

11840 - Miscellaneous

Northern California

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Located just 90 minutes from the Bay Area, this 95+ acre retreat showcases over 4,200 feet of private river frontage on the Upper Cache Creek River in Yolo County and even a secluded 12+ acre island (Veritas Island)! With easy highway access, breathtaking scenery and seasonal whitewater rafting nearby, it's the perfect escape for outdoor adventures, weekend campers, and those craving a nature-infused getaway. Whether envisioning in a rustic campground, an upscale glamping destination, or a one-of-a-kind riverfront resort, this property offers unlimited potential to create something extraordinary. This business is only active 9 weeks per year. Great Potential. Real Estate appraised value \$3,3MM!

Entertainment & Recreation Businesses for Sale



Recast Earnings

(Not Verified By Business Team)

Financial Data Not Available

Operations

<i>Number of Employees</i>	<i>Full Time</i>	<i>Part Time</i>	<i>Licenses Required</i>
<i>Non-Owners</i>	0	8	Permit/license from the Bureau of management. Renews every 5 years
<i>Owners</i>	0	1	
<i>Hours of Operation</i>			

Price/Terms

Lease

<i>Asking Price</i>	\$2,490,000	<i>Monthly Rent Including NNN</i>	\$0
<i>Down Payment</i>	\$2,490,000	<i>Expires</i>	0
<i>Inventory (included)</i>	\$0	<i>Option</i>	No
		<i>Size (sq.ft.)</i>	-
<i>Real Property Available</i>	Yes	<i>New Lease Available</i>	No

Miscellaneous

<i>Type of Organization</i>	LLC	<i>Training</i>	2 Weeks20 Hours
<i>Reason for Sale</i>	Retirement		

Disclaimer: The information provided herein is compiled from information provided by the seller(s). Business Team (CA BRE 01160661) makes no representation as to its accuracy or reliability. Prospective buyer(s) should rely upon their own verification and that of their financial advisors with respect to this information.