

6081 County Rd. 3

Orland, California



\$ 1,699,999

Presented by



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Martinez
RANCH MANAGEMENT & REAL ESTATE

Riding for the brand
TX

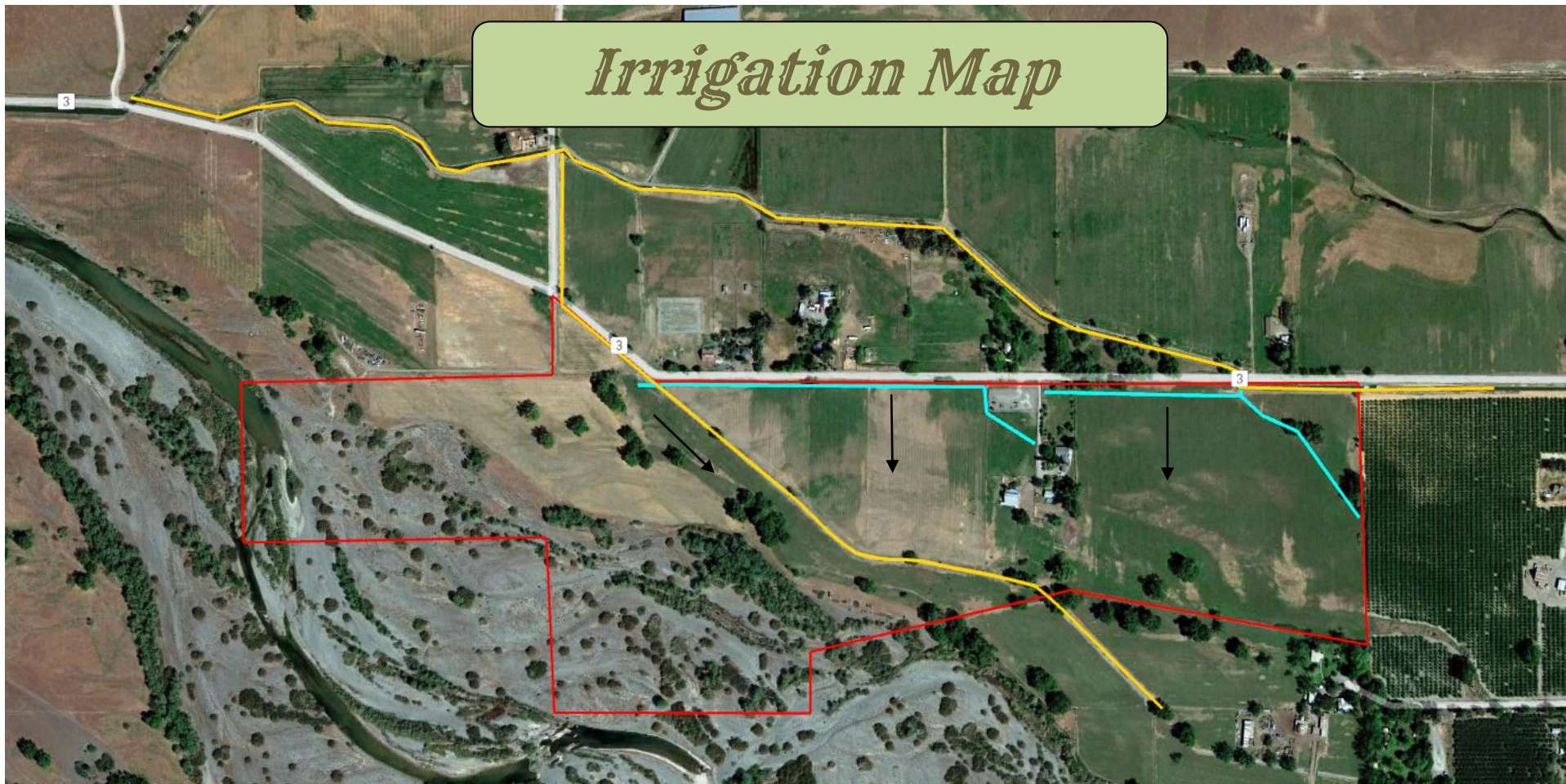


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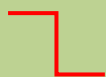
A unique opportunity to own a beautiful 106 acre private cattle ranch that provides the perfect Mediterranean climate to grow everything from citrus to the modern nut crop. The ranch offers a large multi-family farmhouse with a unique blend of original charm and modern construction. The recent updates and additions include a new heating and air conditioning system, roof and residential well with a large 2 horsepower pump. A separate apartment above the oversized 2 car garage rounds out the additions. Irrigation water for the permanent pastures is provided by the desirable Orland Water Users Association. This property provides an outstanding opportunity to develop a small orchard, build a custom horse facility or continue on with a cattle operation and call this your headquarters.



Irrigation Map



Legend



- Property boundary



- OWUA ditch (district)



- Landowner ditch



- Direction of flow

Ranch House:

The large main house features 4 bedrooms, 2 baths, office, 2 living rooms and a formal dining room.

The spacious apartment above the garage has its own entrance and features a master bedroom/bathroom, living room, kitchen. Balconies off the front and back provide wonderful places to enjoy the views!



Enjoy the evenings on the deck in your built in hot tub overlooking one of the irrigated pastures. Privacy is ensured by the long driveway and mature landscaping.



Outbuildings:



The large 60'x70' barn provides plenty of shelter for animals along the sides and can fit 4 loads of hay in the center.

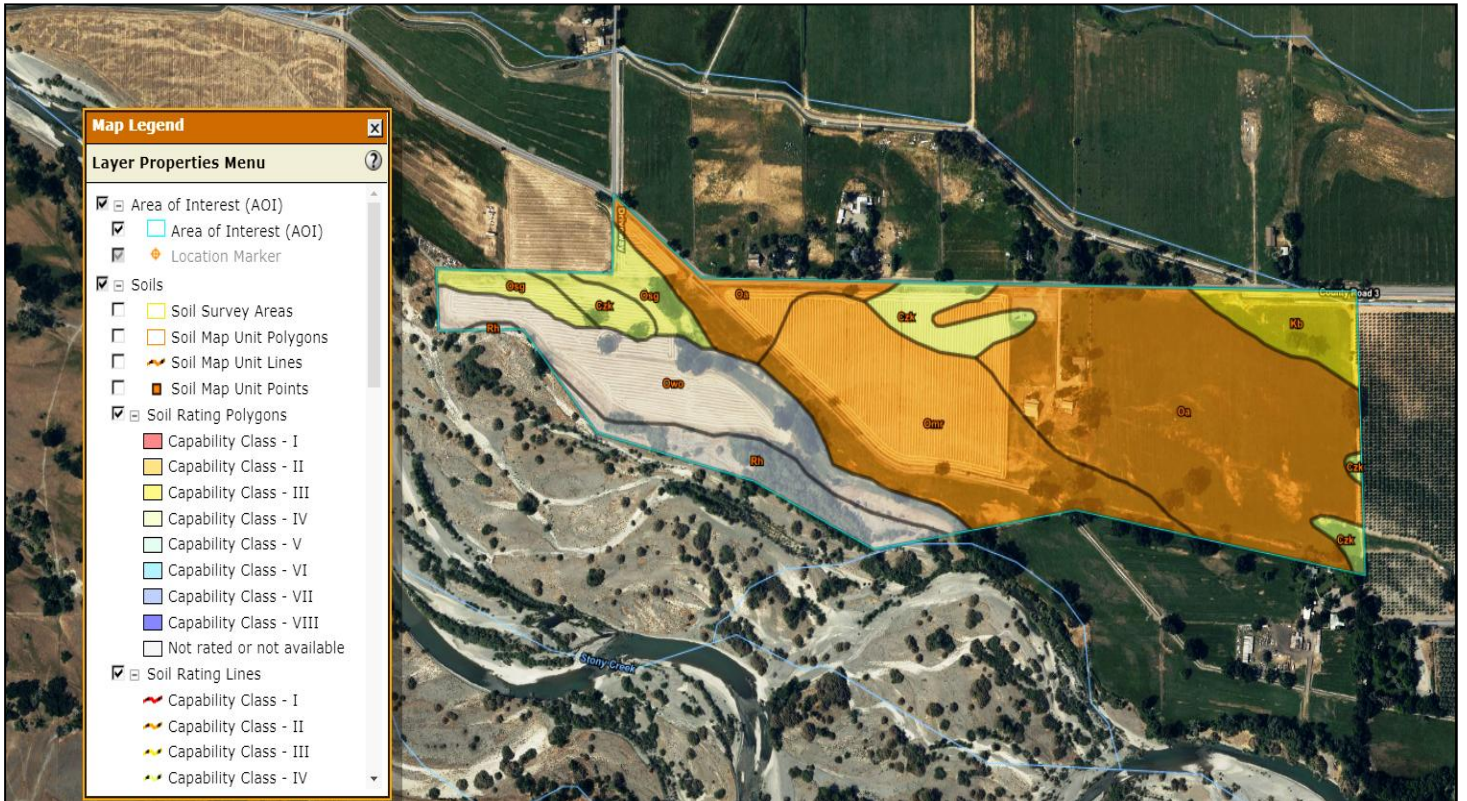
There is an enclosed room with a concrete floor to the left of the small opening

The 24'x48' shop is perfect for working on projects and storing your smaller equipment. This building features 220v power, rain gutters, a concrete floor, and large doors on both ends.

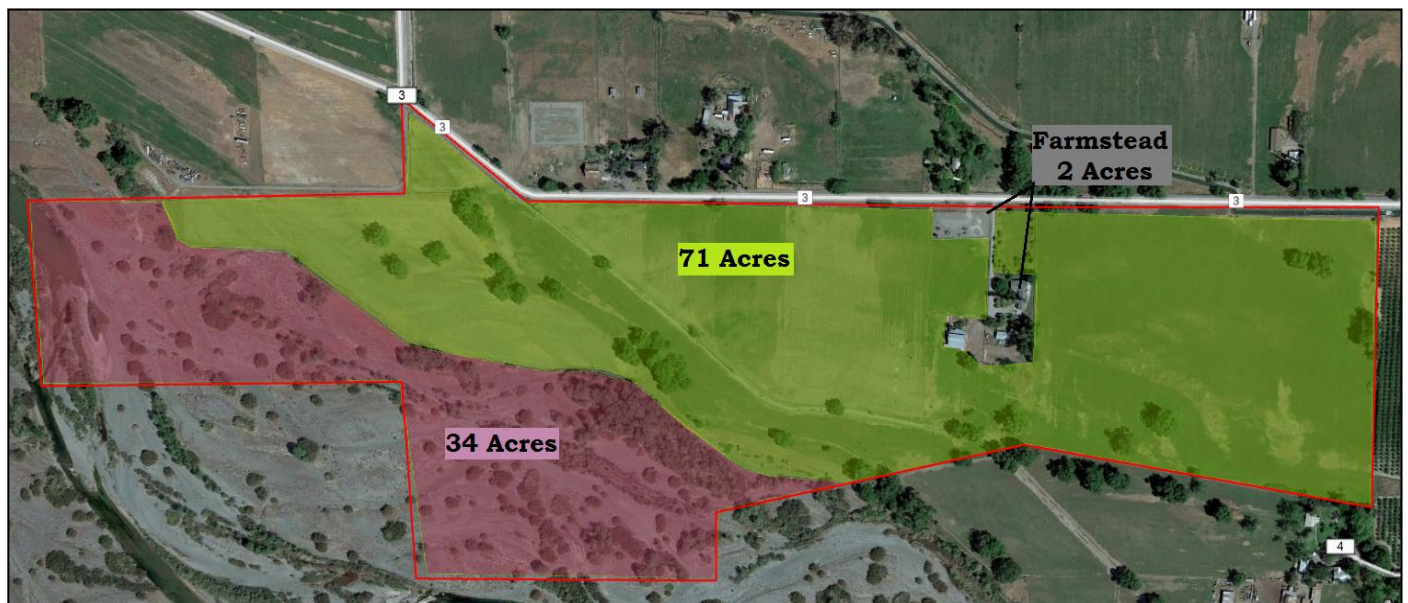
*The fences are configured in such a way that you can drive into the shop from the field or from the barnyard.



Soils:



The rich loamy soils along with the favorable climate and reasonably priced water provide all the components necessary for growing superior pasture and crops. Dryland farming is an option on the non irrigated land. Oats, wheat, barley and triticale are local favorites. Another option is to use these areas as winter feeding grounds.



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