



LANCASTER RANCH

BUTTE COUNTY, CALIFORNIA
312 ACRES



LANDX REAL ESTATE

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PROPERTY INFORMATION



PRICE: \$1,000,000

OVERVIEW

The Lancaster Ranch is a beautiful property located in the heart of the famed District 10 waterfowl migration area. This ranch has everything that one would want for a private family retreat, a multi-owner duck club, or an income generating property.

The structures on the property are nothing short of amazing. The 3-bedroom, 2 bath, 1,600 +/- sq. ft. home has a new roof, floors and paint completed. Connected to the home by full concrete driveways are a 24x36 3 car garage and a 32x45 shop (metal building). There is also an 18x25 covered car port and 8x40 connex box with full ventilation and power.

LANCASTER RANCH

ADDRESS:

1471 Central House Road
Oroville , California 95966 - Butte County

PROPERTY TYPE:

Farms, Hunting Land, Ranches

WELL AND IRRIGATION:

4 agricultural wells and 2 residential wells on property

SIZE:

312 +/- acres (17 +/- acres not in easement)
±30 acres allowed for food plots
±120 acres of wetlands with 4 duck blinds

1,600 +/- 2-3 Bedroom, 2 Bath modular home

24x36 3 car detached garage

32x45 metal shop (15x32 covered roof off of shop)

18x25 covered car port

8x40 connex box with ventilation and power

27x41 separate shop / pheasant broad house

200x200 pheasant flight pen



PROPERTY CONDITION, IMPROVEMENTS & COMMITMENTS

The waterfowl habitat was restored in 2001 and since then roughly 50,000 trees have been planted on the property. District 10 is known for its excellent mallard and honker hunting, and with the low pressure surrounding this specific property the current owners have had much success on their duck hunting outings. The current owners have also hunted pheasant, turkey, dove and deer with success on the property.

A previous owner of the ranch established, designed and built all the necessary infrastructure for a full pheasant club. There is a 200x200 flight pen, 27x41 broad house (with all necessary power and water), broad pen, incubators, etc. Although the property was not used as such, with a few minor adjustments this property could be an income generating pheasant club in no time. With the lack of wild pheasant left in California, and the scarcity of private licensed pheasant clubs where individuals can go to hunt, the potential here is huge!

TERMS

*Property is enrolled in the
Williamson Act.*

OIL, GAS & MINERAL RIGHTS

*All of the oil, gas, and mineral rights owned by the seller on the
subject property will transfer to the buyer at the close of escrow.*

Information contained in this Offering Statement is from sources deemed to be reliable. Information has not been verified by Broker and Broker makes no guarantees about the accuracy of this information. Any estimates provided do not represent the current or future performance of this property. Prospective Buyers and their representing Broker are advised to conduct their own independent research and inspections of the property to determine prospective Buyer's suitability of the property.

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PHOTOS



FARM



HOME



HUNTING



MAP

