

WHITEHAWK MEADOWS RANCH

PLUMAS COUNTY, CALIFORNIA



The
CHICKERING
Company, Inc.

Ranch & Recreational Property Broker

Executive Summary

The Whitehawk Meadows Ranch is a truly remarkable 83+- acre Sierra retreat located about an hour from Lake Tahoe. A rare combination of lush meadows, pine forests, creeks, ponds, and views offer excellent opportunities to hike, horseback ride, fish, cross-country ski, and enjoy wildlife on this very private property.

The history of the ranch with its snow and spring-fed streams underscores its value as a part of the Upper Feather River Watershed. While the ranch began as a dairy farm, in the early 1920s, the Department of Fish and Game selected the site for the Feather River Fish Hatchery. Today remnants of a few old hatchery buildings can be found on the property and utilities remain in place.

The ranch consists of two parcels, one of which has a small cabin that might be updated and repaired for occupants.

The ranch is one of the largest properties in this beautiful valley to become available for purchase in many years. The nearby town of Graeagle is a popular destination to access the great outdoors and is the gateway to the Lakes Basin region with its two dozen alpine lakes.



Location

The ranch is located in the scenic Mohawk Valley in Plumas County, California. It is within the town limits of Clio and just outside the recreation resort community of Graeagle. The ranch is just 45 minutes north of Truckee, one hour from Lake Tahoe and Reno, and two and a half hours from Sacramento. Access to the ranch is via a paved forest service road off Highway 89, the main highway between Lake Tahoe and Mt. Lassen.

Locale

The Mohawk Valley and the greater Graeagle area grew up during the Gold Rush. They were later known for a thriving timber business. Today, the area is a popular summer and winter recreation destination offering a wide selection of outdoor activities.

There are five golf courses within 30 minutes of each other (Whitehawk Golf Resort is next door) making the valley a golf mecca of sorts. Fly fishing in the many streams and lakes along with endless hiking, camping, mountain biking, cross country skiing, snowshoeing and more have created a recreation paradise.



General Description

The Whitehawk Meadows Ranch is located at an elevation of approximately 4,500 feet and on the southern flank of Mohawk Valley, where lush mountain meadows meet High Sierra conifer forests.

Rushing spring-fed streams pour out of the nearby mountains and meander through the ranch's forests and wildflower-filled meadows offering a tranquil setting for hiking, biking, horseback riding and more.

The ranch adjoins National Forest lands which provide more wildlife access, recreation, as well as privacy. The wide open meadows offer expansive views and lovely home sites.

Land, Structures, Water, Utilities

The two parcels in this offering have some 45 acres of beautiful meadows and the balance of the acreage is conifer forest.

The creek that flows through the ranch as well as an adjoining property was selected to be restored by the Feather River Watershed Restoration Committee in 2009. The restoration improved aquatic and riparian



habitat and help slow erosion. A “pond and plug” type of construction was used, making several attractive ponds to slow the water flow during heavy snow-melt runoff.



The site once included a large hatchery building, three small cabins, and some outbuildings. Most of these structures have collapsed over the years but there are a couple still standing including a two-bedroom cabin that may be worth restoring. The cabin is not currently habitable.

The old hatchery buildings were served by electricity and telephone utilities and the service poles are still on site.



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Parcels

It is believed that there are two separate parcels, Plumas County Assessor's Numbers 133-130-09 and 133-130-93. Buyers should investigate the legality of the separate parcels as part of their due diligence. Zoning is a combination of General Agriculture (GA MH) and Rural (R-20 MH). Zoning map and regulations are available upon request.

Price

83+/- Acres \$995,000

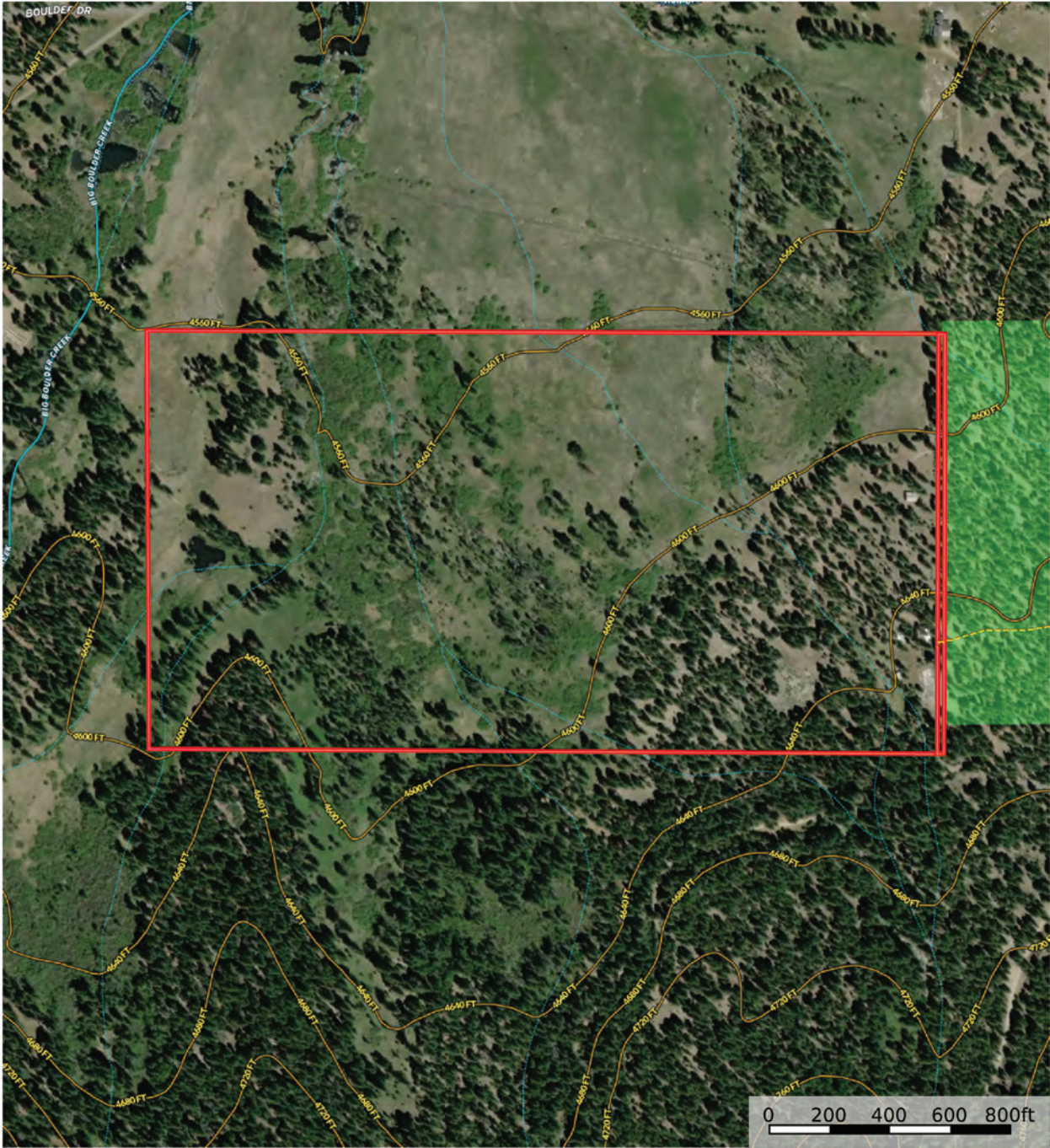
Broker's Comments

A rare opportunity to own one of the last large parcels in greater Graeagle/Mohawk Valley. There's plenty of room to build or restore with views and privacy incomparable to any other property to come on the market in this valley for many years. The abundant water features are a major plus in California and create a lush habitat for wildlife. A visit to this ranch in person and a walk through the pristine meadows and forests will reconnect you to the best of the Old West.

Disclaimer

The above and enclosed information may be subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by corporate owner. Information regarding land classifications, acreages, carrying capacities, etc., are intended only as general guidelines and have been provided by sources deemed reliable, but whose accuracy we cannot guarantee. Prospective buyers should verify all information to their satisfaction. The Chickering Company, Inc., Broker. DRE#01976627

Old Hatchery Property
California, AC +/-



- Road / Trail
- Boundary
- Forest Service
- State Land
- Fish and Wildlife
- National Park
- Other
- BLM
- Local Government
- Stream, Intermittent
- River/Creek
- Water Body

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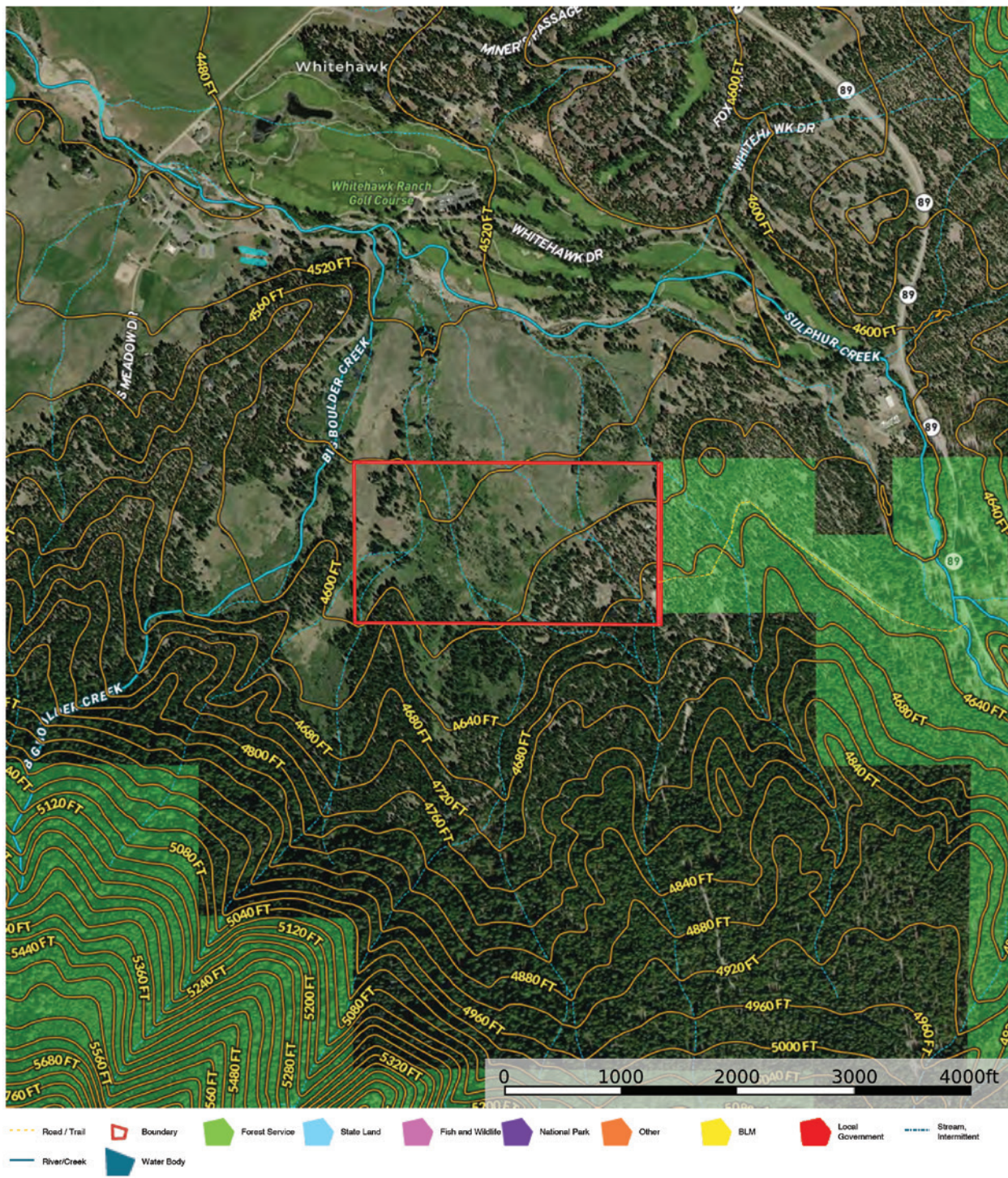
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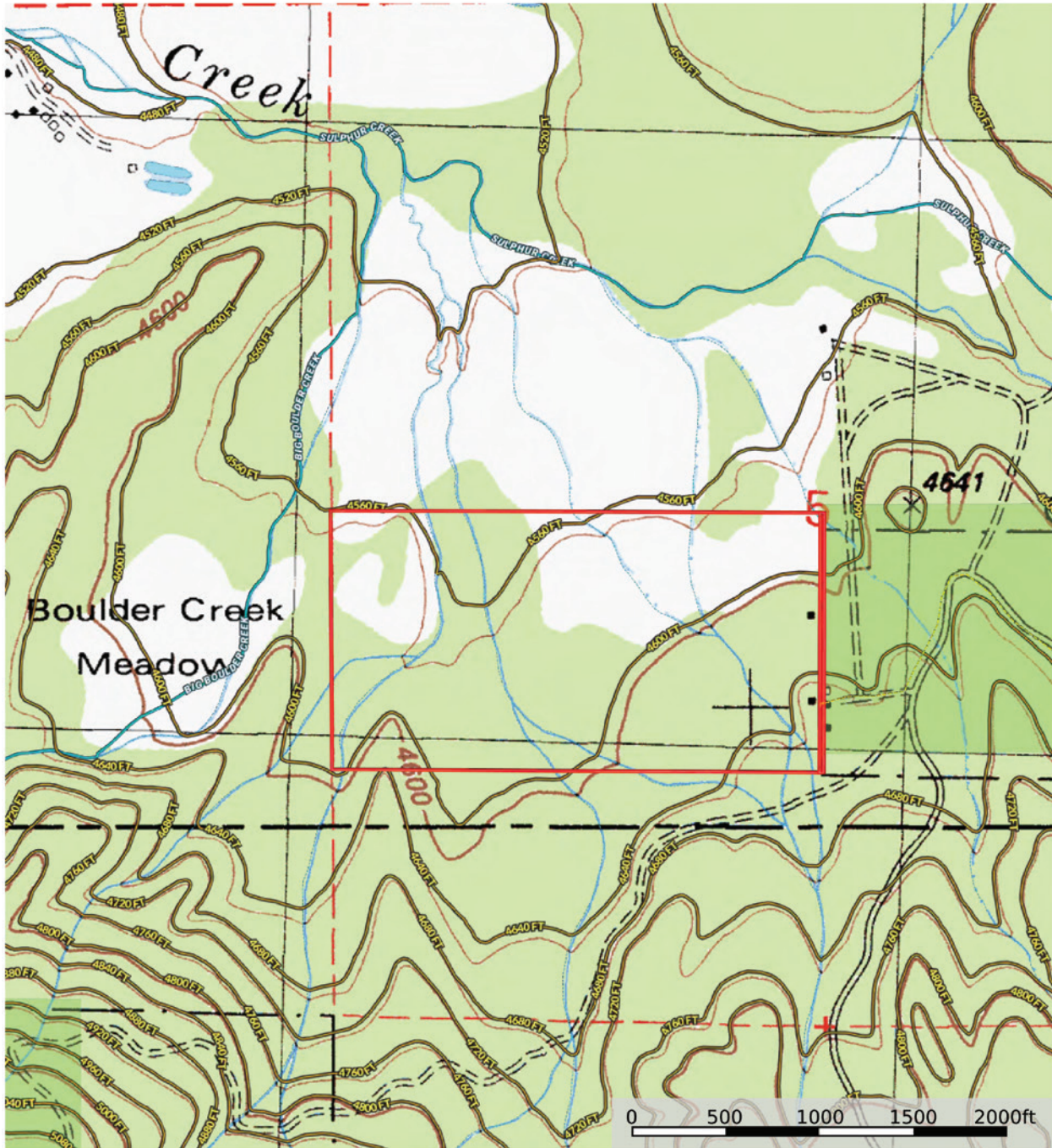
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