



OUTDOOR PROPERTIES

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Roger Riley Ranch

502 ± Acres | Contra Costa County, CA



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DRE# 01838294



Introduction



An ode to a time long ago when cattle outnumbered people on the wide-open California East Bay rangelands, the 502 ± acre Roger Riley Ranch, five minutes south of Pittsburg, CA, remains one of the few cattle ranches in Contra Costa County.

Passing through the secure gate to the ranch, immediately transports you away from the hustle and bustle of California's East Bay cities. The homestead consists of a 2,037 sq. foot home with an attached two-car garage and private well. Outbuildings include a 2,550 sq. ft. horse barn, 1,008 sq. ft. storage barn with concrete floors, and an additional detached two-car garage. The property also features a radio tower operated by the Coast Guard, situated at its highest elevation.

Seasonal creeks and pond, coupled with a developed natural spring with a gravity-fed holding tank, provide ample year-round supply of one of California's most precious commodities, water, for grazing livestock and property landscaping. Two undeveloped springs exist on the property as well. There is a cattle lease in place on the property, presenting an additional income-generating opportunity for the new owner.

With an average of 265 sunny days per year, you'll have an abundance of opportunities to experience the great outdoors. Savor the picturesque views of the Delta, Black Diamond Mines Regional Preserve, and Mt. Diablo while horseback riding, atv'ing, biking, hiking, or going on a casual picnic. Being flanked on the west, north, and eastern fronts by the East Bay Parks District, the ranch has additional recreational opportunities nearby, but most importantly, the lasting peace and quiet of protected open space.

You'll be hard pressed to find a serene ranch property of this magnitude and uniqueness so easily accessible to many cities in California's East Bay and San Francisco. Seize the rare opportunity to create your own legacy in a place of unparalleled beauty and convenience.



Highlights

- Five minutes to Pittsburg, CA
- Views of Walnut Creek and the entire East Bay
- One of the few remaining cattle ranches in Contra Costa County
- Gated passcode entry
- 2,037 SF main home with an attached two car garage
- Private well
- Backup generator automatically comes on if power goes out
- Tankless water heater and Culligan filtration system in home
- 2,550 SF horse barn
- 1,008 SF storage barn with concrete floors and 12' clearance height
- Detached two-car garage
- Workshop
- Seasonal creeks, pond, a developed natural spring, and two undeveloped natural springs
- Cattle lease on property; income generating opportunity for new owner
- Cistern feeds the cattle troughs, a 4,000-gallon tank year-round, & provides irrigation for the house
- Picturesque views of the Delta, Black Diamond Mines Regional Preserve, and Mt. Diablo
- Outdoor recreation: horseback riding, ATV'ing, biking, hiking, etc
- Flanked on the west, north, and eastern fronts by the East Bay Parks District
- Radio tower for the Coast Guard
- Nice oak trees on the property
- Easy access to California's East Bay and San Francisco Bay Area



Cattle



The Roger Riley Ranch stands as a testament to the enduring legacy of cattle ranching in the East Bay region, representing a cherished piece of California's rich agricultural history. The ranch continues this tradition with the presence of a cattle lease providing a great income generating opportunity for the new owner.



Water & Recreation

Dependable water sources keeps the ranch functioning year-round. A developed natural spring feeds a brick-lined cistern (7' W x 10' D) and utilizes gravity to fill a 4,000 gallon holding tank, livestock troughs, and also to irrigate the home landscaping. Seasonal creeks and a pond on the property offer additional resources. Two undeveloped natural springs further enhance the ranch's water potential. The home is fed from the private well.



Mature oak trees dot the property, providing shade and a touch of history. Stunning views of Walnut Creek and the East Bay stretch out as far as the eye can see. Soak in the beauty of the Delta, Black Diamond Mines Regional Preserve, and Mount Diablo from various locations on the property. Enjoy a variety of recreational activities on the ranch: horseback riding, ATV trails, and hiking opportunities. Bordering three sides of the ranch, the East Bay Parks District provides additional recreational opportunities.



Improvements



A secure two-way passcode gate controls entry and exit from the property. The main residence is a spacious 2,037 square foot home featuring three bedrooms, two bathrooms, and a two-car garage. Ample storage space resides beneath the home, along with a dual HVAC system for zoned climate control – one unit dedicated to the main living areas and another for the master suite. Inside, the home boasts a formal sitting room, a casual living room, and a well-equipped kitchen. For added convenience, the property features a private well and a new septic system. Peace of mind is assured with a backup generator that automatically comes on if power goes out. The home also has the convenience of a tankless water heater for hot water, a propane tank, and a Culligan filtration system.



Improvements Cont'd



Improvements Cont'd

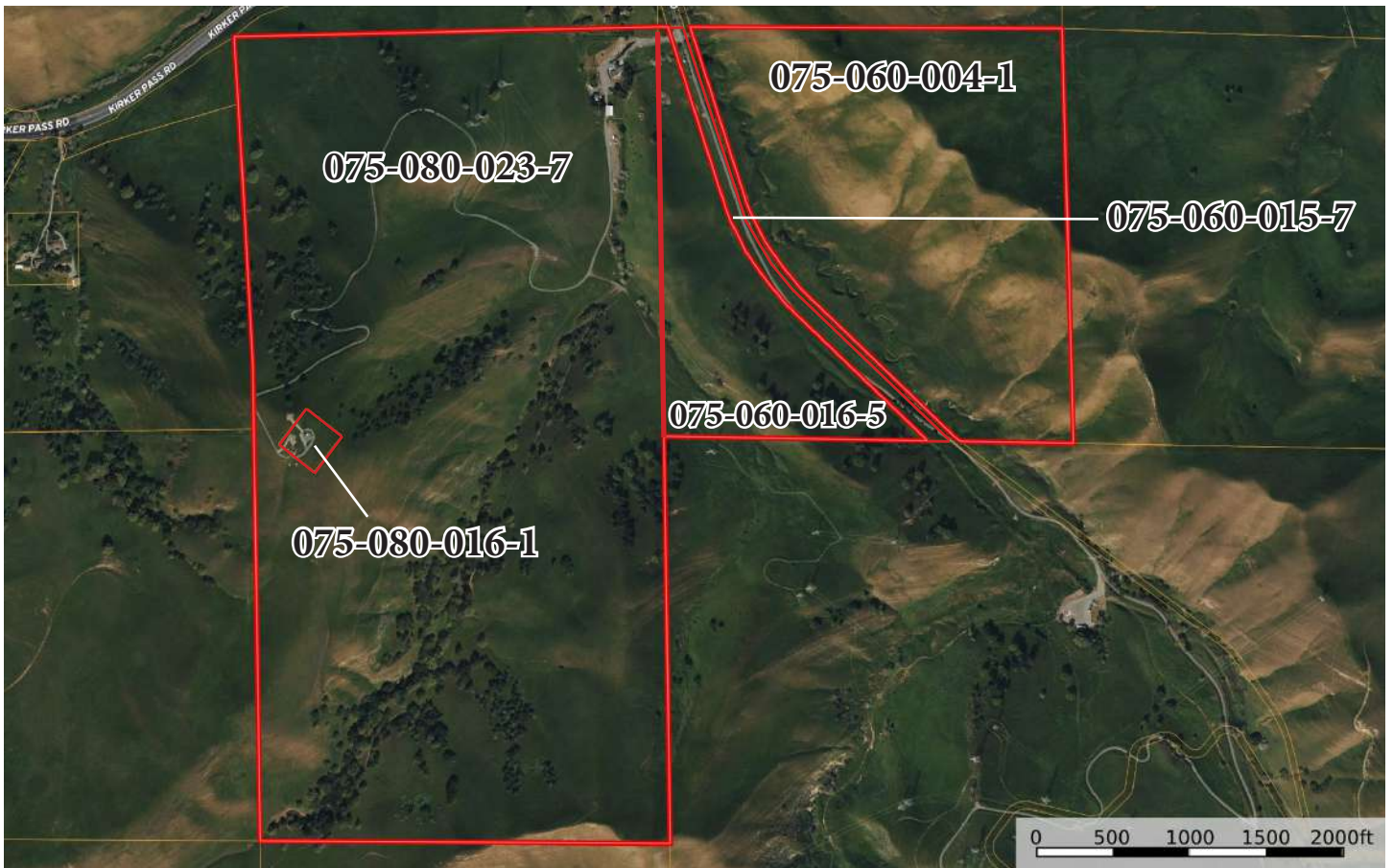
In addition to the main residence, the property includes a 2,550-square-foot horse barn, a 1,008-square-foot storage barn with concrete floors, a detached two-car garage, workshop, and small outbuildings which provides further utility to the property's infrastructure. There is also a radio tower operated by the Coast Guard, situated at the property's highest elevation. (See bottom right).



Size & Zoning

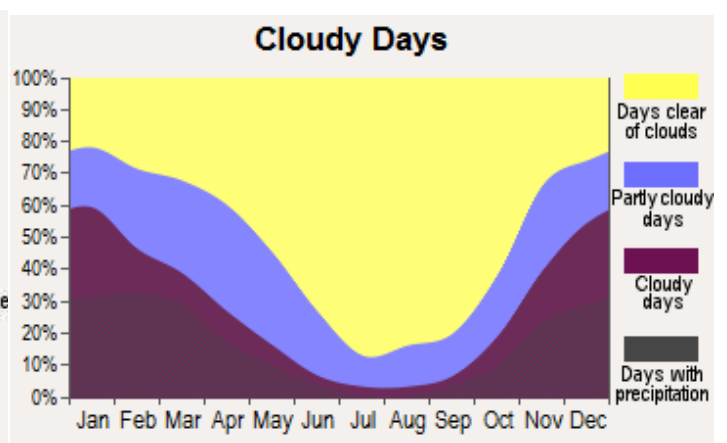
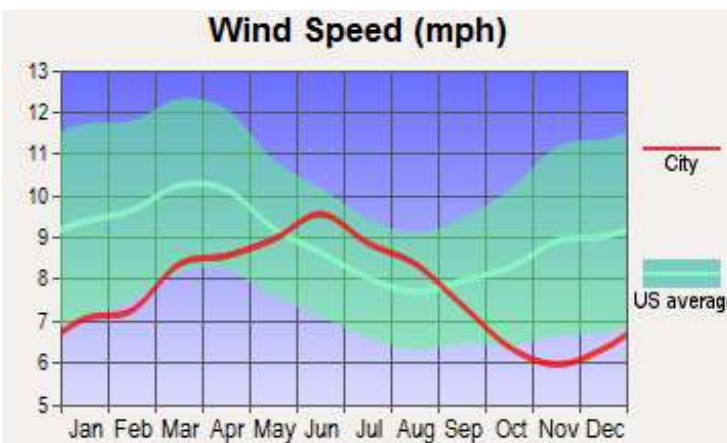
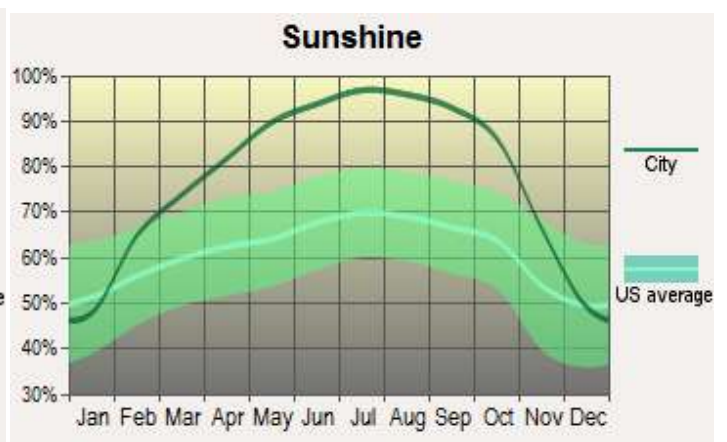
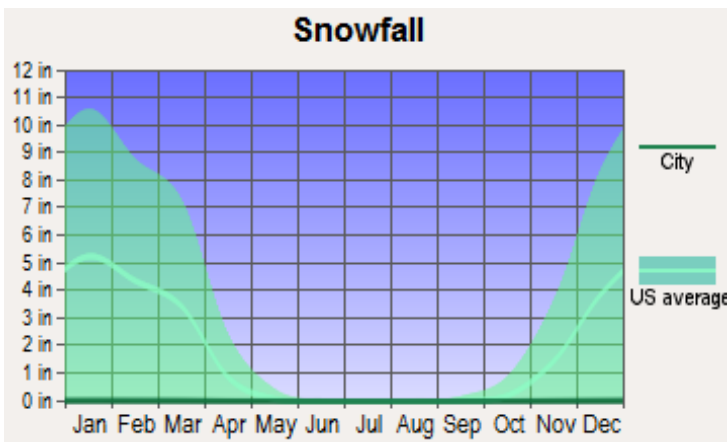
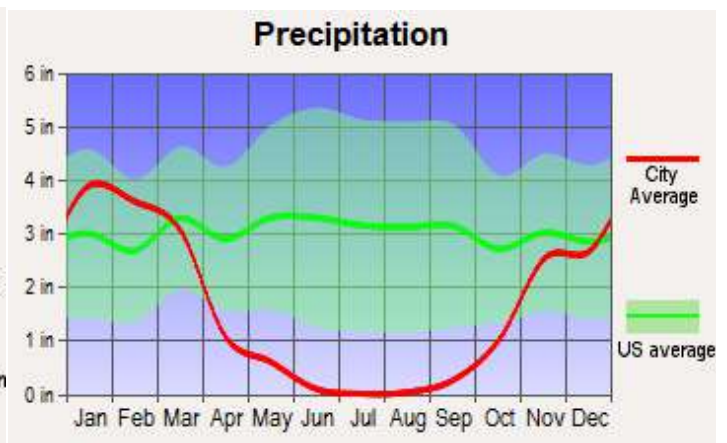
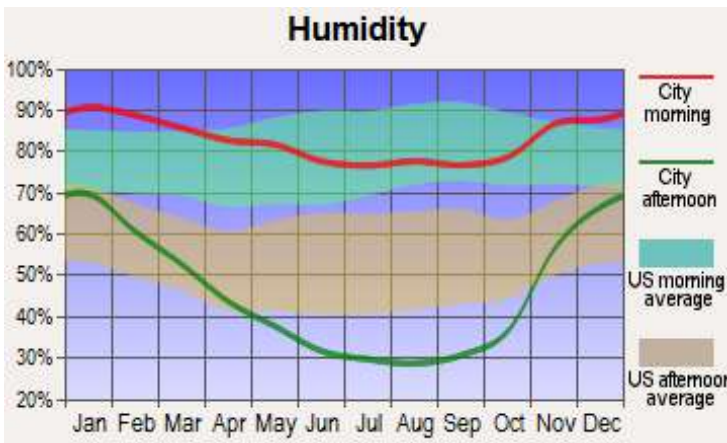
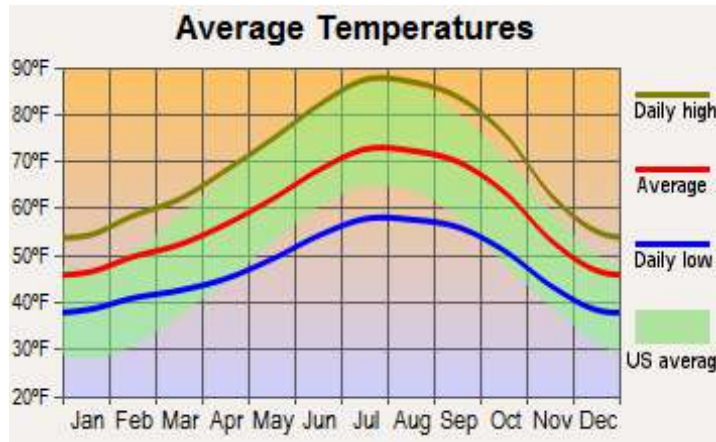
The Roger Riley Ranch consists of 5 parcels totaling 502 ± acres*. Majority of the parcels are zoned A-4 with one being A-2. None of the parcels are in the Williamson Act. The total taxes from the year 2023 was \$19,706.

APN	ACRES	ZONING	WILLIAMSON ACT (Y/N)	TAXES (2023)
075-060-004-1	110.5 acres	A-4	N	\$3,824
075-060-016-5	49.25 acres	A-4	N	\$1,812
075-080-016-1	2 acres	A-2	N	\$225
075-080-023-7	340.85 acres	A-4	N	\$13,448
075-060-015-7	7.25 acres*	A-4	N	\$397
TOTAL	502± acres*			\$19,706



**Size and zoning information has been obtained from sources deemed reliable by California Outdoor Properties, Inc. However, the accuracy of the size and zoning 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 size and zoning information contained herein.*

Weather



Location



About Pittsburg, CA:

Situated along the picturesque Sacramento-San Joaquin River Delta, Pittsburg, California, boasts a storied past and a vibrant present. From its origins as a trading post in 1839 to its emergence as a bustling industrial center, Pittsburg has evolved into a dynamic city with a population of over 72,000 as of the 2020 United States Census. Its rich history is reflected in the charming Victorian-era buildings that dot its historic downtown, while its strategic location along major transportation arteries has positioned it as a key player in the East Bay region. With a commitment to economic revitalization, cultural diversity, and environmental sustainability, Pittsburg continues to thrive as a welcoming community where opportunity meets innovation.

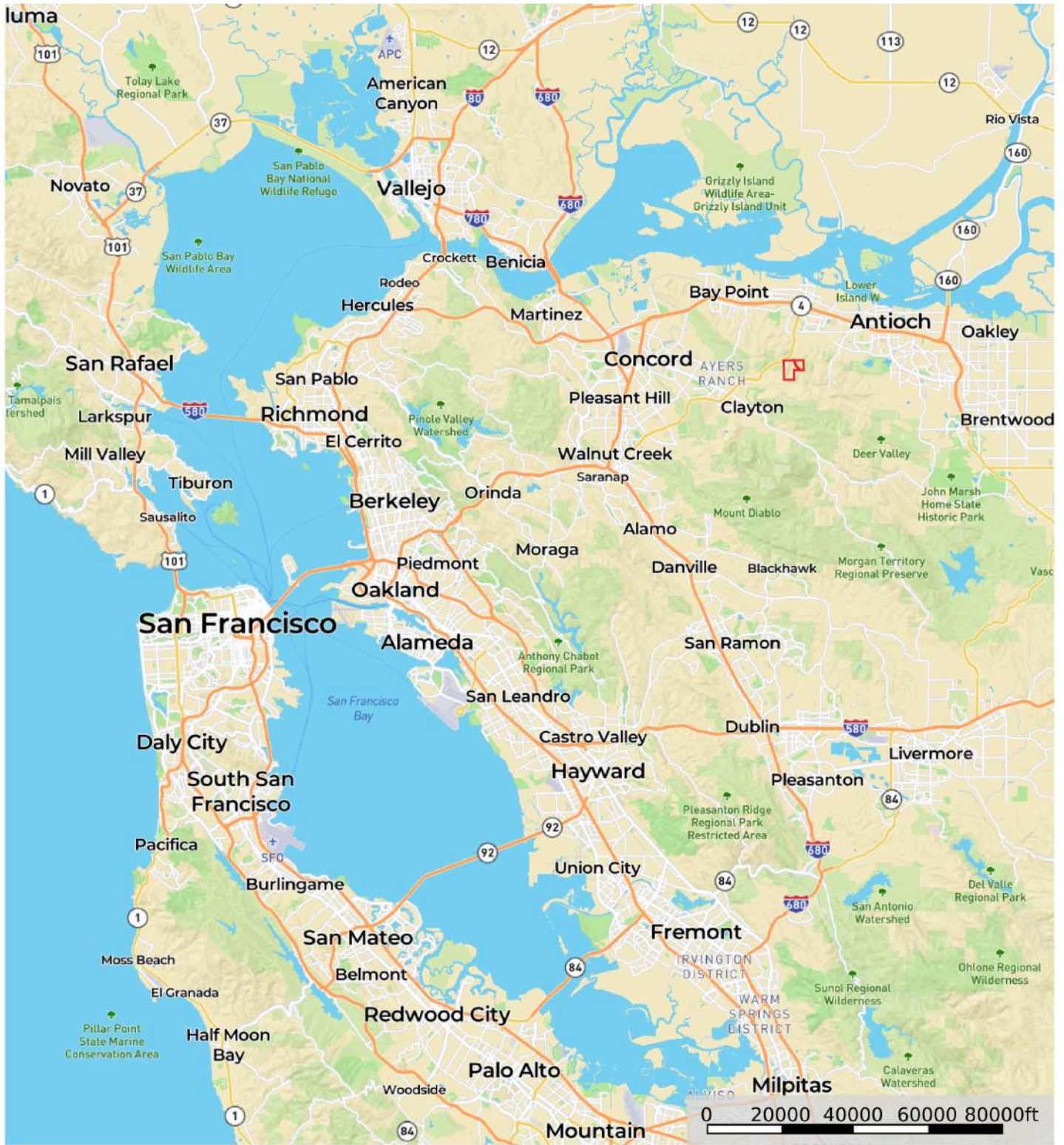
Nearby airports: *Local: Buchanan Field Airport (12 miles from Pittsburg) which primarily serves general aviation and corporate jets. Domestic & International airports: Oakland International Airport (42 mi), San Francisco International Airport (52 mi), San Jose International Airport (61 mi), Sacramento International Airport (81 mi).*

About Contra Costa County, CA:

Nestled in the heart of the San Francisco Bay Area, Contra Costa County, California, exudes a unique blend of natural beauty, cultural richness, and vibrant communities. As of the 2020 United States Census, the population was 1,165,927, making it one of the most populous counties in the state. The county seat, is Martinez. Contra Costa County occupies the northern portion of the East Bay region of the San Francisco Bay Area and is primarily suburban, offering a balance of urban amenities and tranquil residential neighborhoods. Its name, meaning “opposite coast” in Spanish, alludes to its position on the other side of the bay from San Francisco. Encompassing diverse landscapes ranging from picturesque rolling hills to serene waterfronts along its 82 miles of coastline, the county offers an unparalleled outdoor experience. Home to thriving industries such as healthcare, technology, and education, Contra Costa boasts a dynamic economy supported by its strategic location and robust transportation infrastructure. Its historical landmarks and cultural attractions provide a glimpse into its storied past. From the charming streets of its historic downtowns to the scenic trails of its regional parks, Contra Costa County offers an unparalleled quality of life, making it a truly exceptional place to live, work, and explore.



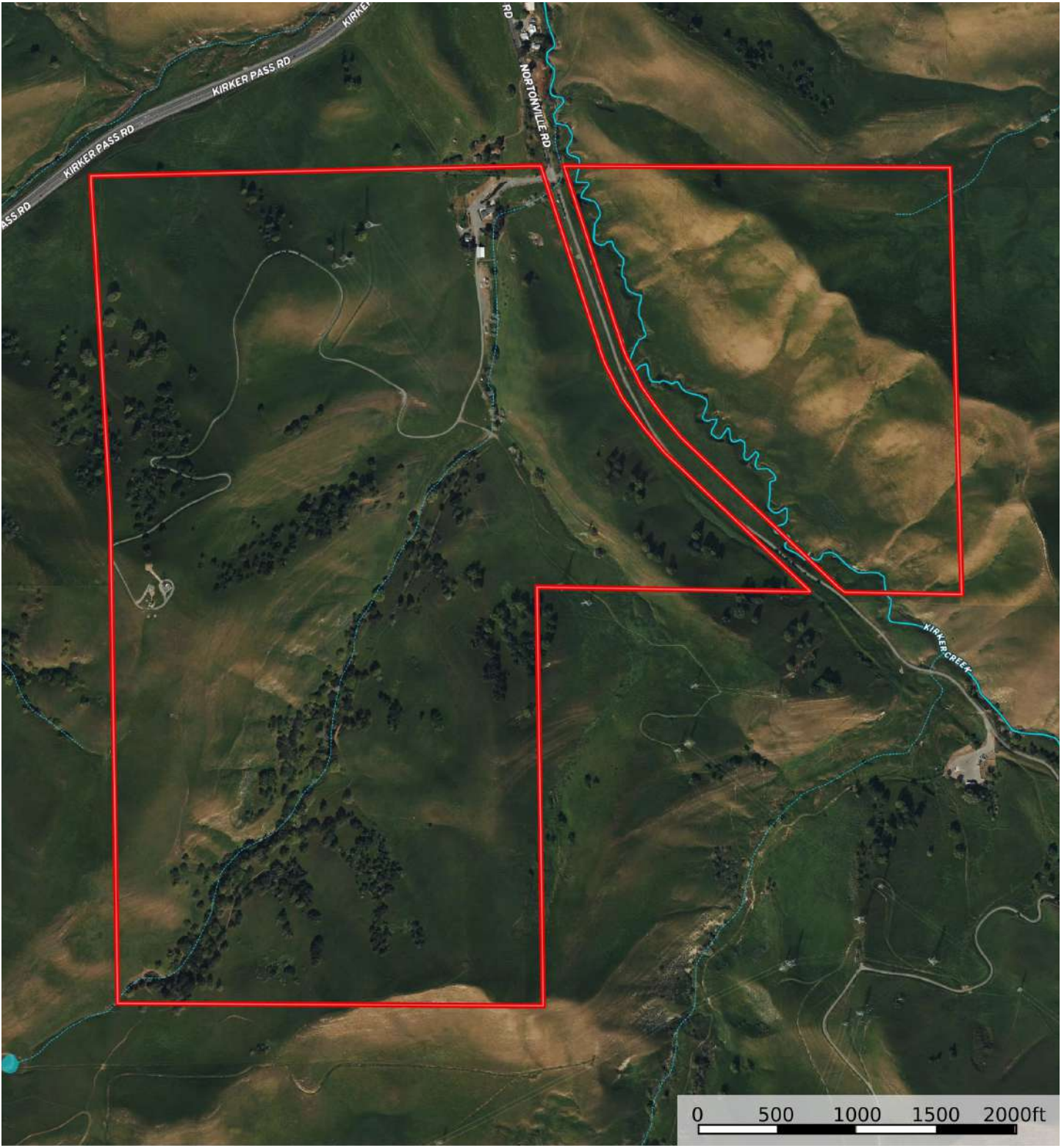
Street Map



 Boundary

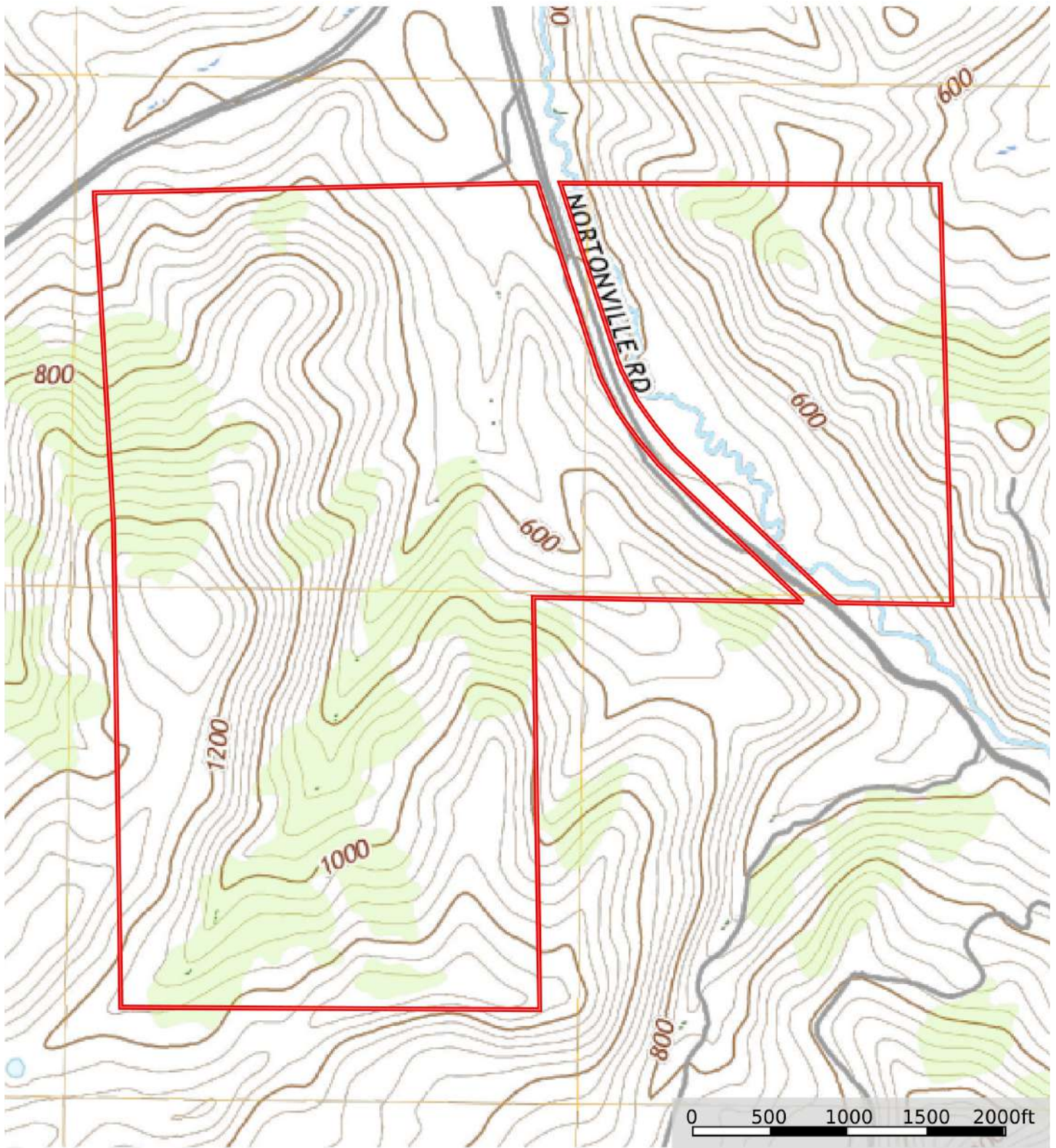


MB Satellite Map



- Boundary
- Stream, Intermittent
- River/Creek
- Water Body

Topo Map



□ Boundary

Soil 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.

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