



OUTDOOR PROPERTIES

FARMS | RANCHES | RECREATIONAL PROPERTIES | LAND | LUXURY ESTATES



Davis Ranch

630.93 ± Acres | Alpine County, CA



707 Merchant Street | Suite 100 | Vacaville, CA 95688

DRE# 01838294



Introduction



When Mark Twain famously remarked about the Sierra Nevada, “The mountains are imposing in their sublimity and their majesty of form and altitude, from any point of view.” it’s easy to imagine he was writing this from the 630.93 ± acre Davis Ranch in Alpine County, CA, just a short 26-minute drive south of Minden/Gardnerville, NV.

As you enter the property through the mighty timber gates, you’ll be greeted by the charming ‘love shack,’ a rustic cabin with bunk beds. Just outside, a brick-laden outdoor eating area features a stone-crafted fireplace and BBQ, perfect for a delicious meal after a long day of work or summer cookouts gathering with family/friends. As you venture deeper into the property, you’ll be captivated by the expansive green meadow and ponds, where the recently expanded 5-bedroom, 3-bathroom modular home with an oversized four-car garage sits nestled. The entire property generates enough solar power to be completely off the grid, with a backup propane generator and a 1,000-gallon propane tank for extra peace of mind.

Enviably water throughout the ranch with over 794 acre-feet of surface water rights from year-round Randall Springs Creek and Indian Creek. Additional water on the property includes springs, ponds, and two ag wells in the meadow pastures. These water resources support a total of 300 irrigated acres, with an additional 50 acres benefiting from sub-irrigation. The abundant irrigated pastures support about 159 yearlings and 10 bulls seasonally with a cattle lease in place.

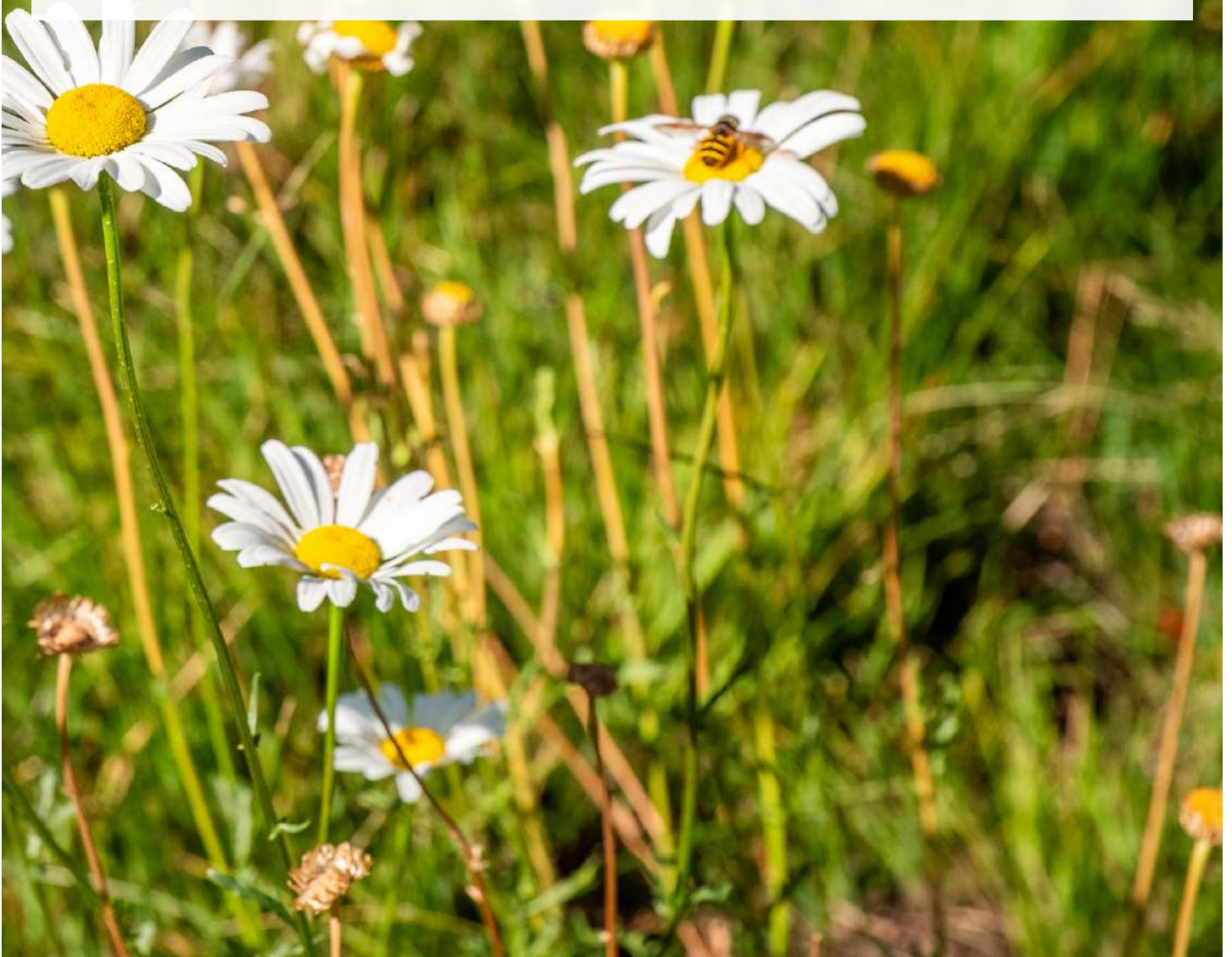
Ranch infrastructure consists of tack room, corrals, loading chute, and perimeter fencing with cross-fencing. The newly constructed metal shop with a concrete floor, three roll-up doors, and one man door provides plenty of storage for equipment or outdoor recreational toys. As a bonus, the John Deere tractor, Bush Hog, generators, and additional handy ranch implements within the shop are included.

Plenty of room to roam on the ranch for horseback riding, fishing, and hunting with wildlife in abundance. For world-renowned year-round outdoor recreation, Lake Tahoe is a short drive away. Like a Phoenix rising from the ashes, the sellers have significantly invested in reforestation, having planted over 30,000 trees on the ranch. These new seedlings have already started to renew and breathe new life into the forest.

If the mountains are calling, come home to Davis Ranch. *The property is also enrolled in the Williamson Act for lower property taxes.*

Highlights

- 630.93-acre ranch located just outside Lake Tahoe
- Minutes to Minden/Gardnerville, Nevada
- Beautiful open pastures and meadows
- Great water rights
- Over 794 acre-feet of surface water rights from year-round Randall Springs Creek & Indian Creek
- Water: Two year-round creeks, springs, ponds, and two ag wells in the pastures
- 300 irrigated acres with an additional 50 acres sub-irrigated
- Irrigated pastures support about 159 yearlings & 10 bulls seasonally with a cattle lease in place
- Recently expanded 5 bed/3 bath modular home with an oversized 4 car garage
- A 'Love Shack' rustic cabin with bunk beds
- Enough solar power to run ranch completely off the grid
- Newer metal shop with concrete floor, three roll up doors, & one man door
- Additional infrastructure: tack room, corrals, loading chute, & perimeter fencing with cross-fencing
- Recreation - horseback riding, fishing, hunting, hiking, skiing, & more
- Reforestation - planted over 30,000 trees on the ranch
- In the Williamson Act for lower property taxes



Water



The ranch boasts an impressive water supply secured by the Claim 42 decree, which grants the property rights to utilize water from the year-round Indian and Randall Creeks. Additional water on the property include springs, ponds and two agricultural wells. Approximately 1.5 miles of Indian Creek flows through the ranch, complemented by about 10-12 springs located on the property. These water resources support a total of 300 irrigated acres, with an additional 50 acres benefiting from sub-irrigation. Overall, the ranch holds over 794 acre-feet of surface water rights ensuring a reliable and abundant water supply for its agricultural operations.



Cattle

The abundant irrigated pastures support about 159 yearlings and 10 bulls seasonally with a cattle lease in place. Flood irrigation is used for the pastures.



Recreation & Reforestation

The ranch offers plenty of room to roam for horseback riding, fishing, and hunting with wildlife in abundance. For world-renowned year-round outdoor recreation, Lake Tahoe is 30.4 miles away and Yosemite National Park is about 105 miles away. The surrounding area has a lot to explore and do, from the Grover Hot Springs State Park and Lake Alpine to winter activities at Kirkwood Mountain Resort or Heavenly Ski Resort.



Rising from the ashes of the Tamarack Fire in 2021, which burned around 260-270 acres of the ranch, the sellers have dedicated themselves to reforestation. Over 30,000 trees have been planted, revitalizing 60% of the forest and breathing new life into the landscape and restoring the forest's vitality.



Improvements



As you enter the property through the main gated timber entrance, you'll find the charming "love shack," completely updated with bunk beds. Next to the rustic cabin is a delightful outdoor brick-paved patio with a stone fireplace and a barbecue grill. It's the perfect spot for enjoying meals and socializing with friends and family.



Improvements Cont'd



Additional ranch infrastructure located by the cabin consists of a tack room, corrals, loading chute, and metal shop. The newly constructed metal shop with a concrete floor, three roll-up doors, and one man door provides plenty of storage for equipment or outdoor recreational toys. As a bonus, the John Deere tractor, Bush Hog, generators, and additional handy ranch implements within the shop are included.



Improvements: Main Residence



The primary residence is situated a short distance behind the main timber entrance and is protected by a cattle guard gate. Located in a picturesque landscape of green meadows, ponds, and rolling hills, the modular home offers five bedrooms, three bathrooms, and an oversized four-car garage. Enjoy the outdoors on the spacious decks and gather around the inviting fireplace. Conveniently located near the home entrance is the generator-pump house (*seen on page 10; bottom right photo on the first half of the page*).



Improvements: Main Residence



The entire property generates enough solar power to be completely off the grid, with a backup propane generator and a 1,000-gallon propane tank for extra peace of mind.



Location



About Markleeville, CA:

Markleeville, California is a census-designated place nestled in the heart of Alpine County. Founded in 1863, the town boasts a rich history and serves as the county seat. Originally established on land claimed by Jacob J. Marklee in 1861, Markleeville today is a charming community with a population of around 191 residents. The town's location within the Sierra Nevada mountain range plays a significant role in shaping its climate. Summers are warm with average July highs reaching 84.5°F, while winters are cold with January lows averaging 17.4°F.

Markleeville offers a glimpse into the past through the Alpine County Historical Complex. This complex houses several historically significant buildings, including the Alpine County Museum, the Old Webster School, the Old Log Jail, and a restored Silver Ore Stamp Mill. The museum's collection sheds light on the region's fascinating past, showcasing Washoe Indian basketry, a pioneer family exhibit, and various displays on pioneer life and prehistoric relics. The Hung Lei Ti, a southern Washoe tribe, were the original inhabitants of Markleeville. In the early 19th century, American explorers like Jedidiah Smith, Joseph Walker, Kit Carson, and John C. Fremont ventured into the area. The discovery of nearby silver mines led to a significant population boom, with over 11,000 people residing in the region at its peak.

Nearby airports: *Regional airports include:* Alpine County Airport (5.3 miles from Markleeville); primarily used for private flights and small aircraft, Lake Tahoe Airport (27 miles) which offers commercial flights to major cities like San Francisco, Los Angeles, and Las Vegas, and Minden-Tahoe Airport (24 miles). *International/Domestic:* Reno-Tahoe International Airport (65 miles).

About Alpine County, CA:

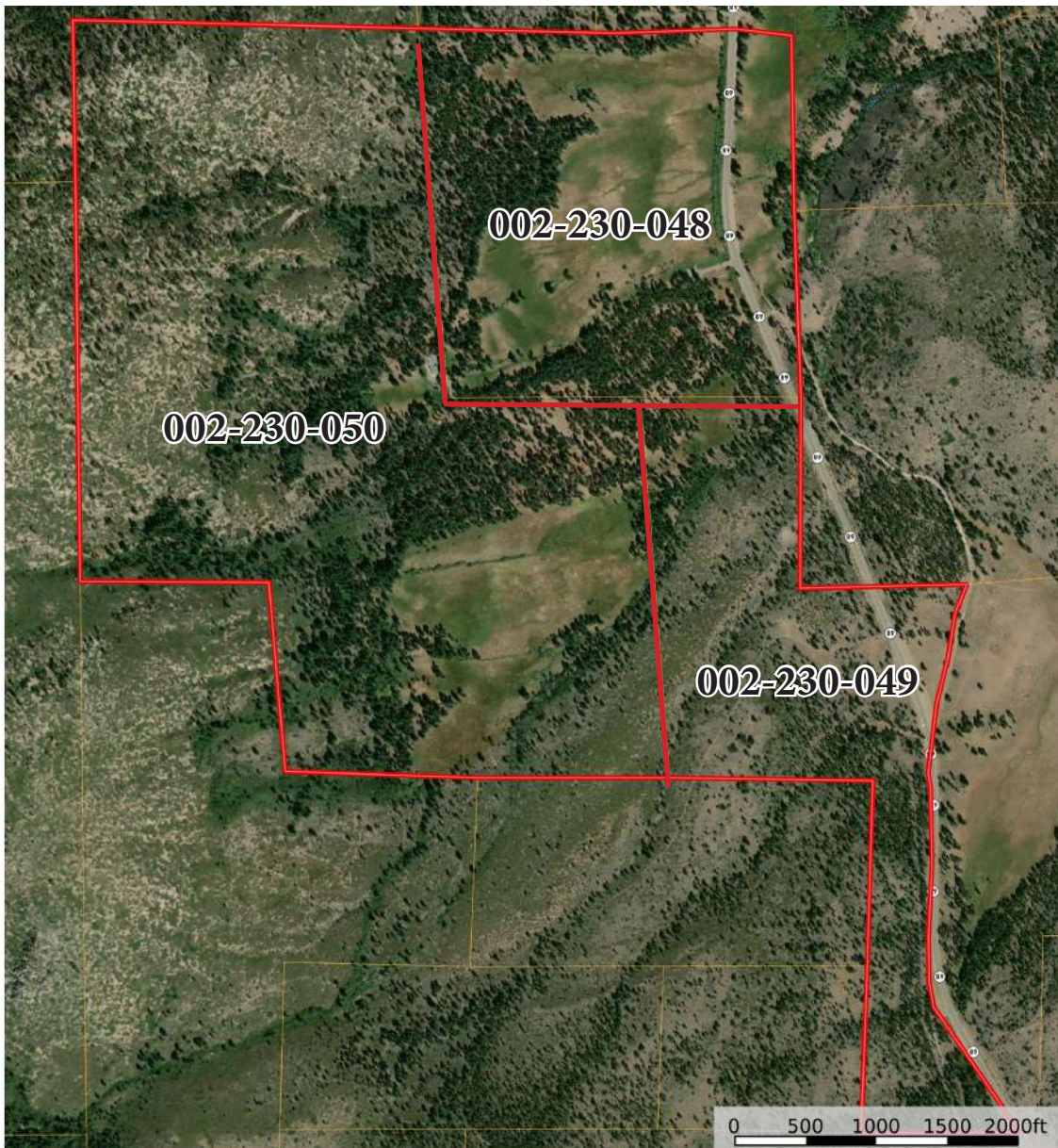
Alpine County is located in the eastern part of California within the Sierra Nevada on the state border with Nevada. As of the 2020 Census, the population was 1,204. The county seat and largest community is Markleeville. Formed in 1864, the county's name is a nod to its resemblance to the Swiss Alps. Historically, mining and lumber industries have been vital to the county's economy. Today, Alpine County continues to be a popular destination for outdoor enthusiasts due to its proximity to Lake Tahoe and Yosemite National Park. With its stunning natural beauty, including the picturesque Lake Alpine and the rugged Sierra Nevada Mountains, the county offers ample opportunities for hiking, fishing, boating, and winter sports. Some popular destinations in Alpine County include Kirkwood Mountain Resort, Bear Valley Ski Resort, Lake Alpine Lodge, Grover Hot Springs State Park, and parts of the El Dorado National Forest, Stanislaus National Forest, and Toiyabe National Forest.



Size & Zoning

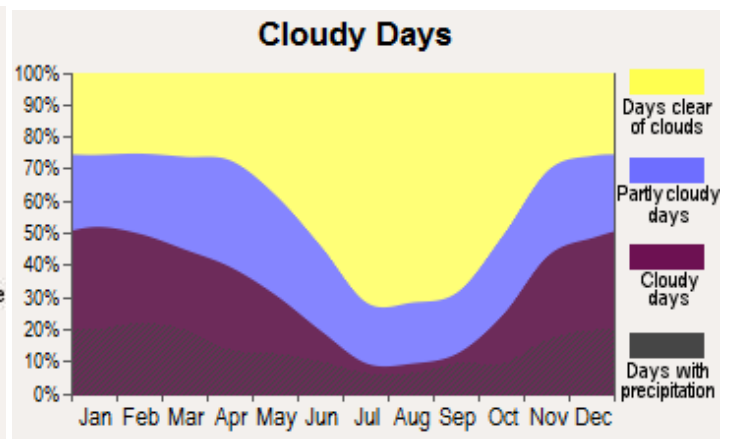
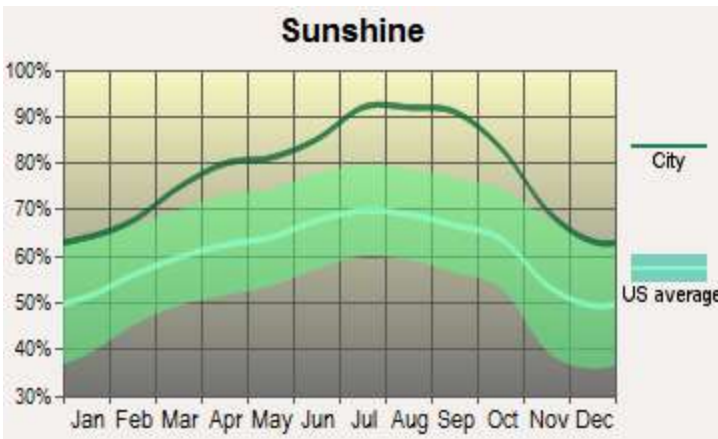
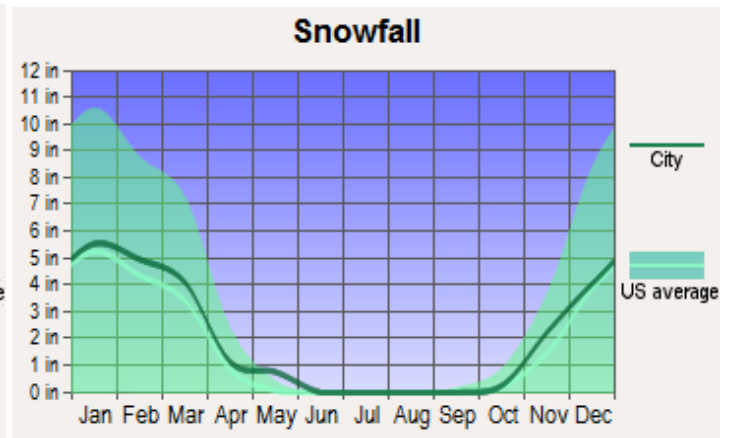
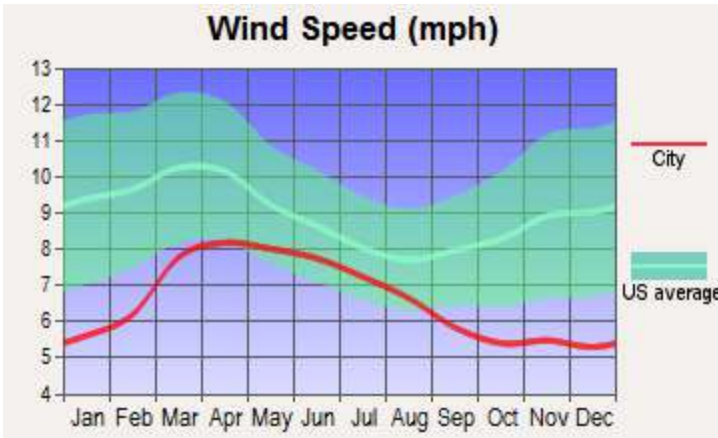
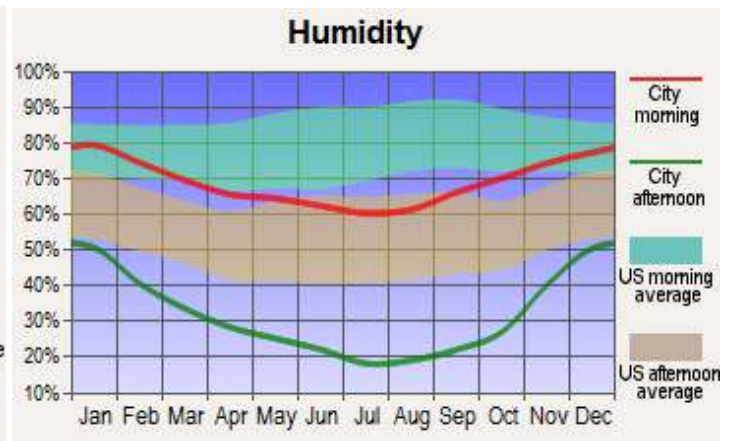
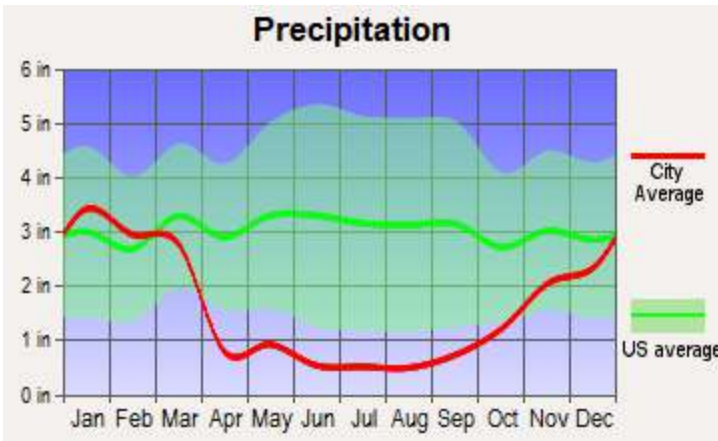
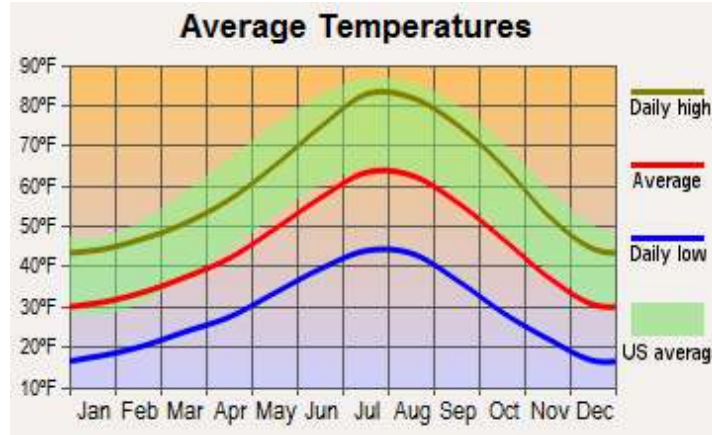
The Davis Ranch consists of three parcels totaling 630.93 acres. All parcels are zoned AP (*Agriculture Preserve*) and are enrolled in the Williamson Act. The total taxes for 2023 was \$21,329.22.

APN	ACREAGE	ZONING	Ag Preserve	TAXES (2023)
002-230-048	140.10 acres	AP	Y	\$3,597.20
002-230-049	148.90 acres	AP	Y	\$2,151.72
002-230-050	341.93 acres	AP	Y	\$15,580.30
TOTAL	630.93 acres			\$21,329

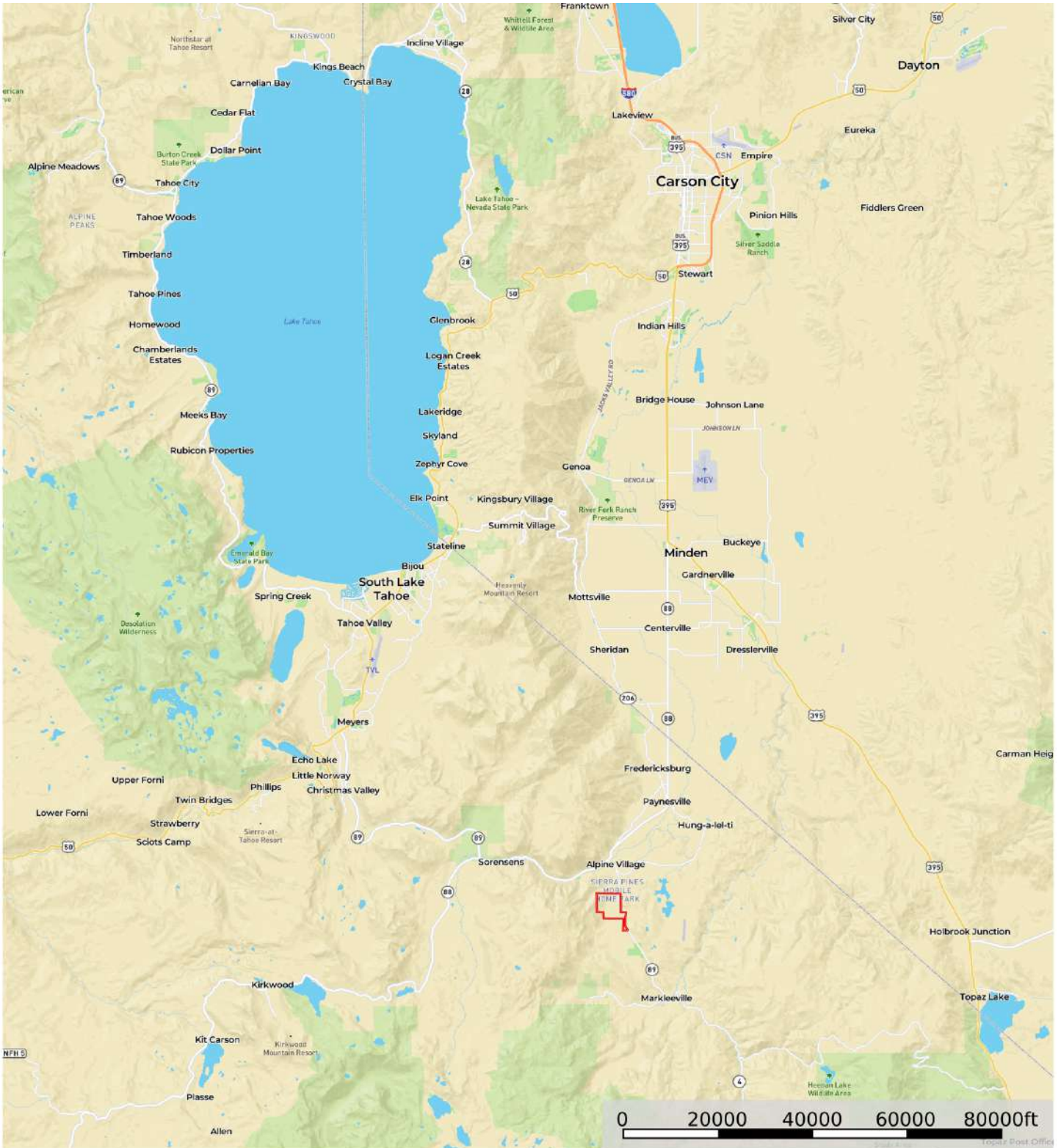


“The Williamson Act, also known as the California Land Conservation Act of 1965, enables local governments to enter into contracts with private landowners for the purpose of restricting specific parcels of land to agricultural or related open space use. In return, landowners receive property tax assessments which are much lower than normal because they are based upon farming and open space uses as opposed to full market value.” – from the California Department of Conservation

Weather for Markleeville, CA

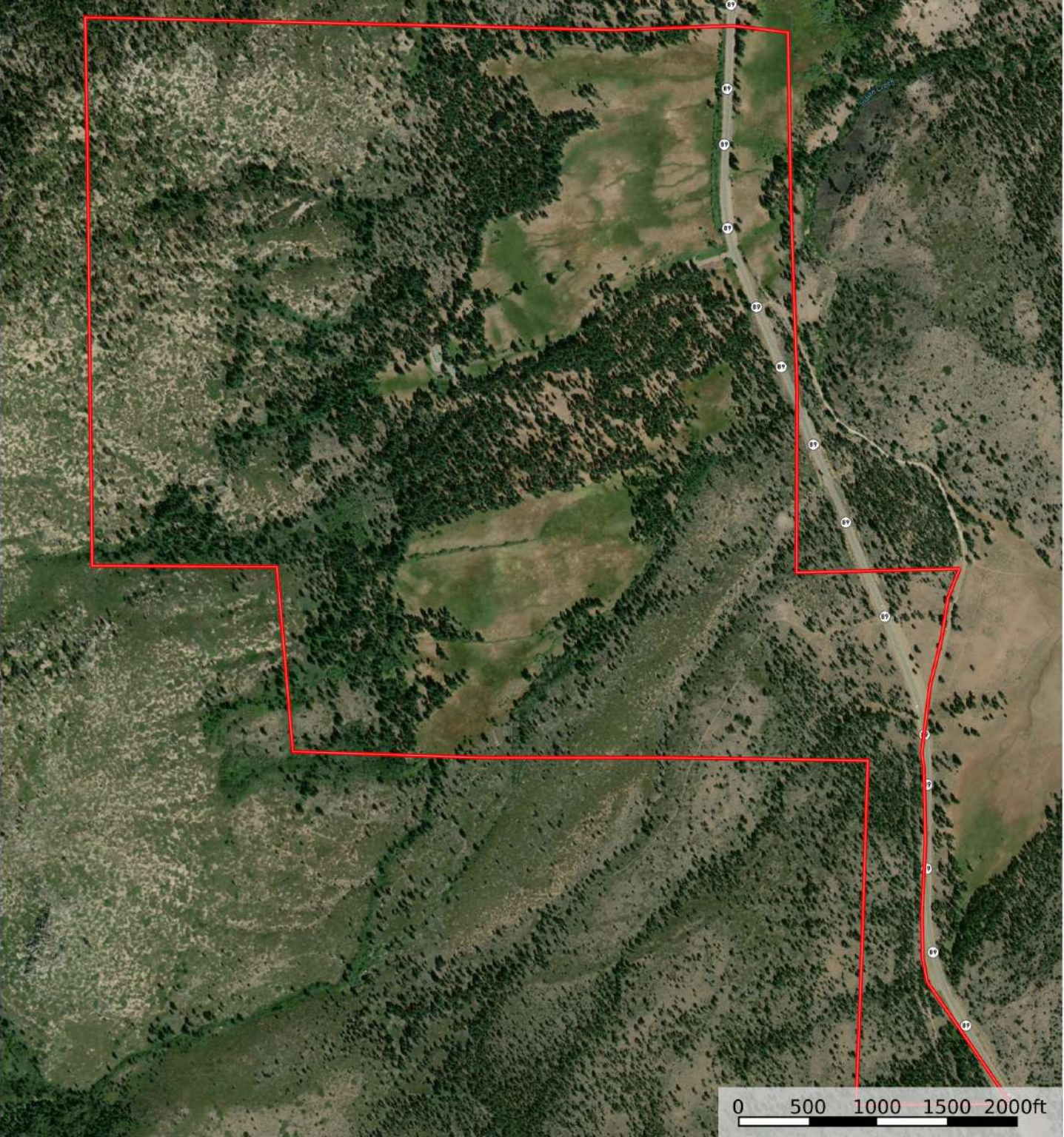



Street Map



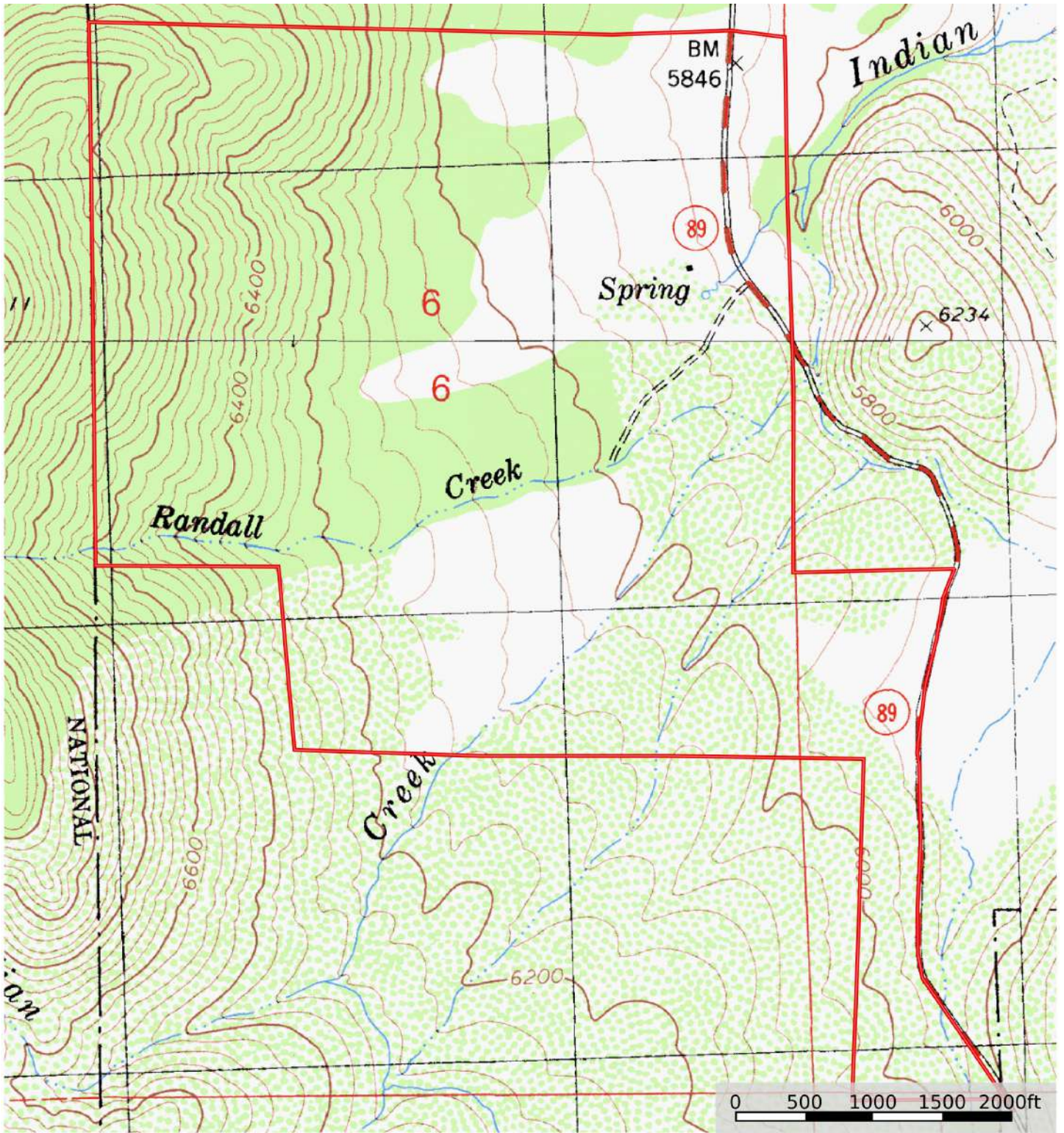
 Boundary

Satellite Map



 Boundary

Topo Map



 Boundary





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California Outdoor Properties Inc.
707 Merchant Street, Suite 100
Vacaville, California 95688
Office: (707) 455-4444 Fax: (707) 455-0455
www.CaliforniaOutdoorProperties.com



LISTING AGENT:

Todd Renfrew | (707) 455-4444
todd@caoutdoorproperties.com

EXCLUSIVE PARTNER OF

