

STROMER REALTY COMPANY OF CALIFORNIA



6058 COUNTY ROAD 11
ORLAND, CA 95963
38.11 ACRES M/L
Lic. 01050665

Harvey Ramirez
530.682.6781 | harvey@cacoldrealty.com

DRE # 01915337

Fred Southam
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DRE # 01377290



The information contained in this brochure is from reliable sources and is believed to be correct, but is NOT guaranteed.

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PROPERTY FEATURES

- 3,308 SF 2 Bed/2 Bath Main House
- 38 Acres M/L
- Swimming Pool
- Perimeter Pipe Fence
- Chicken Coop
- Catch Pond
- Steel Building #1 with kitchen and separate men's and women's bathrooms
- Steel Building #2 covered on 3 sides
- Pumphouse with 7 horsepower pump
- Murdock School completely rebuilt
- 3 RV Hook-ups on a cement slab
- Pipe fenced corral
- 30.56 +/- acre of flood irrigated pasture on farmland

Welcome Home to Verboom Ranch! Rarely do site and structure so perfectly align to evoke such a strong and lasting sense of wonder. Situated on 38 acres on a stunning and historically rich landscape, this property presents a unique experience born from its premier location and architectural excellence. This incomparable country home is a dream with all the amenities and opportunities to cultivate your own income with possibilities for use as an equestrian property, a venue for weddings and other celebrations, or bucolic pastureland and home. This property is ready to serve its next owners and to provide a deep source of joy and meaning in whichever way touches the heart. Approx a 30-minute drive to Chico and only minutes from town, this custom home and ranch is one-of-a-kind. Tour today and immerse yourself in the history and significance of this enchanting home!

Listing Price: Price: \$3,195,000

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Location

The property is located at 6058 County Road 11, Orland, CA. The ranch is slated about three miles west of Orland, CA. Interstate 5 runs through the town of Orland, which has a population of ~8,000 residents.

Ingress/Egress

The property is easily accessed by heading on Interstate 5 to Orland, CA. Then take highway 32 exit west toward Black Butte Reservoir. The road turns into Newville Road or County Road 200. Proceed West to Road DD, then turn left on Road DD about a half-mile to the property location at the intersection of Road DD and County Road 11. The property borders both Road DD and County Road 11.

Soil

- Arbuckle Gravelly loam +/-28% of property
- Cortina very gravelly sandy loam +/- 42% of property
- Wyo loam deep over gravel +/-10% of property
- Tehama loam, moderately deep over gravel 20% of property

Irrigation

The farming position of subject property is irrigated by district water from Orland Water Users. The 38.11-acre property has 33 acres of irrigation rights from Orland Water Users. Orland Water Users Rates per year in 2021 are:

- Taxes - 41.00 per acre x 33 irrigated acres
- Dam Safety Check - 5.00 per acre x 33 irrigated acres
- Water - 31.50 per irrigated acre for up to 3-acre feet of water per acre, per year

*The above rates are for 2021 and are subject to change.

The house, school, and one shop are irrigated with a 7.5 horsepower deep well. The well bowls are currently set at 330 feet from the surface.

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Land Description

The property consists of 38.11 assessed acres m/l. Glenn County assessor parcel numbers:

- 045-010-025-000 (30.56 acres)
- 045-010-024-000 (7.55 acres)

Zoning

AE 20 (Not in Williamson Act)

Improvements

- 1 - Owners Home (3308 sq. ft.)
- 2 - Swimming Pool
- 3 - Steel Building #1 with kitchen and separate men's and women's bathrooms (8280 sq. ft.)
- 4 - Steel Building #2 covered on 3 sides (15480 sq. ft.)
- 5 - Pumphouse (960 sq.ft.) with 7 horsepower pump
- 6 - 1-1.5 acre Catch Pond
- 7 - Perimeter Pipe Fence
- 8 - Chicken Coop
- 9 - Murdock School completely rebuilt with kitchen and separate board room (2638 sq. ft.)
- 10 - Three (3) RV Hook-ups on a cement slab
- 11 - 1.25-1.5 acre pipe fenced corral for livestock
- 12 - 30.56 +/- acre of irrigated pasture on farmland leveled to grade

Price: \$3,195,000

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Country Road 11 will take you home where wide-open expanses and rolling fields of green surround you in a natural wealth of peace and opportunity. Consisting of a 3,308Sqft Main House, 2,638Sqft Restored School House, 8,280Sqft Red Barn, and 15,480Sqft Hay Barn, plus a gated in-ground pool, this tranquil setting is perfectly appointed to start living the country life you've been dreaming about.

At the heart of the property sits the main house, offering two bedrooms and two bathrooms with a breathtakingly gorgeous contemporary farmhouse charm. Pride of ownership shows throughout in the details, from the magnificent brick statement living room fireplace to the attractive wooden beadboard ceilings and trim work. Settle in with a good book in the cozy built-in bay window or cook magnificent meals in the grand kitchen. Beautiful brickwork augments the electric stovetop as well as carries through cohesively in special feature walls. Custom cabinetry wraps the room, a window over the sink frames out pastoral sightings, and a breakfast bar invites all to sit down for good conversation or intimate meals in this large family kitchen. Also on the property is an actual schoolhouse that was built to serve the children of settlers on the Murdock track west of Orland from its opening date of 1919 until it closed its doors in 1944 due to the growing prevalence of family cars which marked an end of rural schoolhouses and the consolidation of town schools. You will also find two amazing barns on the property, both ready for any activity you could desire, from hosting youth events or weddings to creating an equestrienne oasis.

Under the workmanship and care of Mr. Verboom, the property saw the restoration of the Murdock Schoolhouse as well as the addition of the home and two big barns. The red barn on the hill evolved into a basketball court where friends, family, and the community would come to play pickup games. This also provided a location for the Providence Schools to play matches and eventually led to the acquiring and remodeling of the same building into a warehouse gym. Also, under the ownership of Mr. Verboom were the celebrated "Cowboy Sunday" - a bluegrass event the Verboom family used to put on at the property that held anywhere from 400-1000 attendees. While this esteemed ranch serves as a testament to the gracious life of its owner, this property is ready now to serve its next owners and to provide a deep source of joy and meaning in whichever way touches the heart. Approx a 30-minute drive to Chico and only minutes from town, this custom home and ranch is one-of-a-kind and simply must be experienced to be believed! Tour today and immerse yourself in the history and significance of this enchanting home!

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In November of 1946, The Verboom family left war-torn Holland and immigrated to the U.S. in a cargo ship, which traveled across the Atlantic through the Panama Canal and arrived in San Pedro, CA in January of 1947 with very few belongings to their family name. The journal his father recorded gave us insight into the daily life of 49 days on a cargo ship.

In Southern California, the Verboom family moved five different times. They started their first dairy in Norwalk. Buena Park is where they bought their next dairy. The last dairy in Southern California was in San Diego County. Pete Verboom moved his family from San Diego county to Orland and in 2001 and built a beautiful new dairy. In 2002, Pete Verboom decided to sell his dairy and end the dairy business.

Pete was a thoughtful Orland community member and contributed financially to help build Providence Christian School, as well as an assisted living facility, West Haven.

Pete also rebuilt the old Murdock School, which is a part of the property for sale. Murdock School has been around since the early 1900s, when it first opened on February 10, 1919, to serve the children of settlers west of Orland. The first schoolhouse was burned and another was built in the same location. The 1921 attendance was 36 students. Murdock School closed in 1944, with Lois Morrison as its last teacher.



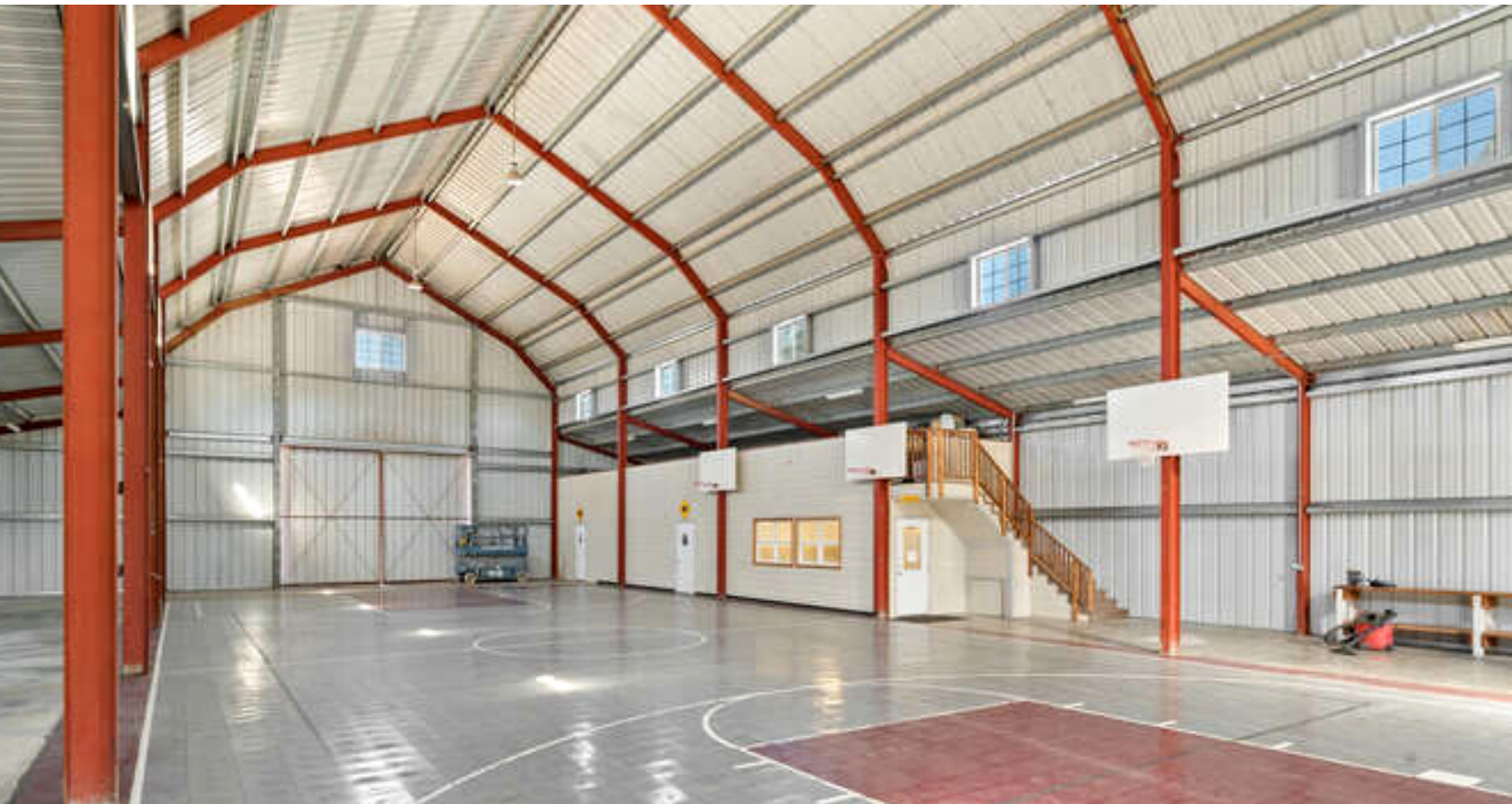
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