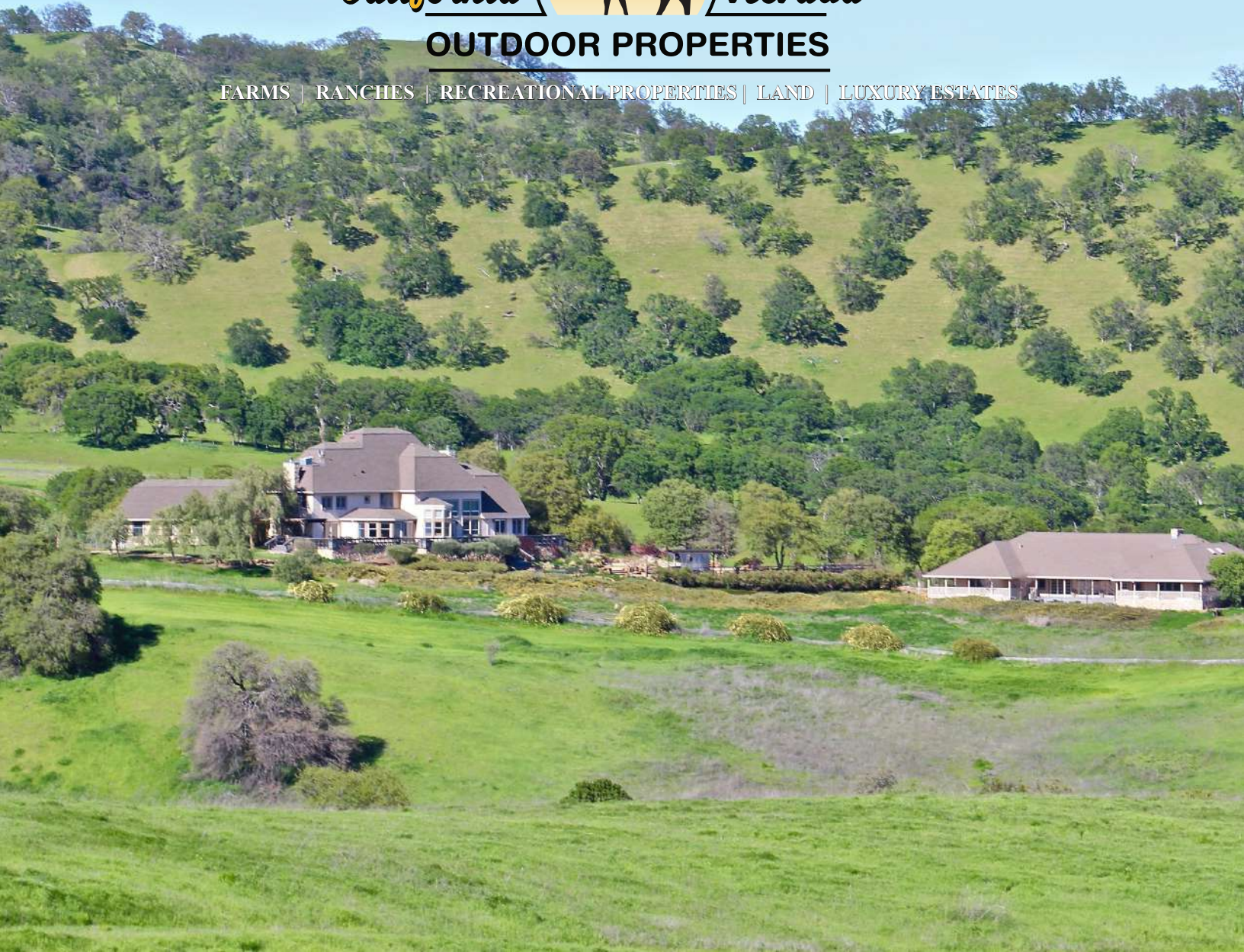




## OUTDOOR PROPERTIES

FARMS | RANCHES | RECREATIONAL PROPERTIES | LAND | LUXURY ESTATES



# Buckeye Creek Ranch

9,353.45 ± Acres | Yolo/Colusa Counties, CA



707 Merchant Street | Suite 100 | Vacaville, CA 95688

707-455-4444 Office | 707-455-0455 Fax | [www.CaliforniaOutdoorProperties.com](http://www.CaliforniaOutdoorProperties.com)

DRE# 01838294





# Introduction



The 9,353.45-acre Buckeye Creek Ranch is a world-class recreational facility! Located only twenty minutes from Cache Creek Casino Resort, one hour from Sacramento, and two hours from San Francisco, the ranch is in a prime location. Currently, the property is leased out for hunting and cattle. The recreational pursuits are endless. The ranch has one of the healthiest hog populations in Northern California. Additionally, trophy black tail deer, dove, quail, fox, coyote, black bear, and wild turkey roam the property. For anglers, there is a pond planted with various fish. Hunt, fish, hike, camp, swim, horseback ride, round up cattle, or just relax and enjoy the views. Improvements on the ranch include a 7,000-square-foot home and a 4,000-square-foot lodge, both designed for grand entertaining and positioned to take in the wonderful valley and rolling hill views. From the multiple recreational opportunities to the grand amenities and private location, this property is a magnet for multi-generational use. The Buckeye Creek Ranch makes an excellent family compound or recreational retreat!





# Highlights

- Quintessential recreation & entertaining ranch
- Currently leased out for hunting & cattle
- Can run 400 pair
- Outstanding recreation on the ranch
- Trophy black tail deer, quail, dove, pig, turkey
- 600+ acres of high-fenced preserve with wild boar
- Large pond planted with fish
  - Half bathroom at pond
  - Deck area & large barbeque
- Custom rifle & custom pistol range
- 7,000 SF home:
  - 5 bedrooms, each with its own bathroom
  - 2 half bathrooms
  - 4 car garage
  - Offices, Formal Living, Dining room, breakfast room, & more
- 4,000 SF Lodge:
  - 3 guest rooms, each with its own bathroom and fireplace
  - Large great room; used for large gatherings
  - Expansive kitchen designed to serve large groups
- Pool area
- Large entertainment deck and barbecue
- Six stall barn with tack room, grooming/wash rack
  - Half bathroom
  - 4 vehicle garage
- Covered riding arena and roping / cutting arena
- 1 hour from Sacramento; 2 hours from San Francisco
- 20 minutes from Cache Creek Casino Resort
  - Top ranked golf course; 18-hole
  - World Class Spa
  - Hotel
  - Fine Dining: 11 restaurants
  - Gambling & table games
  - Entertainment: shows & concerts





# Recreation



Recreation abounds on Buckeye Creek Ranch. For hunters, trophy black tail deer, pig, dove, quail, fox, coyote, black bear, and wild turkey roam the property. The current owners utilize the ranch for Texas-style estate hunts in a high-fenced preserve. There are about 600± acres of high game fence preserve with wild boar. The ranch proudly has one of the healthiest hog populations in Northern California. You can expect to see 50+ pigs in a single day ranging from less than 100 lbs to over 300 lbs per current hunting guide.

There is a nice pond planted with fish and a newer deck area with a large barbecue for enjoyment. (Pictured on page 5) Explore off-roading, venture off onto the many trails on horseback, ride in the arena(s), kayak or canoe on the lake, or spend a day at the custom pistol or custom rifle range.

*\*Photos taken from previous listing brochure\**





# Water

Water on the property includes wells, storage tanks, multiple creeks, springs, and various ponds. The creeks are Buckeye Creek, Little Buckeye Creek, Petroleum Creek, Salt Creek, and a portion of East Fork Sand Creek and Wildcat Creek. The main house has a well with 40,000-gallons of storage, and a second well by the corrals has 5,000-gallons of storage.





# Improvements

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## Primary Residence:

The 7,000-square-foot home was designed around family gatherings. The custom home consists of five bedrooms, each with its own bathroom, two half bathrooms, and a four-car garage. There are also offices, a spacious kitchen, a formal living room, and a large entertaining deck outside.

*\*Photos taken from previous listing brochure\**





## Improvements Cont'd

The deck area overlooks the multiple arenas and barn and has a barbecue sized to roast a steer. This is a great pool area to relax and lounge after a long day of recreation or for hosting family and friends.

*\*Photos taken from previous listing brochure\**





# Improvements Cont'd

## The Lodge:

Adjacent to the main home is the 4,000-square-foot lodge. The lodge consists of three guest rooms, each with its own bathroom and fireplace. There is a large great room with a large rock fireplace, an expansive kitchen designed to serve large groups, and a custom bar area. The great room is the focal point of the lodge. It is the ideal setting for any type of gathering. *\*Most of the photos are taken from previous listing brochure\**





## Improvements Cont'd

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### **The Barn & Arenas:**

Below the main house and lodge is the six-stall barn, cutting arena, and covered riding arena. The barn has a tack room, grooming/wash rack, half bathroom, and a 4-vehicle garage. Both the arena and barn will need some TLC.

*\*Photos taken from previous listing brochure\**

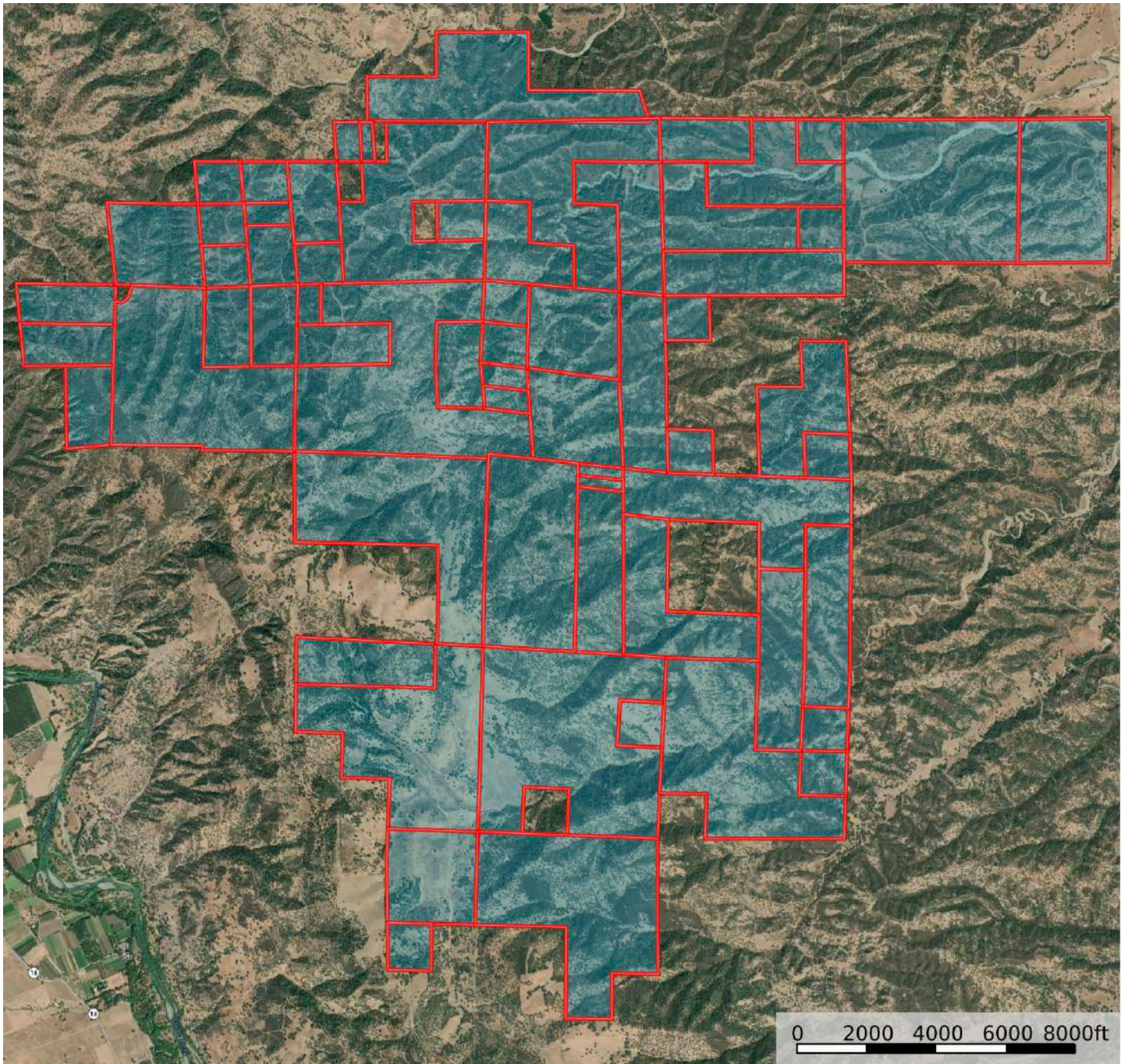




## Size & Zoning

The Buckeye Ranch consists of 69 parcels totaling 9,353.45 ± acres. 62 parcels are in Yolo County and 7 parcels are in Colusa County. The total taxes for 2024 were \$74,494.48. The property is zoned “A,” Agricultural. Some parcels are in the Williamson Act.

*For more in-depth information regarding the parcels and zoning information, 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



# History

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The Capay Valley, and the surrounding area, was home to the Wintun people. The Wintun people would use rocks to grind acorns for flour. On the ranch, rock formations, peppered with depressions created by acorn grinding, are a vivid reminder of this ancient activity. Additionally, bead and arrowhead relics were recovered from the ranch.





# Location



## **About Guinda, CA:**

Guinda is located in Capay Valley. Capay Valley is in the northwestern portion of Yolo County, 13 miles northwest of the town of Esparto, and northwest of Sacramento. The population was 254 as of the 2010 US Census.

## **About Yolo County, CA:**

Located in Northern California, Yolo County is included in the Greater Sacramento Metropolitan Area and is located in Sacramento Valley. Much of Yolo County is rural agricultural as evidenced by the multi-billion-dollar California tomato industry where Yolo County is a major contributor. Home to the University of California, Davis, Yolo County has a population is 216,403 as of the 2020 United States Census.

**Nearby airports:** *Domestic & International airport:*  
Sacramento International Airport (46 mi)



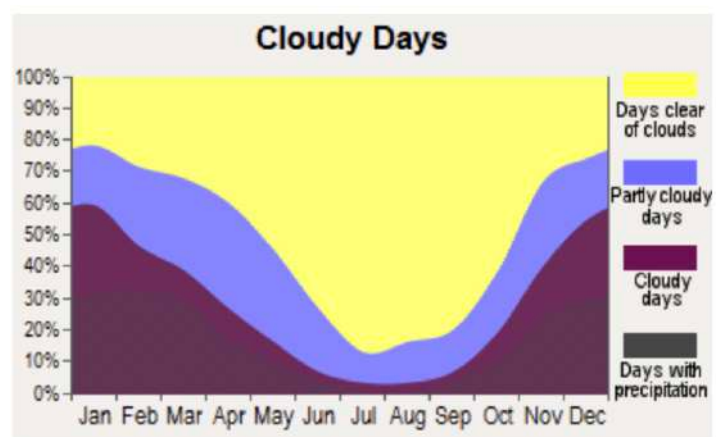
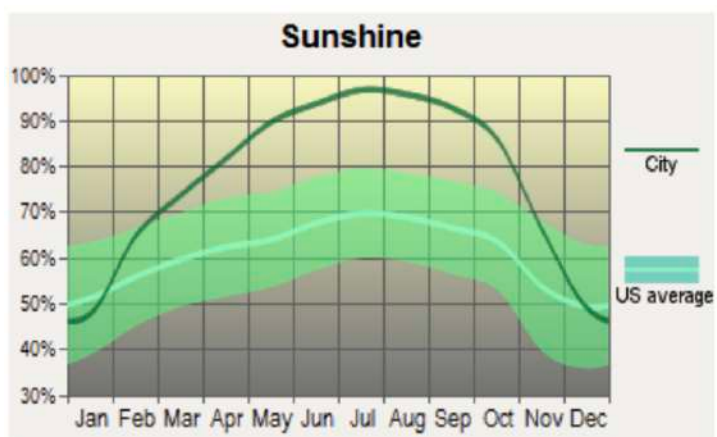
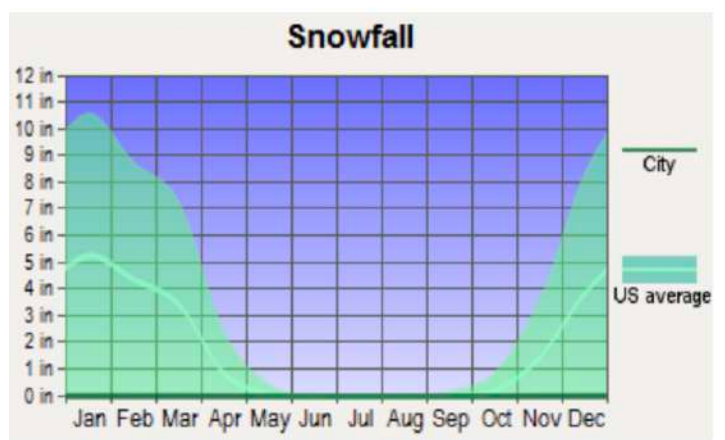
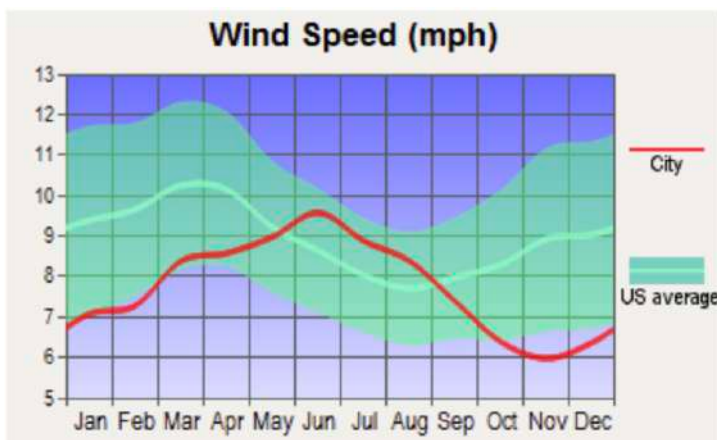
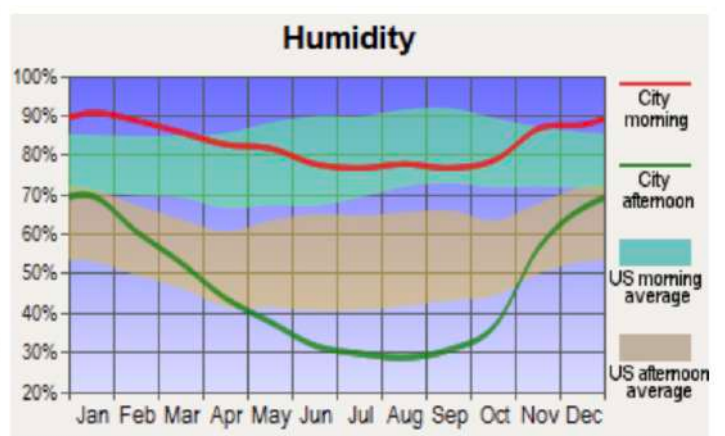
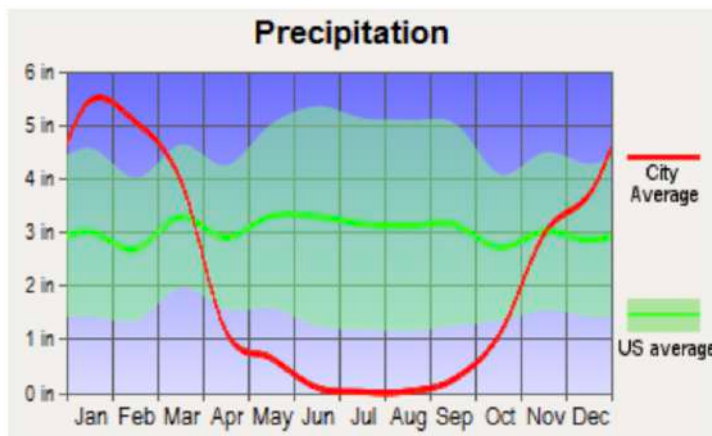
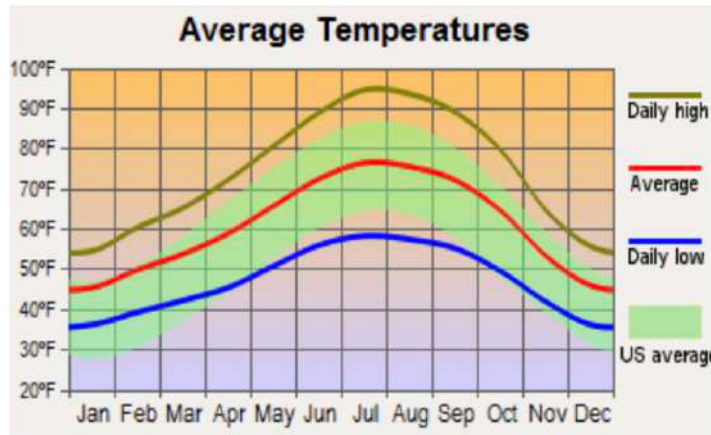
## **About Colusa County, CA:**

Colusa County is located 70 miles north of Sacramento. It is about 2.5 hours from Lake Tahoe, 2 hours from San Francisco, and 3 hours from the Fort Bragg-Mendocino coastline. The county was established in 1850 as one of the original 27 counties created by the first state legislature. It was named after two Mexican land grants; Coluses (1844) and Colus (1845). Colusa County once encompassed Glenn and Tehama Counties. The economy is largely based on agriculturerelated businesses. As of the 2020 US Census, the population was 21,839. The county seat is Colusa. There are many different types of attractions in Colusa County ranging from museums, recreational areas, and wildlife refuges. Visit the Sacramento Valley Museum, East Park Reservoir, Mendocino National Forest, Colusa-Sacramento River State Recreation Area, Colusa National Wildlife Refuge, or Delevan National Wildlife Refuge.



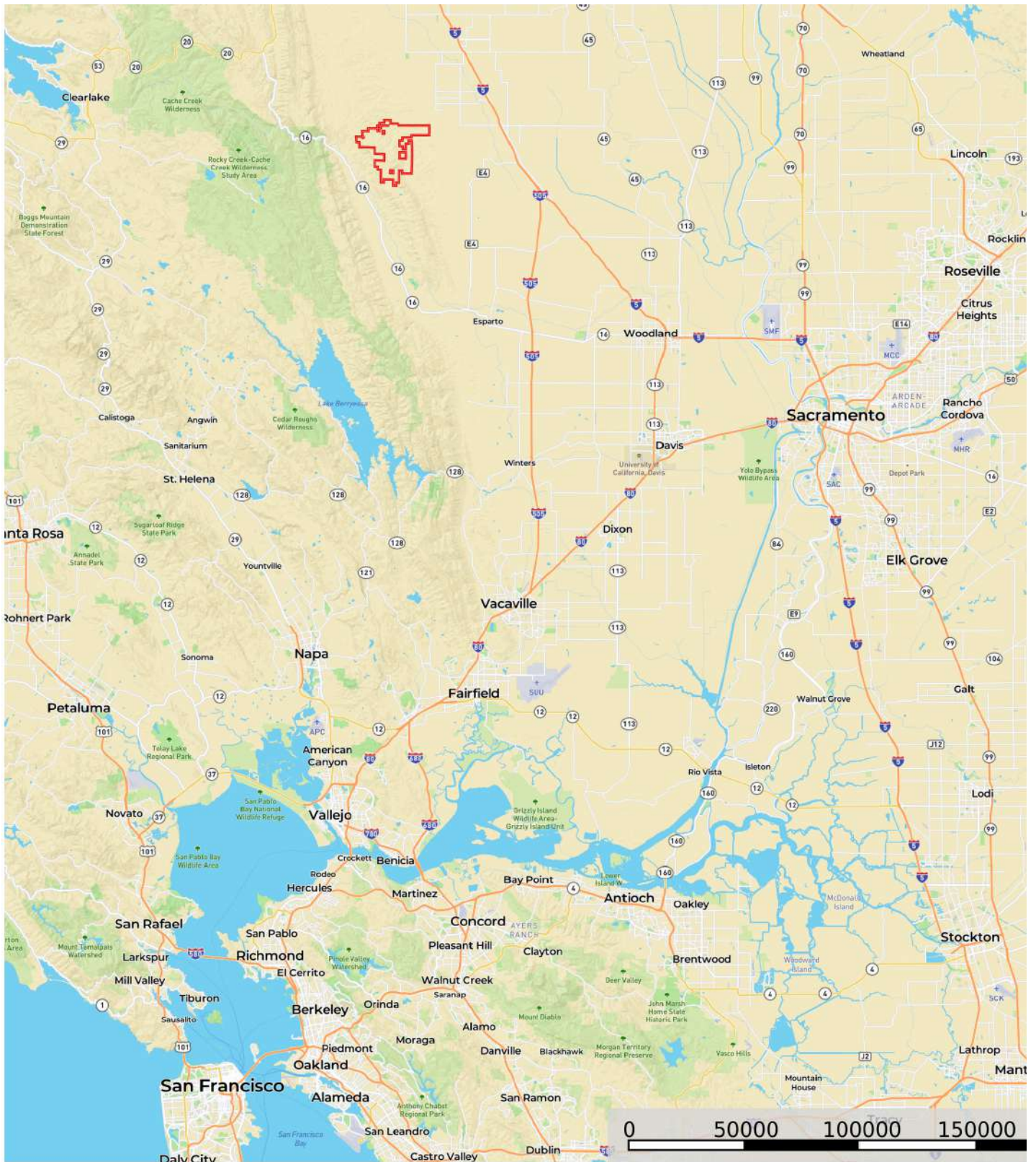


# Weather





# Street Map

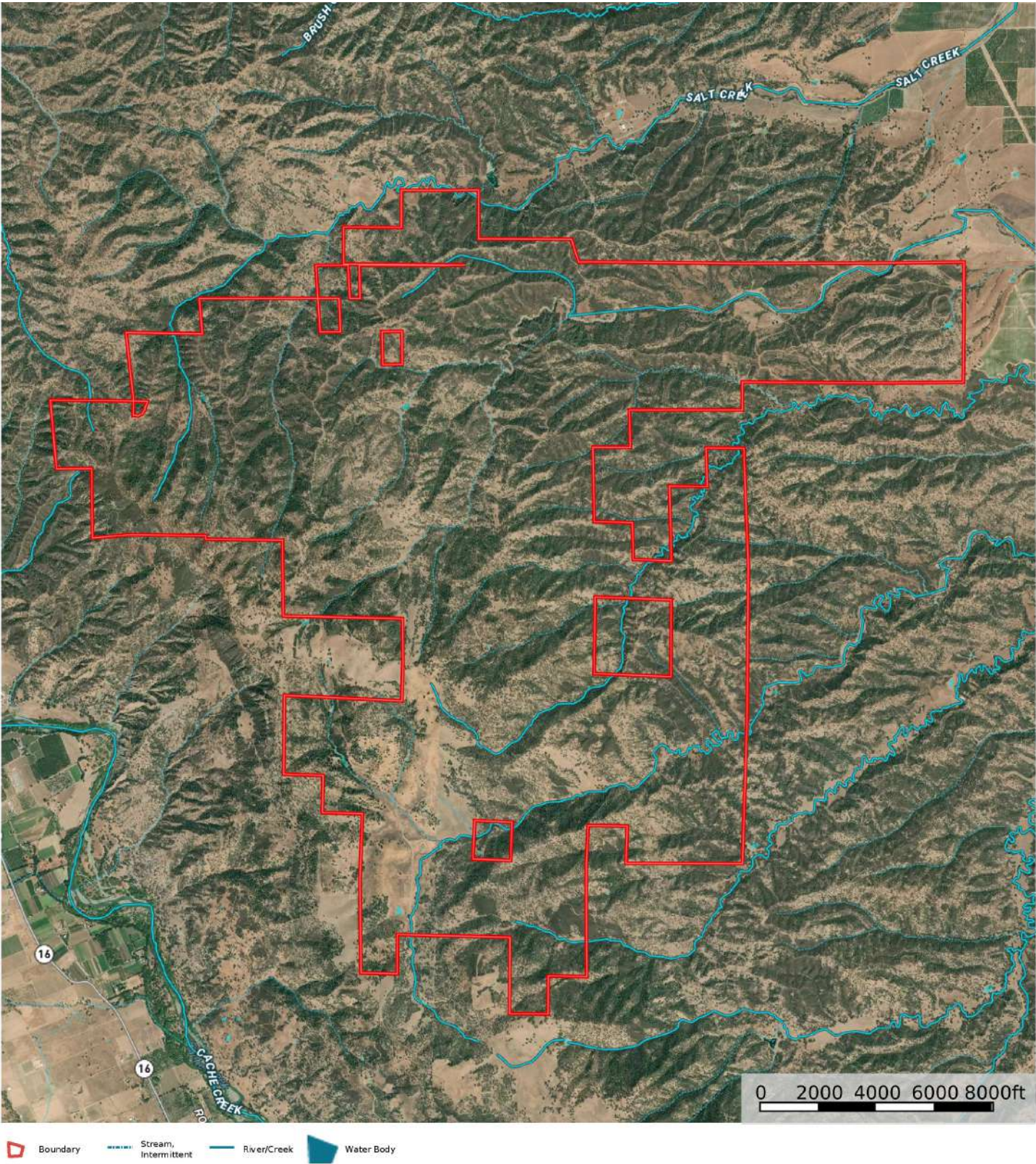


 Boundary



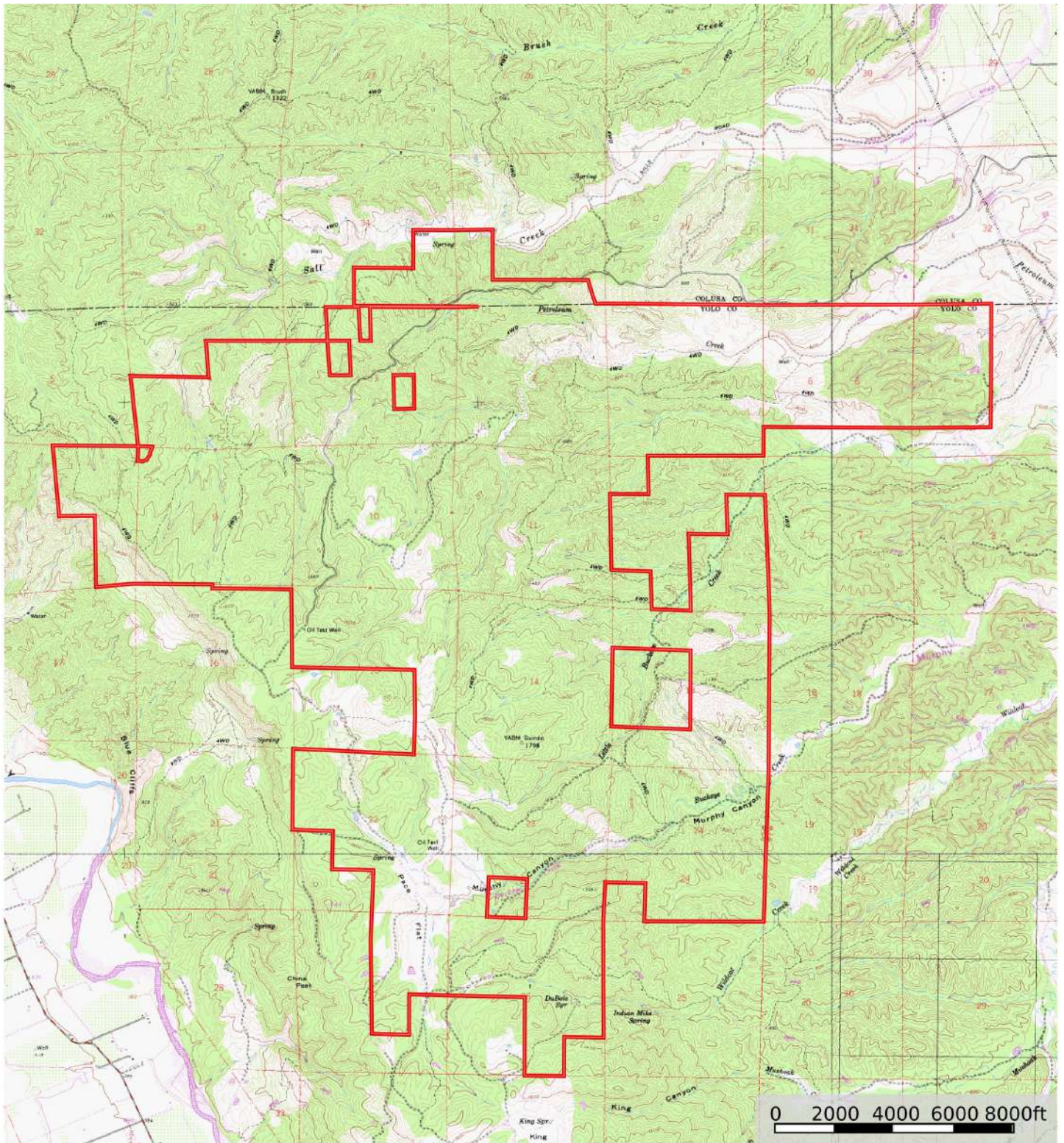


# MB Satellite Map





# Topo Map



Boundary







California Outdoor Properties, Inc. is pleased to have been selected as the Exclusive Agent for the seller of this offering. All information has been obtained from sources deemed reliable by California Outdoor Properties, Inc. However, the accuracy of this information is not guaranteed or warranted by either California Outdoor Properties, Inc., or the sellers. Prospective buyers are charged with making and are expected to conduct their own independent investigation of the information contained herein. This offering is subject to prior sale, price change, correction or withdrawal without notice, and any offer presented does not have to be accepted.

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



**LISTING AGENT:**

**Todd Renfrew | (707) 455-4444**  
[todd@caoutdoorproperties.com](mailto:todd@caoutdoorproperties.com)

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