



# Venture Oaks Real Estate Group, Inc. presents County Line Ranch, 16414 State Hwy 99, Chico, California



- 304.49 +/- acres
- Includes 138 acre producing Almond Orchard
- 100+ acres of Open Ground useful for Horse or Livestock
- Three Homes
- 4 Ag+2 Domestic Wells
- Horse Barn
- 16,000 sf Hay Barn
- Equipment Shed
- 12 car Garage
- 2,000' Farm Air Strip
- +/- 350 ft of highway frontage

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



# County Line Ranch – Property Characteristics

## Listing Broker:

Mary J. Hyatt, DRE#01825507

916-704-6143

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Venture Oaks Real Estate Group, Inc. DRE#02014113

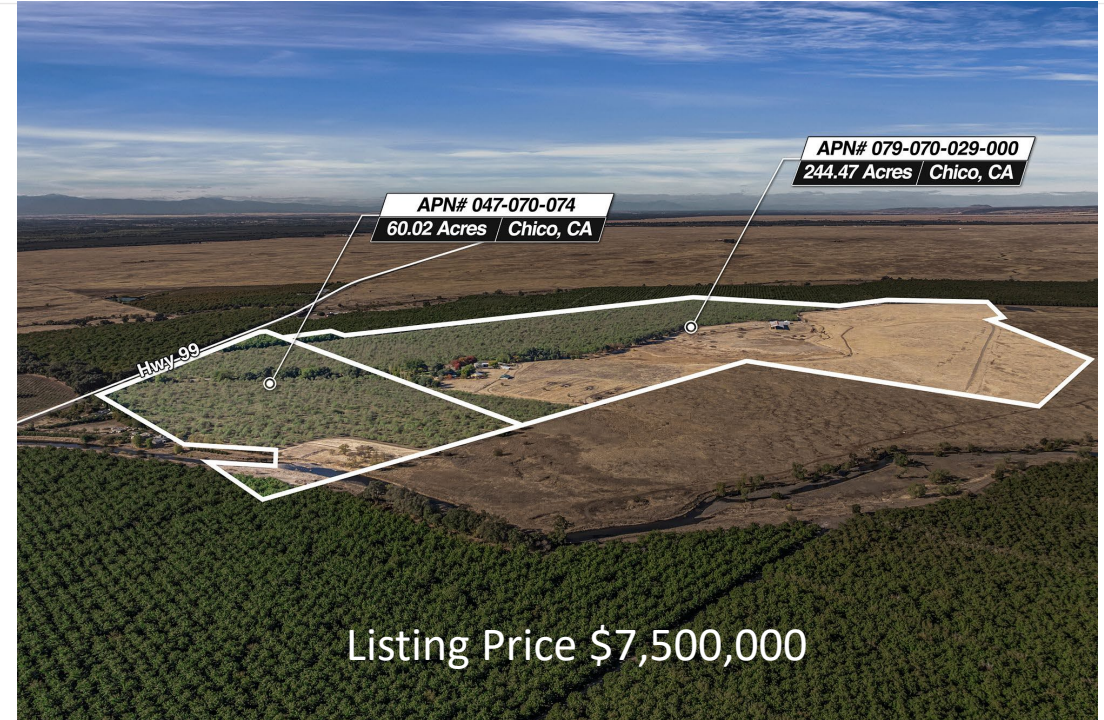


**LOCATION:** The County Line Ranch (“Property”) is on the Northernmost part of Butte County, and the Southernmost portion of Tehama County, just East of CA Highway 99. The Property straddles the Butte and Tehama County line with +/- 60.02 acres in Chico, California (Butte Co.) and the adjacent +/- 244.47 acres in Tehama Co.

**APNs:** Butte County Assessor Parcel 047-070-074  
Tehama County Assessor Parcel 079-070-029

**Zoning:** Butte County parcel is zoned A 40 and is in zip code 95926  
Tehama County parcel is zoned EA-AP in zip code 95973  
Both parcels are enrolled in the California Land Conservation Act of 1965 (Williamson Act) which will keep property taxes lower for new owner. 2024-25 property taxes for both parcels combined was \$18,552.

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The Property is easily accessible by CA Highway 99 which is a heavily traveled north-south state highway stretching almost the entire length of the Central Valley starting near Bakersfield to the south and ending near Red Bluff, to the North. The Property has +/- 350 of highway frontage along CA Highway 99.



# County Line Ranch – Property Characteristics



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# County Line Ranch – Property Characteristics Orchard Uses

Three Almond Orchards totaling 138 acres.

Orchard #1 (78 acres), originally planted in 1994, has been updated with inter-planting and replacements each year from 2008 through 2023, resulting in approximately 110 trees per acre with 25 x 12 spacing. The orchard is 50% Non Pareil and the remaining 50% is a mix of Carmel, Sonora and Butte varieties.

Orchard #2 (25 acres), originally planted in 1999, has been updated with inter-plantings each year from 2008 through 2023, resulting in approximately 106 trees per acre with 18 x 22 spacing. The orchard is 50% Non Pareil and the remaining 50% is a mix of Carmel, Pearless and Butte.

Orchard #3 (35 acres), originally planted in 2000, has been updated with inter-plantings each year from 2008 through 2023, resulting in approximately 106 trees per acre with 18 x 22 spacing. The orchard is 50% Non Pareil and the remaining 50% is a mix of Carmel, Pearless and Butte varieties.

There are five varieties of almonds altogether in three orchards and the regular inter-plantings (which increase the density of the orchard) and replacements (which simply replace older trees one for one) have positioned the orchard for annual harvest with a blend of new and mature trees for many years.

A small portion of the Property, approximately 2.5 acres, is leased to a third party under an agriculture lease. The lease provides an easement over a portion of the Property for above ground irrigation pipes.

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# County Line Ranch – Property Characteristics Orchard Management

The orchards are irrigated by four agricultural wells which are said to draw from an aquifer 700' deep. The Seller represents that the wells pump from 40' with 12' main lines they pump 1,500 gallons per minute on a 24-hour test. The agricultural wells are powered by 165 horsepower diesel engines.

Irrigation is applied to the three orchards by solid set sprinklers.



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# County Line Ranch – Groundwater Disclosure

Sustainable Groundwater Management Act (SGMA) requires groundwater basins to be sustainable by 2040. SGMA required a Groundwater Sustainability Plan (GSP) by 2020. Said plans may limit groundwater pumping. For more information please visit SGMA website at [www.sgma.water.ca.gov/portal](http://www.sgma.water.ca.gov/portal)

Basin\_Name Sacramento Valley

Basin\_Subbasin\_Name Sacramento Valley-Vina

Ground Water Sustainability Agencies

GSA Vina GSA

<https://www.vinagsa.org/read-the-groundwater-sustainability-plan-gsp>

<http://sgma.water.ca.gov/portal/gsp/preview/86>

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# County Line Ranch – Property Characteristics Residential Uses

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## Three Residences:

**Main Home:** 4,158 sf, built in 1959 has 3 bedrooms, 2 bath, Living Room, Kitchen, Dining Room, a large Great Room, Office, and a Pool.

**Secondary Home:** +/- 1,400 sf, has 1 bedroom and 1 bath.

**The Loft Home:** 1,282 sf, built around 1992, which includes a Living Room, Kitchen with an open balcony to the bedroom. This residence has an elevator and a full basement.

**12-car Garage** Services the Main and Secondary Home

Two Residential Wells service the homes.

There is a **48 Kw Generator** that runs on propane and powers all three homes in the event of a power outage.

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# County Line Ranch – Main Home



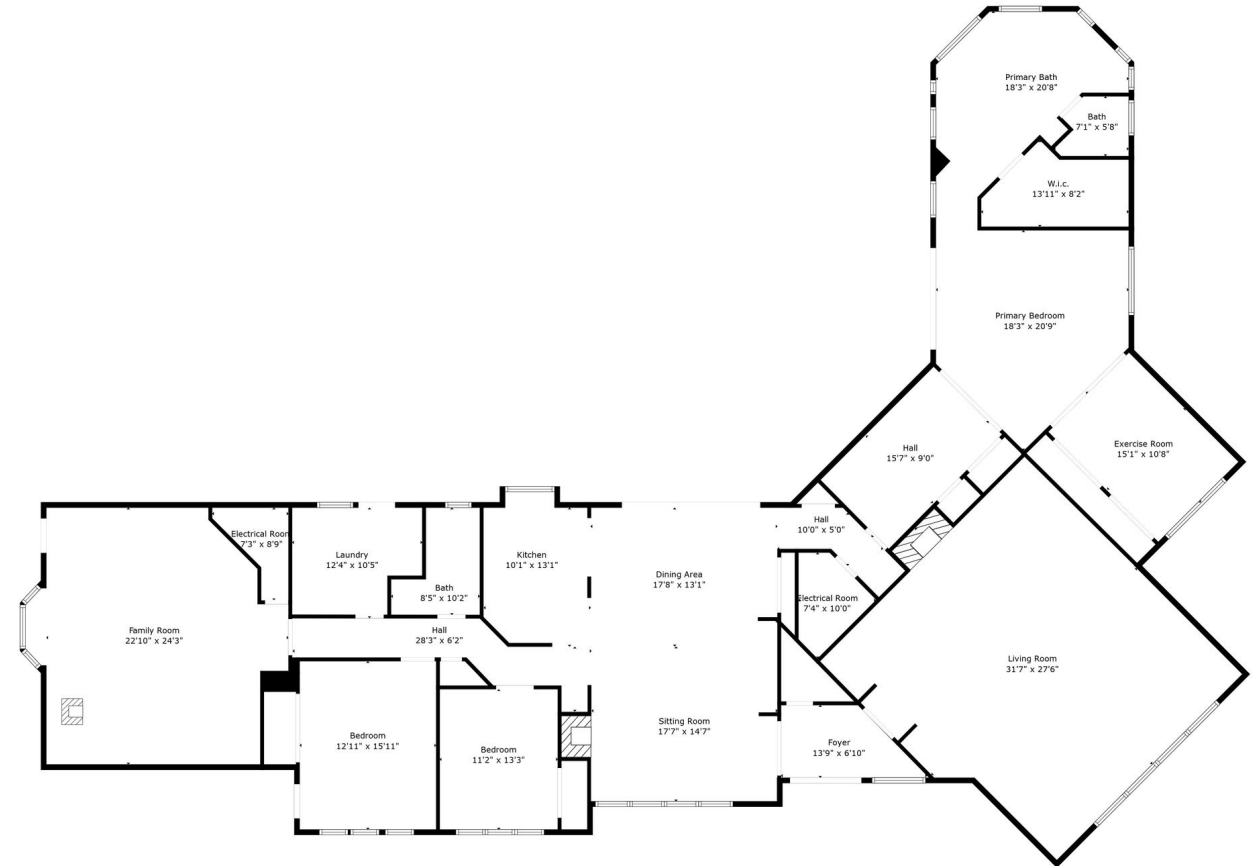
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# County Line Ranch – Main Home Floor Plan and Details

The main home perfect for the farm life. With 4,159 square feet with a 3 bedrooms (which includes a spacious Master Bedroom), 2 baths, a separate Dining Room, Living Room, Family Room and ample natural light and room for outdoor living and entertaining.



Hill Property Media

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# County Line Ranch – Secondary Home, Garage and Loft



Secondary Residence  
(Left)  
Great for In-Law quarters  
or multi generations

Garage  
(Below)



Loft plus Horse Barn



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# County Line Ranch – Additional Information

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Click [Here](#) for video of the Property.

See also Northern California / Sacramento MLS # 224122066

Qualified Buyers should call Mary J. Hyatt to tour the property and for more information.  
Broker is related to the seller but has no financial interest in the property other than the listing agreement.

Mary J. Hyatt, Broker (DRE# 01825507)  
Venture Oaks Real Estate Group, Inc.  
mary.hyatt@ventureoaksre.com  
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Tours must be scheduled with the broker at least 48 hours notice.

Farm production records, soils reports and other information available upon Buyer signing a non-disclosure agreement.

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