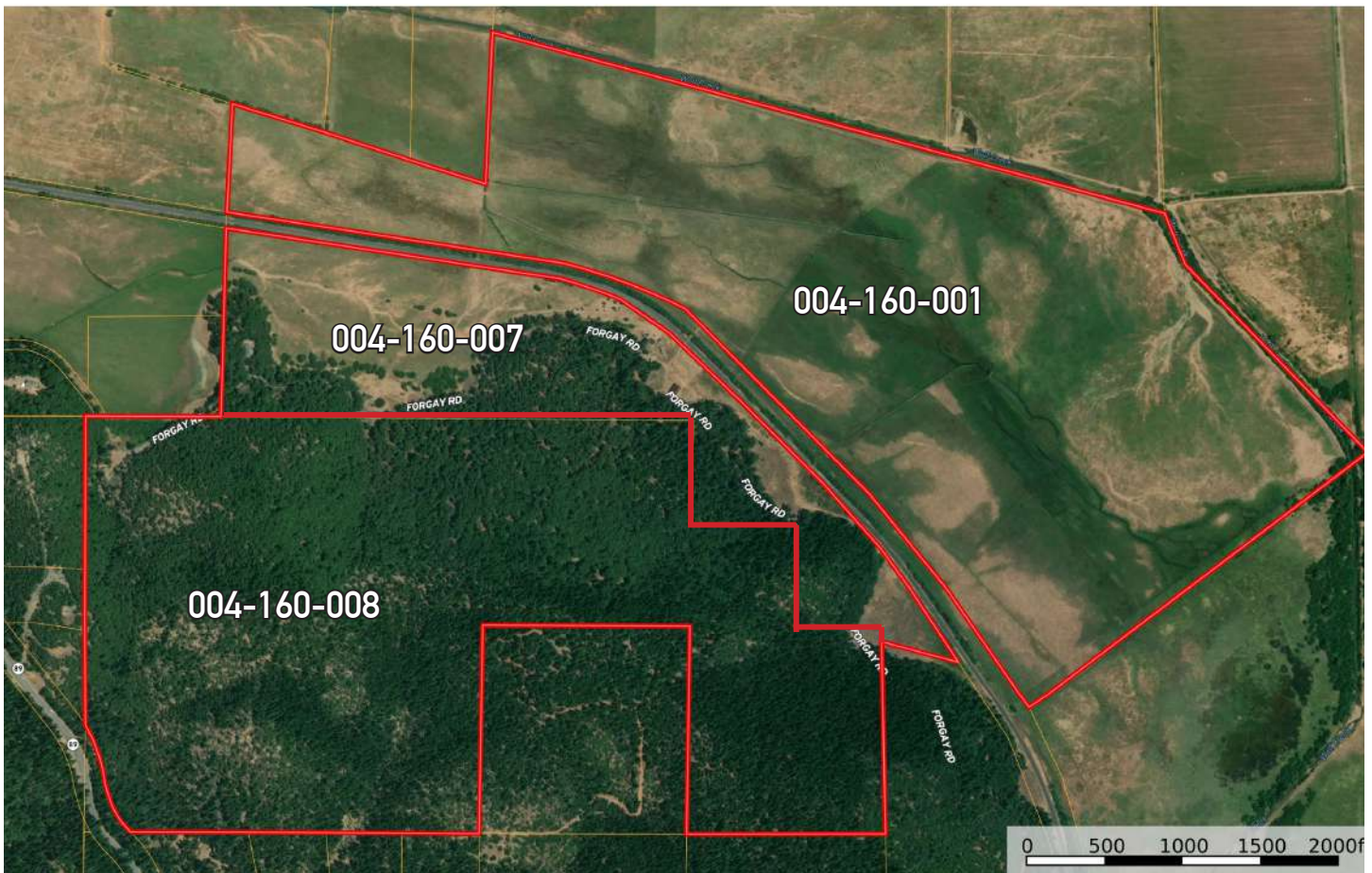


## Size & Zoning

The Wolf Creek Ranch consists of three parcels totaling 590.96 acres. The property is in the Williamson Act and Timber Preserve and has a conservation easement.

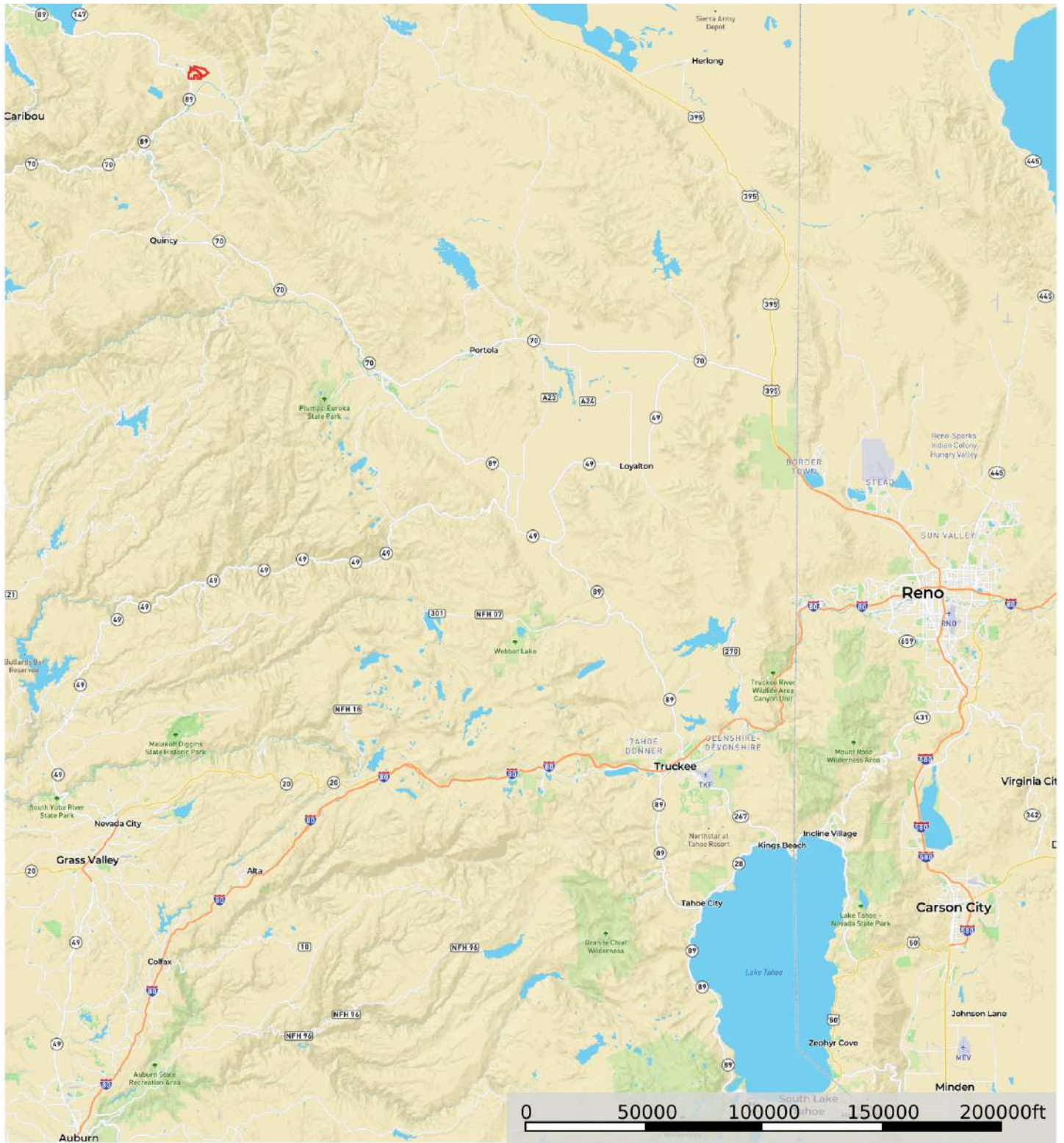
APN	Acreage	Use Type	2021 Tax Amount
004-160-001	256.93	AG Preserve	\$4,720.00
004-160-007	99.18	AG & Timber Preserve	\$4,048.00
004-160-008	234.85	Timber Preserve	\$4,615.00
<b>TOTAL</b>	<b>590.96</b>		<b>\$13,383.00</b>

*For more information regarding the Conservation Easement, please contact our office.*

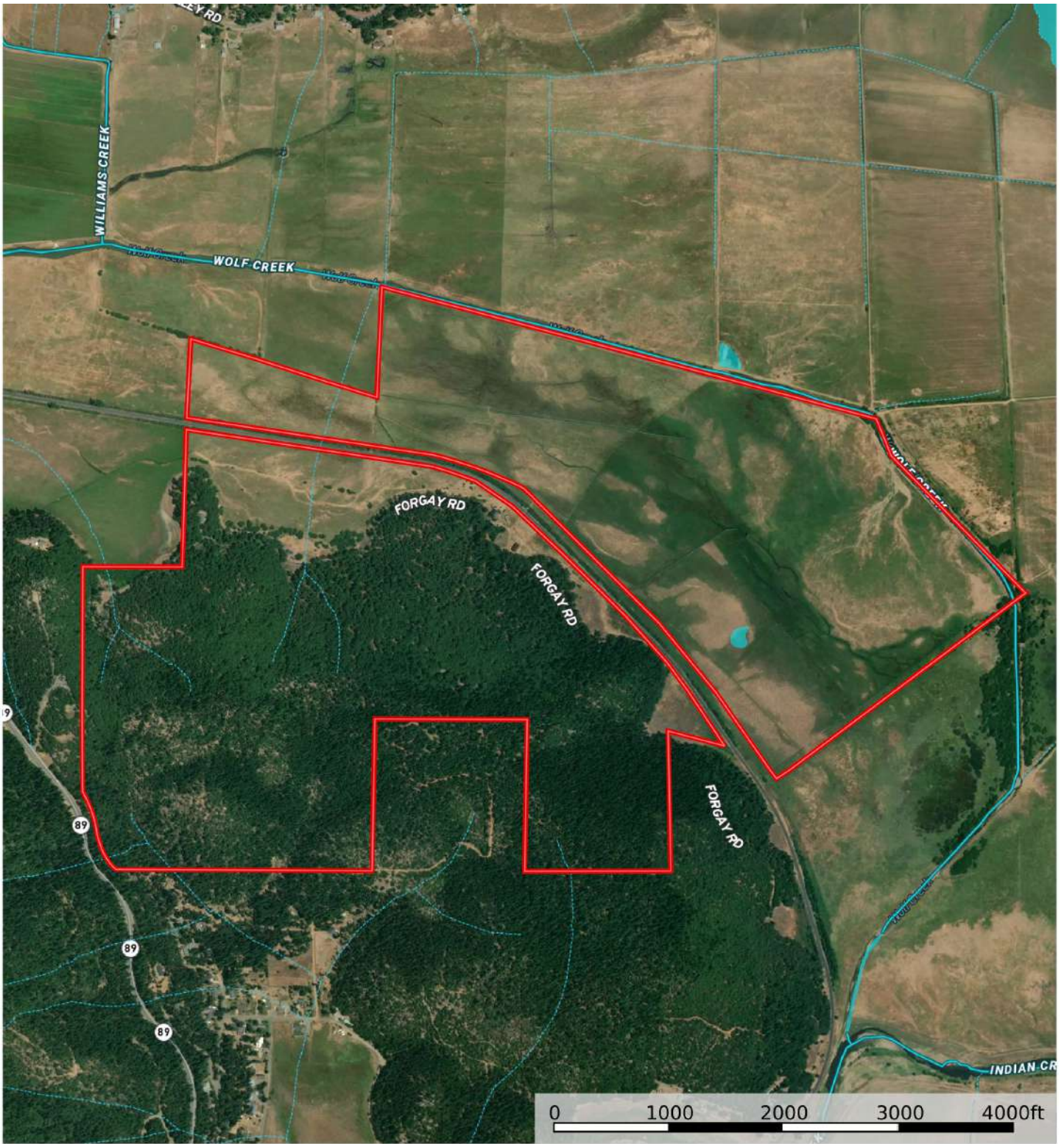


*“The Williamson Act, also known as the California Land Conservation Act of 1965, enables local governments to enter into contracts with private landowners for the purpose of restricting specific parcels of land to agricultural or related open space use. In return, landowners receive property tax assessments which are much lower than normal because they are based upon farming and open space uses as opposed to full market value.”*

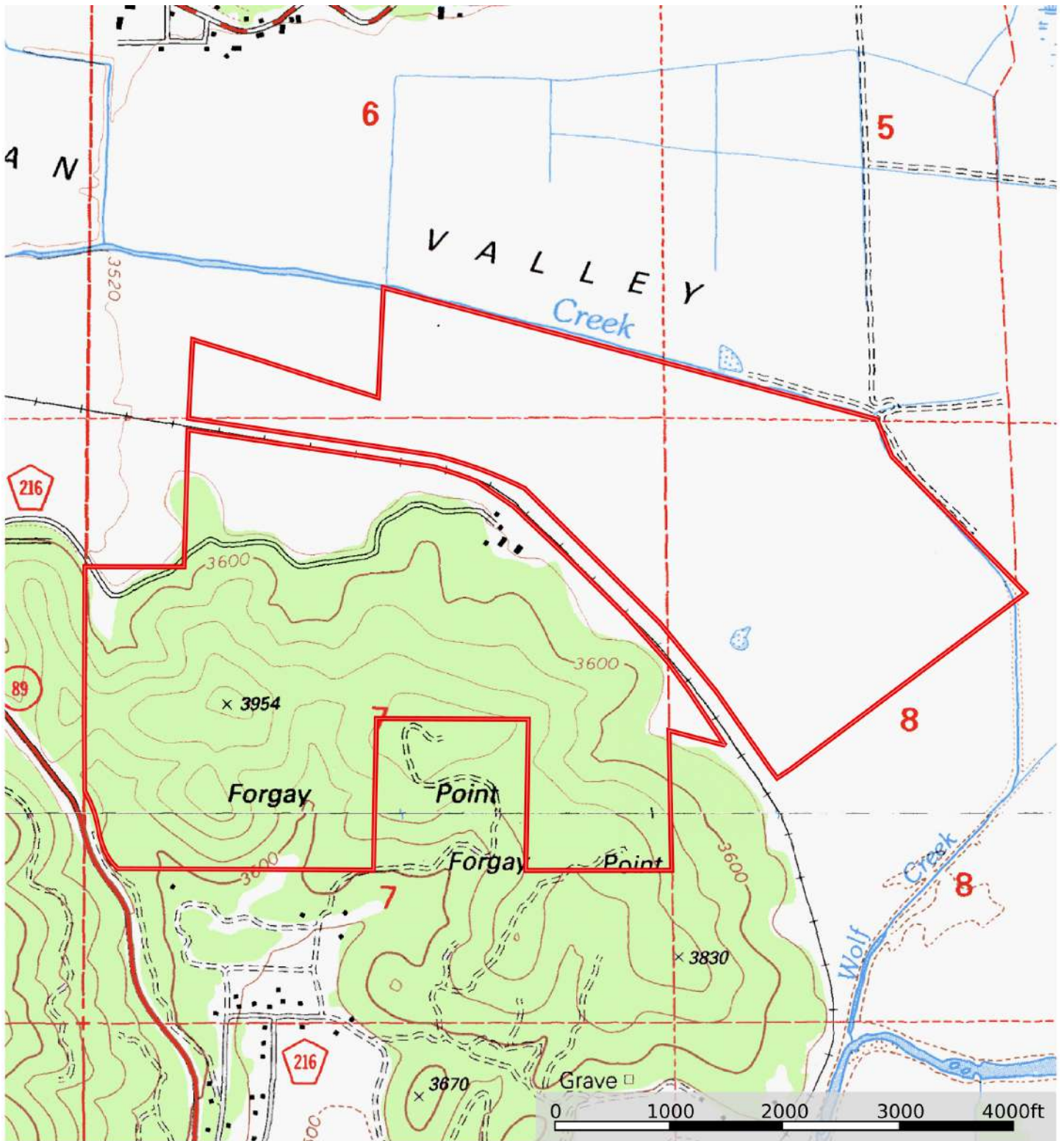
– from the California Department of Conservation



 Boundary



Boundary Stream, Intermittent River/Creek Water Body



Boundary



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