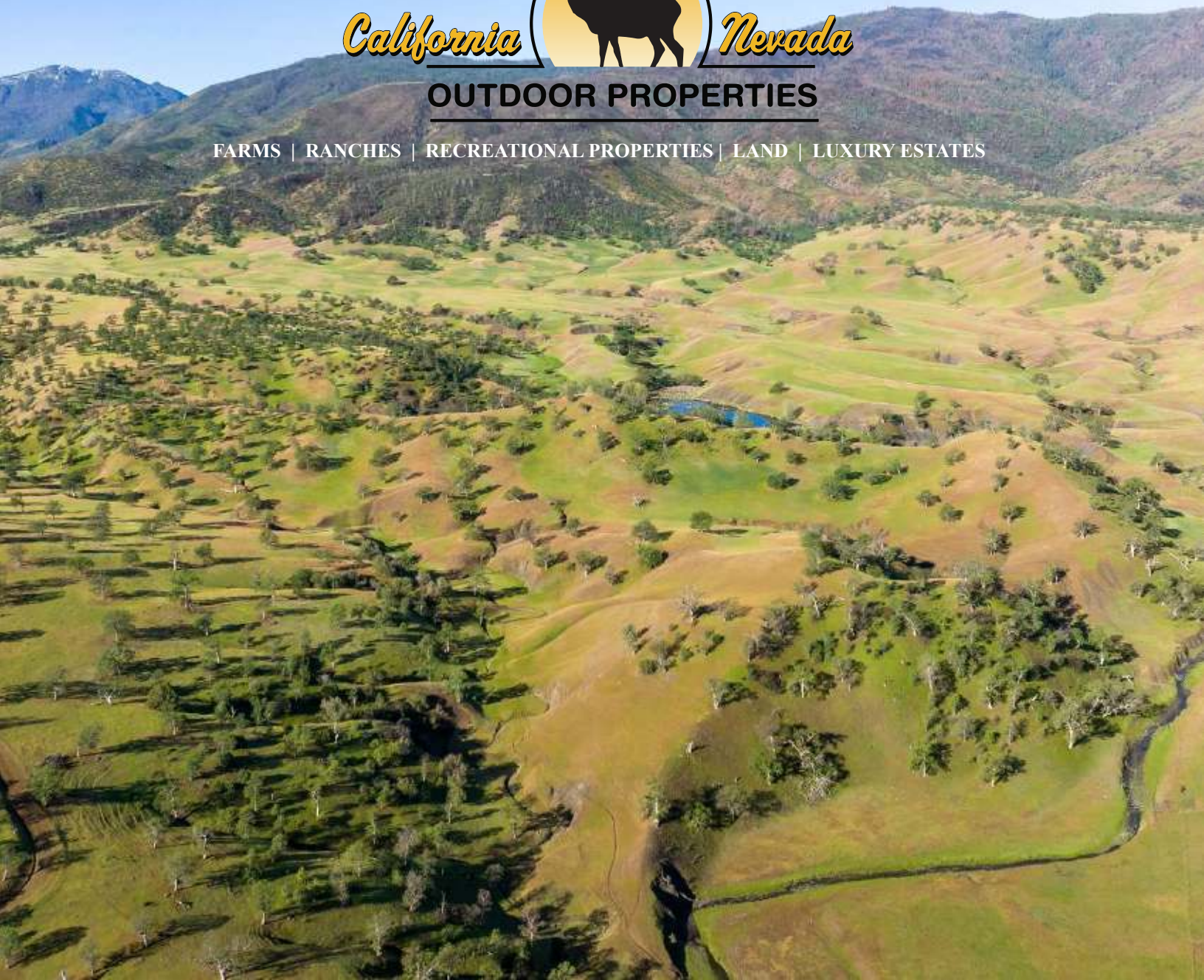




OUTDOOR PROPERTIES

FARMS | RANCHES | RECREATIONAL PROPERTIES | LAND | LUXURY ESTATES



Three Creeks Ranch

4,087.01 ± Acres | Glenn County, CA



EXCLUSIVE PARTNER OF

707 Merchant Street | Suite 100 | Vacaville, CA 95688

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DRE# 01838294



Introduction



The beautiful and scenic 4,087-acre Three Creeks Ranch is located in Elk Creek, California in Glenn County. The property sits around 1,000 ft elevation at the valley floor up to 1,800 ft elevation in the rocky ridge. Three Creeks Ranch is currently used as a productive cattle ranch and recreational paradise. The property is fenced and cross-fenced. Water includes multiple ponds, springs, and several creeks; Clover Creek, Mad Creek, and several miles of Briscoe Creek. The ranch also encompasses part of the private Green Valley and ancient cliff formation, Gravelly Ridge. Mendocino National Forest borders the property to the west. Recreational activities are abundant. Game include blacktail deer, wild hogs, bear, turkey, quail, and predators that will keep the hunters busy. In addition to hunting, there is great hiking and horseback riding throughout the ranch. Enrolled in the Williamson Act for lower property taxes. The Three Creek Ranch is ready for new stewards to take over and enjoy this beautiful, private property.



Highlights

- 4,087.01-acre Cattle and Recreational Ranch
- Water: Multiple ponds, springs, and creeks
- Creeks include: Clover Creek, Mad Creek, and Briscoe Creek
- Normal carrying capacity is 400 pair, but drought years substantially less
- Fenced and cross fenced
- Encompasses part of the private and scenic Green Valley
- Great Recreation: Hunting, Hiking, Horseback Riding, Fishing, etc
- Hunting species include: Blacktail deer, wild hog, turkey, quail, and predators
- Varied topography from the private valley, rolling hills, to the ancient rock formations
- In the Williamson Act



Cattle

For cattle, the weather dictates the number of cattle that would be best to run on the ranch. Normal carrying capacity is 400 pair, but in drought years, it is substantially less. The ranch is fenced and cross fenced. The current owner recieved the Leopold Conservation Award for exemplary environmental stewardship presented by Sand County Foundation, California Farm Bureau Foundation and Sustainable Conservation. The grazing program on the ranch is intensive managed grazing to support native grasses, increase water retention, and healthy cattle. The cattle are rotated among fenced paddocks so that each area experiences only about 15 days a year of grazing and about 350 days of rest.



Water



Water on the ranch includes multiple ponds, springs, and several creeks including Clover Creek, Mad Creek, and several miles of Briscoe Creek. Having this amount of water sustains great wildlife habitat.



Recreation



This ranch is an excellent recreational property. With seasonal creeks and multiple ponds, water is great for game. There are blacktail deer, wild hogs, bear, turkey, quail, and predators that will keep the hunters busy. The ranch is also located in Tule Elk country. Occasionally, you can spot Tule Elk roaming through the property. Explore the beautiful, private valley of Green Valley or enjoy the interesting rock formation of Gravelly Ridge. Hike, fish, ATV, horseback riding, etc all on the ranch and surrounding areas. Just a couple of miles away is the Stony Gorge Reservoir, great for boating and fishing.





Location



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.

Nearby airports: Local air travel is from Willows-Glenn County Airport. The airport has two asphalt paved runways: 4125 x 100 ft and 3,788 x 60 ft. It also has one helipad designated H1. International airports: Sacramento International Airport is about 113.8 miles from the property. San Francisco International Airport is about 187 miles from the property.

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 1,188 farms, primarily of rice, almonds, milk products, prunes, and livestock, agriculture remains the source of the county's economy.



Size & Zoning

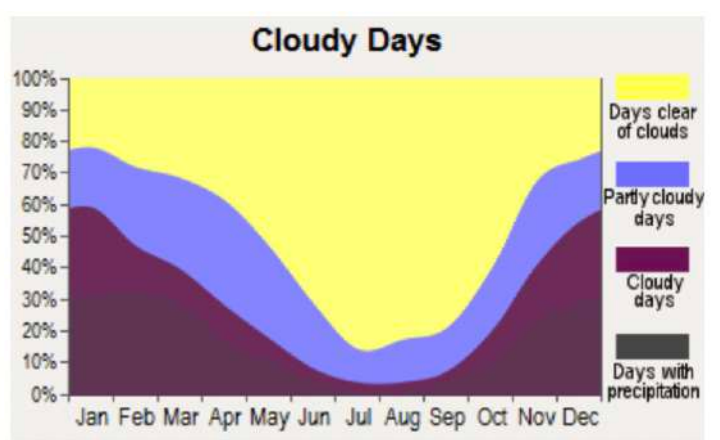
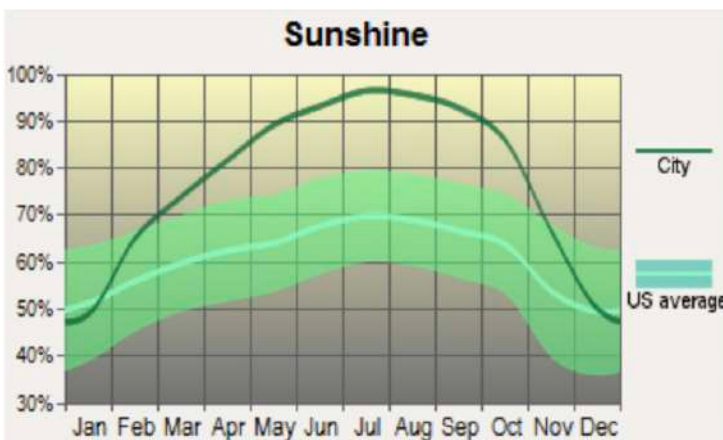
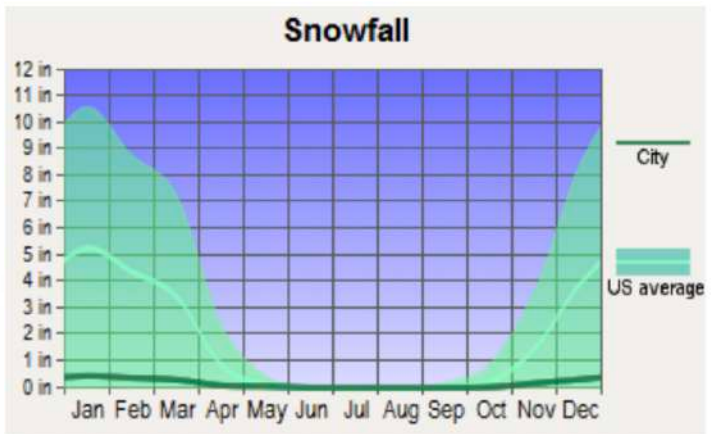
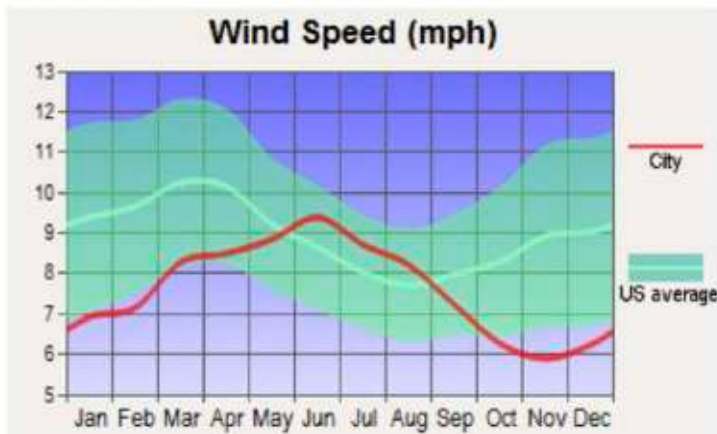
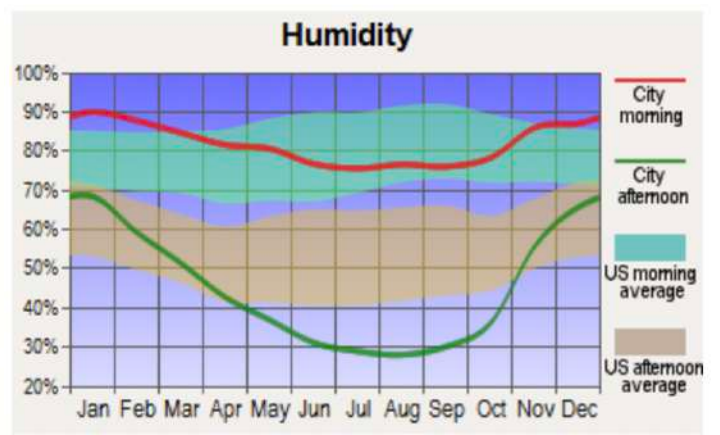
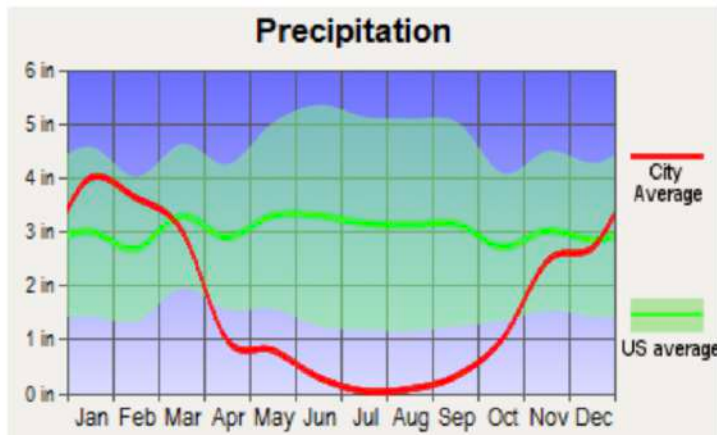
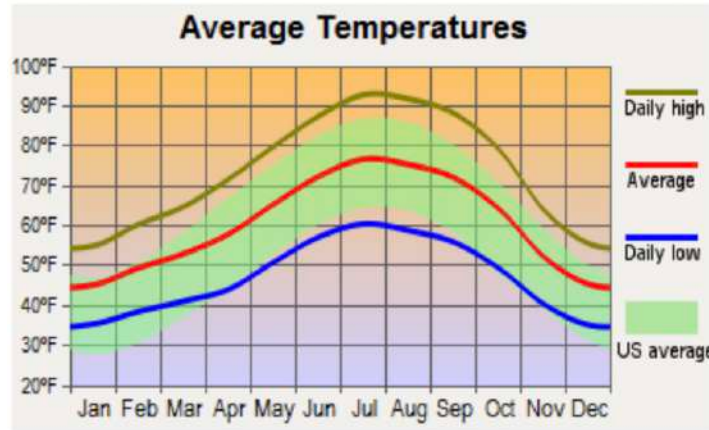
The Three Creeks Ranch contains 15 parcels totaling 4,087.01 acres. The property is zoned AP-160 and RZ-160. AP zoning is related to foothill, agriculture, and forestry. RZ zoning is related to recreation. The ranch is in the Williamson Act. See below for more information:

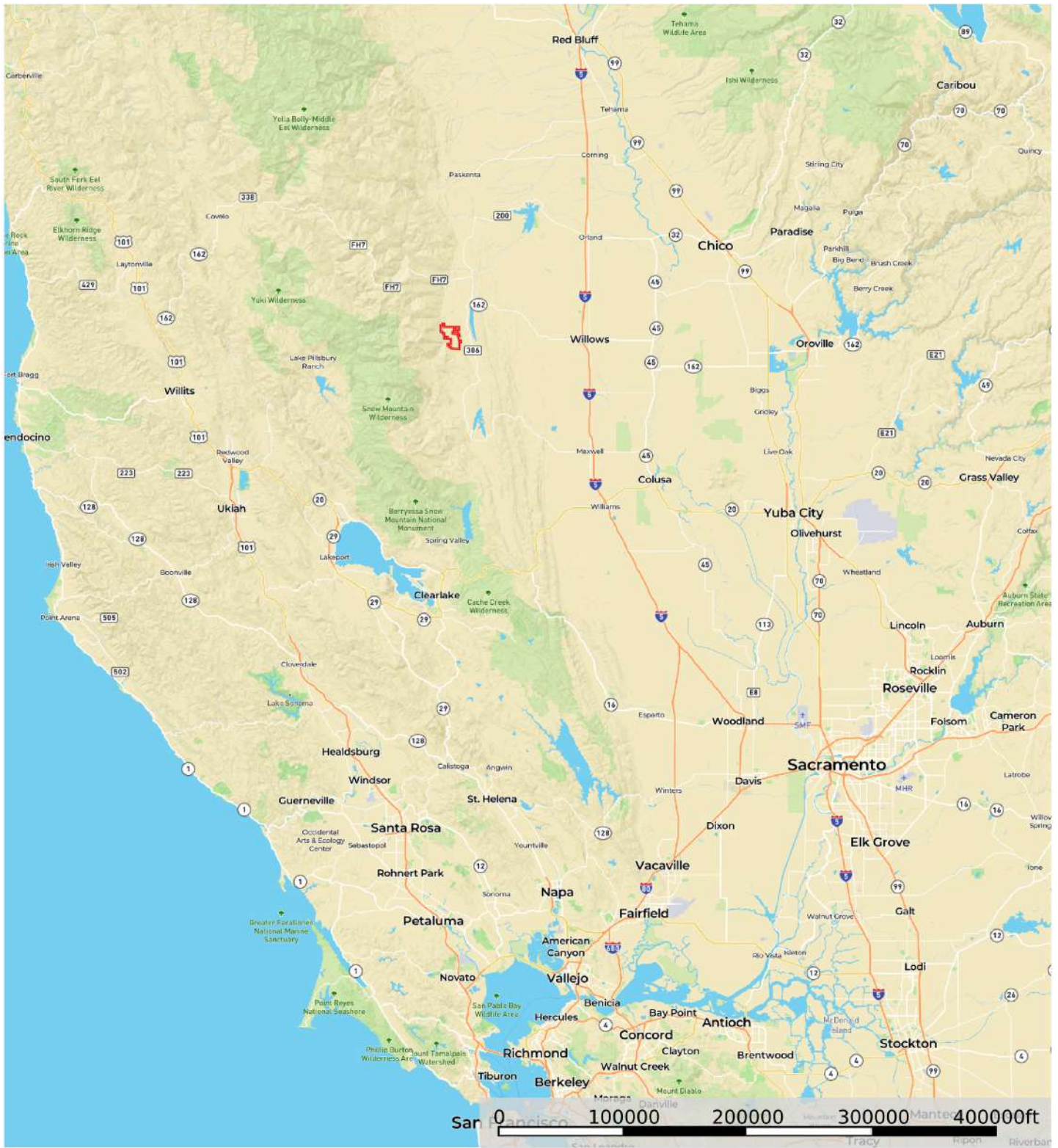
APN	ACRES	ZONING	WILLIAMSON ACT	TAX AMOUNT (2021)
018-170-001	604.04	AP-160	Yes	\$673
018-170-005	163.16	AP-160	Yes	\$395
018-170-006	482.78	AP-160	Yes	\$577
018-170-012	120	RZ-160	No	\$118
018-170-013	160	RZ-160	No	\$158
018-170-017	40	RZ-160	No	\$39
018-170-021	40	RZ-160	No	\$39
018-180-001	161.73	RZ-160	No	\$180
018-180-015	40	AP-160	Yes	\$39
018-200-002	444	AP-160	Yes	\$493
018-200-006	120	AP-160	Yes	\$133
022-100-006	631.3	AP-160	Yes	\$971
022-100-018	40	RZ-160	No	\$39
022-130-004	400	AP-160	Yes	\$615
022-130-005	640	AP-160	Yes	\$985
TOTAL	4,087.01			\$5,454.00

“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

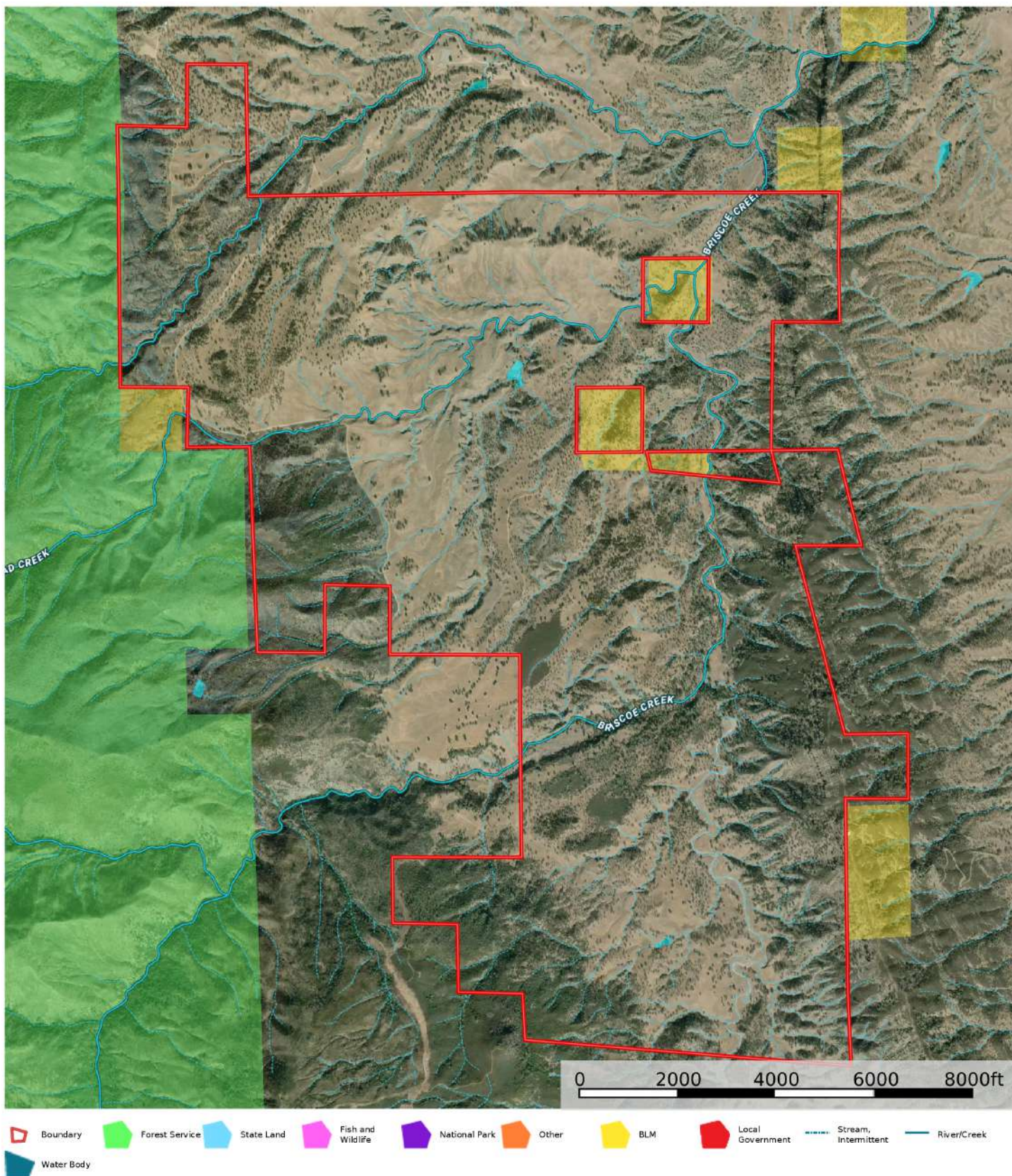
Weather





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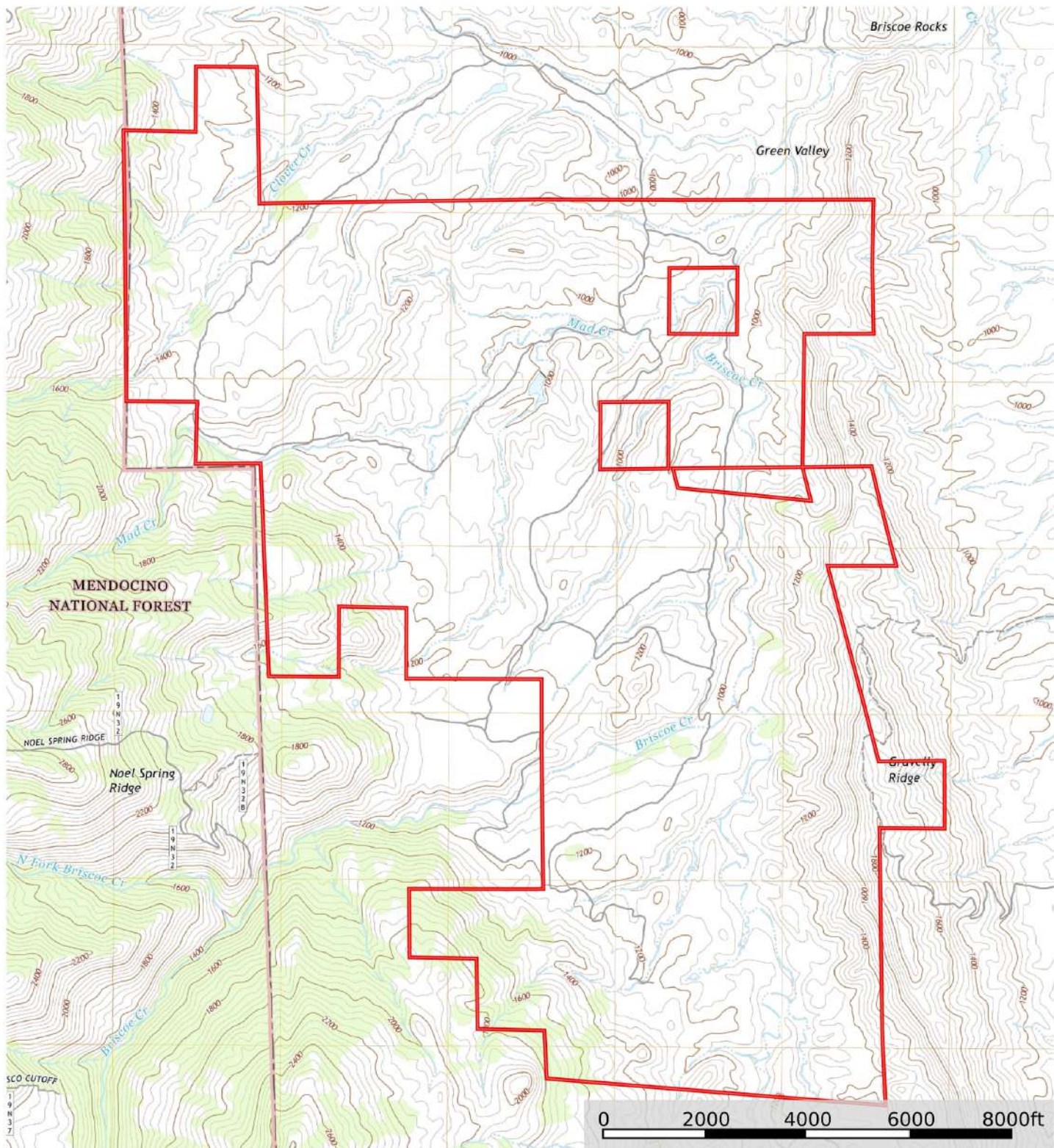
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 Boundary

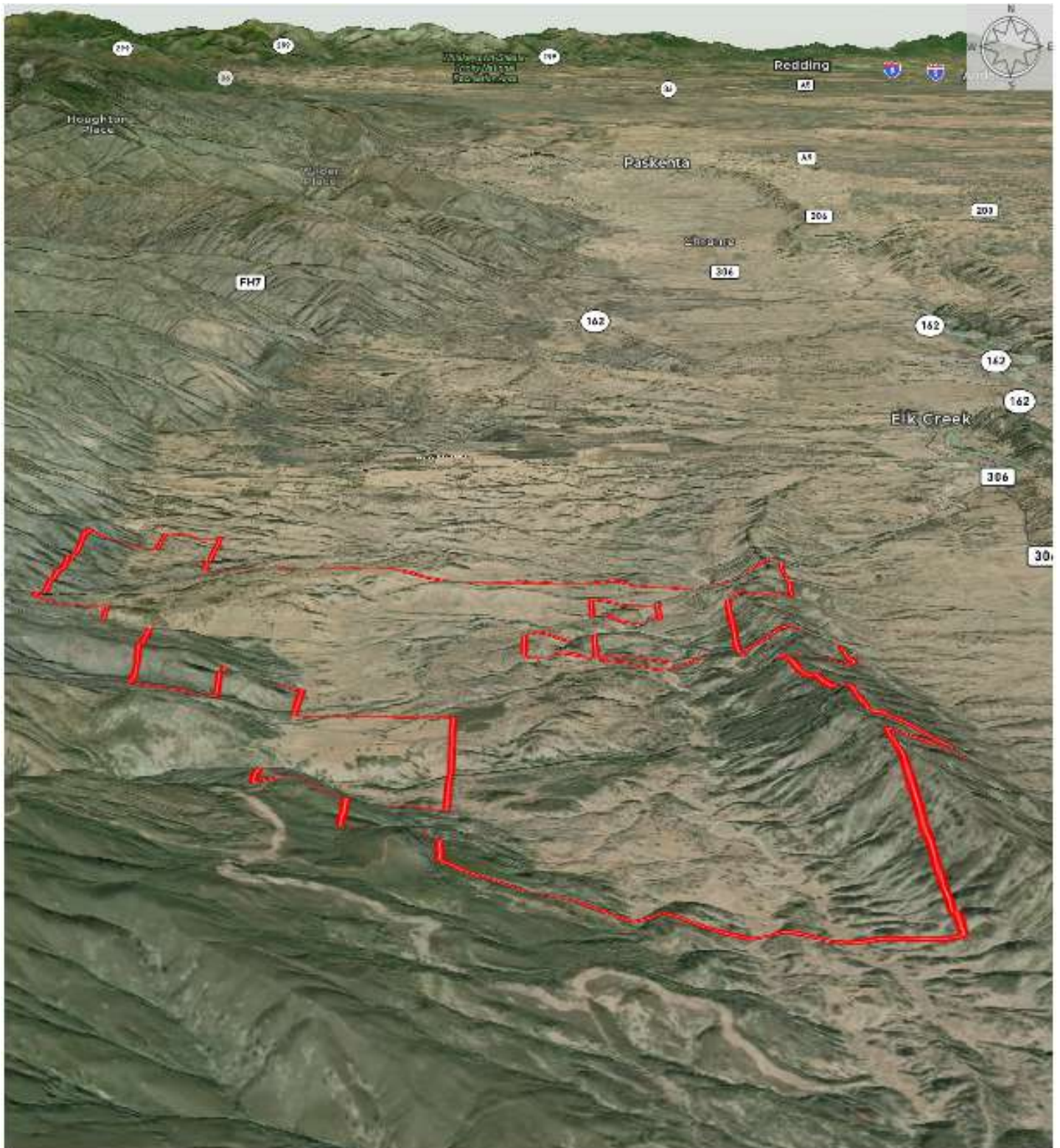
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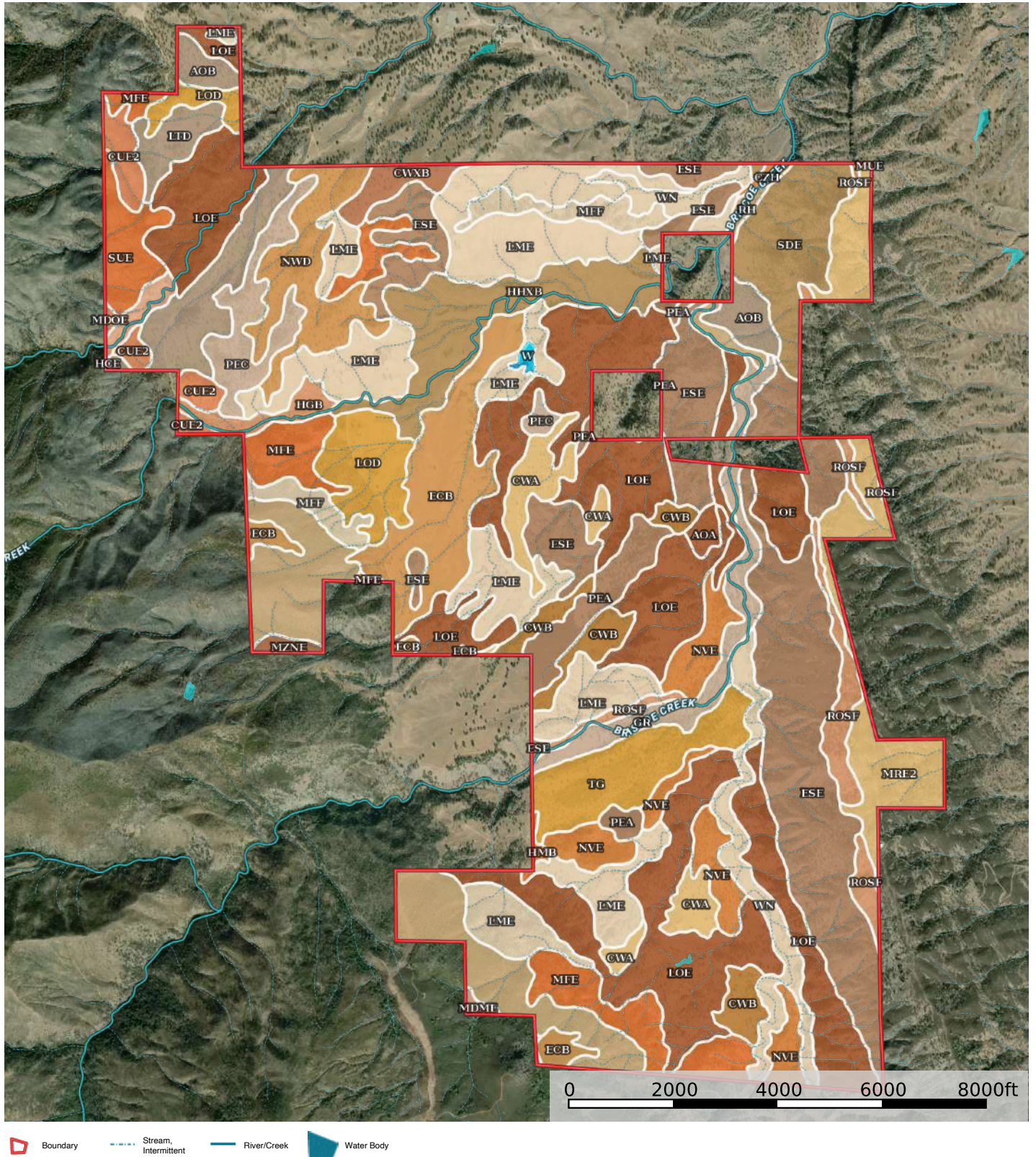


 On map

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Soil



For more in depth information on the soils, please contact our office.



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