



OUTDOOR PROPERTIES

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Grizzly Lodge

537.60* ± Acres | Butte & Yuba County, CA



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DRE# 01838294



Introduction

“Guard well your spare moments. They are like uncut diamonds. Discard them and their value will never be known. Improve them and they will become the brightest gems in a useful life.” - Ralph Waldo Emerson



On the market for the first time since 1943, the 537.6-acre Grizzly Lodge embraces the modern-day gold rush of being able to spend leisure time in a secluded outdoor recreational haven away from the stresses and strains of the modern world. Amid the Sierra Nevada forest, one hour and forty minutes north of Sacramento, CA, straddling the Butte and Yuba county line, in Clipper Mills, CA.

Grizzly Lodge has been a cherished gathering spot for family and friends over the years. New possible income-generating opportunities exist to transform Grizzly Lodge into a personal/professional mountain retreat compound, in combination with the marketable timber identified in the Timber Cruise.

The improvements consist of the main Lakehouse, guest home, multiple cabins and sleeping porches, dining pavilion with BBQ area, Cook cabin with a full kitchen, communal laundry/shower building, sauna, maintenance shop, barn, and shed. Each of the accommodations and amenities embodies a unique mountain camp character.

Experience the great outdoors on ATV, horseback, or hiking. Enjoy water sports such as kayaking, canoeing, swimming, and fishing on your own private lake on the property. Go hunting, fishing, or even practice your golf stroke at the driving range at Grizzly Lodge.

The property is a testament to the preservation and growth of a family legacy that now awaits a new legacy to be created!



Highlights

- Ultimate family & friends retreat/compound
- Private & peaceful; away from the hustle & bustle
- Multiple income opportunities: professional/organizational retreats & merchantable timber as identified in timber cruise plan
- Improvements: Lake house, guest home, multiple cabins and sleeping porches, a dining pavilion & BBQ area, barn, maintenance building/shop, laundry facility, shower/bathroom facilities, sauna, & shed
- Wells, springs, Grizzly Creek, & a 6-acre reservoir known as Grizzly Lake
- Water sports such as canoeing, kayaking, & fishing all possible on Grizzly Lake
- Dock on the lake
- Recreation includes hunting, fishing, swimming, horseback riding, & ATVing
- Golf driving range
- Short drive from Clipper Mills, CA



History of Grizzly Lodge

In 1860 Butte County had a larger population than Los Angeles County, thanks to the California Gold Rush. Grizzly Lodge sits in that area of Butte County that was discovered and defined by that rush for gold. The names of the surrounding land features carry the spirit, hopes and dreams of the early miners: Dry Creek, Lost Creek, Poverty Hill, Know-Nothing Creek, Jackass Flat. A few of those early miners ended up at a location in Clipper Mills, at 3600 feet elevation, where they built the first cabins and bored into the mountain seeking gold. The area of the mountain they cleared had deep aquifers and promised potential riches. That location was later called Grizzly Lodge.

To the best of our knowledge those early miners did not strike gold. Ultimately, the land was purchased by a group of men who desired a retreat where they could hunt Grizzly bear, mountain lion, deer and generally escape the confines of an ever growing urban population. It was in the early part of the 1900's that these hunters named their encampment Grizzly Lodge.

By the 1920's gold mining had given way to logging as the primary source of economic activity and the Clipper Mills area had some of the fastest growing trees in the state. Frank M. Dreisbach Sr. arrived, having purchased the Zenith Mill and Lumber Company in Oakland, Ca., Dreisbach needed logs for his mill. He purchased several tracks of land in the Clipper Mills area, created the Butte County Pine and Hardwood Lumber Company, and established a sawmill in the area. He innovated logging operations when he became the first Clipper Mills logger to use a steam driven tractor to move the logs.



By the 1940s, Dreisbach Sr. had retired but the land remained in the family. When the U.S entered World War II the country was in dire need of pilings to build the multitude of docks that would be needed in the war effort. Frank M. Dreisbach Jr. had grown up around the land and sawmill of his father and was aware of the special growth in the Clipper Mills area. In 1943 Frank bought Grizzly Lodge, which included a few cabins, sufficient water, and the much needed timber. Frank also purchased adjacent land in Clipper Mills, where he established a sawmill to prepare the pilings for the army.

Throughout the wartime years Frank brought his family to Grizzly Lodge and directed his logging operations. He built several other cabins to house his family and the workmen, and constructed central bathing and cooking areas.

The youngest son of Frank Dreisbach, Ron Dreisbach, first arrived at Grizzly Lodge at the age of five and fell in love with the land. He grew up spending every summer there, hunting, fishing and exploring the woods in his Jeep. In 1976 he married his current wife, Marianne, and they moved into Grizzly Lodge permanently. The land that they purchased, which included Grizzly Lodge, became a recognized Tree Farm and the Dreisbach's continued throughout the years to clear, plant and enhance the forest. They raised their family and built Grizzly Lodge into a family compound.

Grizzly Lodge has become the ultimate family and friends retreat and remains, after all of these years, a coveted gem of Butte & Yuba County.

Water & Timberland

Water on the property includes wells, springs, Grizzly Creek, and a 6-acre reservoir called Grizzly Lake. The lake is about 40 feet deep with six bubblers throughout.

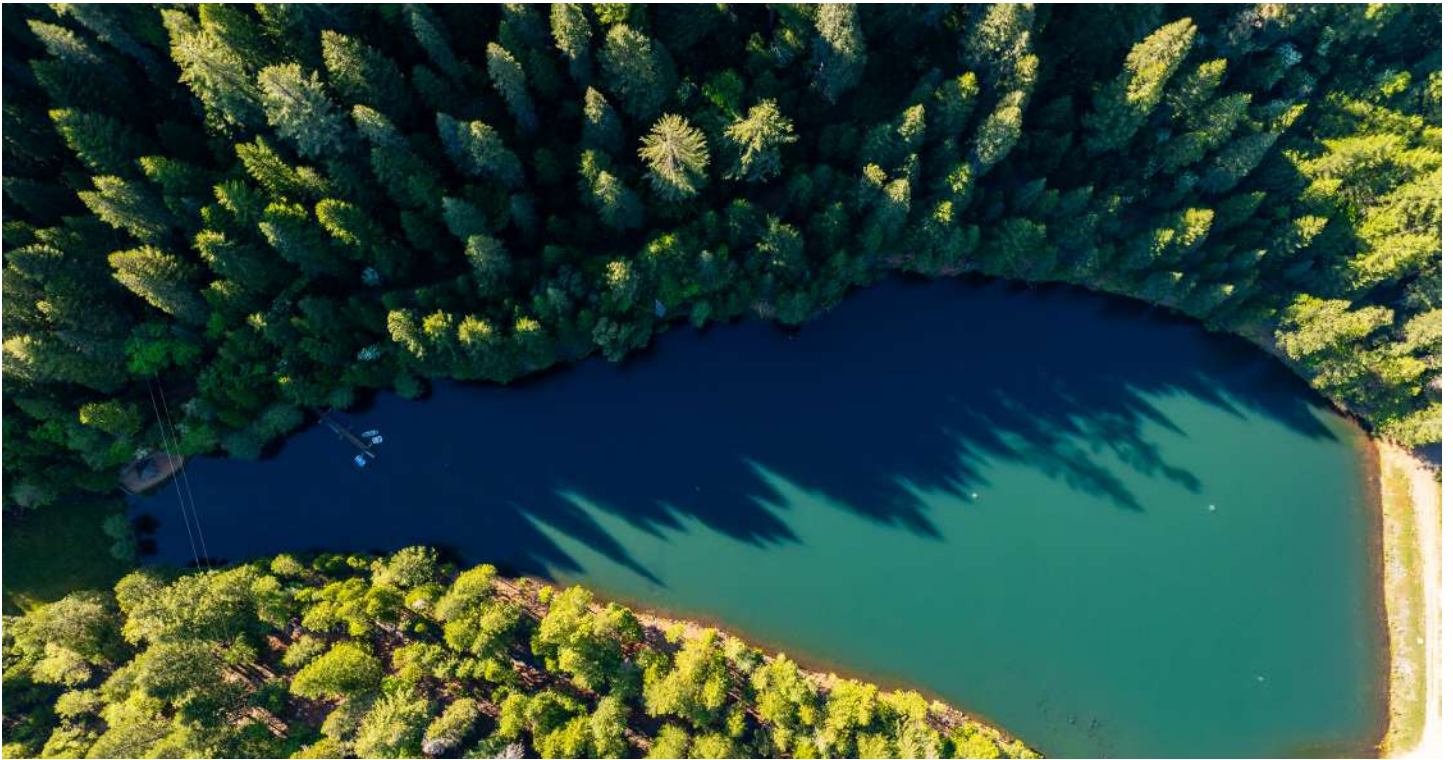


Merchantable timber with a mix of Douglas Fir, Sugar Pine, White Fir, & Cedar on the property with a timber cruise in place.



Recreation

For outdoor enthusiasts, the property offers a private lake paradise. Cast a line for fishing, take a refreshing dip, or explore the water by canoe or kayak. Practice your swing on the on-site driving range. Hunting, horseback riding, hiking, and designated ATV trails round out the diverse recreational options.



Improvements

Pictured below is a layout of the Grizzly Lodge Compound.



Improvements Cont'd

Lake House



Improvements Cont'd

Caretaker House



Barn & Maintenance Building



Improvements Cont'd

Upper Lake Cabin



The Common Area:



Improvements Cont'd

Cook Cabin:



Big Cabin:



Improvements Cont'd

Dining Pavilion & Barbeque Area:



Golf View Hut



Improvements Cont'd

Prairie Cabin



Improvements Cont'd

Yoga Cabin



Sleeping Porches



Improvements Cont'd

Sleeping Porch



Laundry, Shower, & Bathroom Facilities



Improvements Cont'd

Golf Range



Beach, Dock & Sauna



Size & Zoning

The Grizzly Lodge consists of 9 parcels totaling 537.6* acres. (*Per timber cruise). The total taxes in 2023 for Grizzly Lodge was \$12,659.

APN	ACRES	ZONING	WILLIAMSON ACT (Y/N)	TAXES (2023)
073-210-006	51.21 acres	U	N	\$79
073-210-015	3 acres	U	N	\$60
073-210-016	2.3 acres	U	N	\$49
073-210-062	115.2 acres	U	N	\$4,554
073-210-069	92.55 acres	TP 160	N	\$78
073-210-070	41.5 acres	TM	N	\$3,853
073-370-016	40 acres	Agricultural- Timber	N	\$972
073-370-027	149.88 acres	-	N	\$1,842
054-070-021	41.27 acres	TPZ-C	N	\$1,172
TOTAL	537.6* acres <i>(*per timber cruise)</i>			\$12,659



Location

About Clipper Mills, CA:

Clipper Mills is a census-designated place (concentration of population defined by the US Census Bureau for statistical purposes only) in Butte County, California. It lies at an elevation of 3550 feet. As of the 2010 census, the population was 142. Despite its modest size, Clipper Mills offers a tranquil retreat from city life with its serene natural setting. The community is surrounded by lush forests and scenic lakes. Clipper Mills' history and economy are centered on the lumber industry. A sawmill started operating nearby in 1852, and by 1855, Clipper Mills had its own sawmills.

Nearby airports: *Local Airports near Oroville, CA: Oroville Municipal Airport (5 miles). Domestic Airports: Chico Municipal Airport (28 mi). International Airports: Sacramento International Airport (66 mi) or Reno-Tahoe International Airport (146 mi).*

About Butte County, CA:

Butte County is located in the northern central part of California. As of the 2020 Census, the population was 211,632. The county seat is Oroville. It is home to California State University Chico and Butte College. The name originated from Sutter Buttes in neighboring Sutter County. The county was one of the original 27 counties in 1850. The county is also home to the majestic Sierra Nevada mountain range which provides great hiking, camping, and wildlife observation. Butte County is also steeping in agricultural tradition, with vast stretches of farmland producing a variety of crops including, rice, almonds, walnuts and prunes.

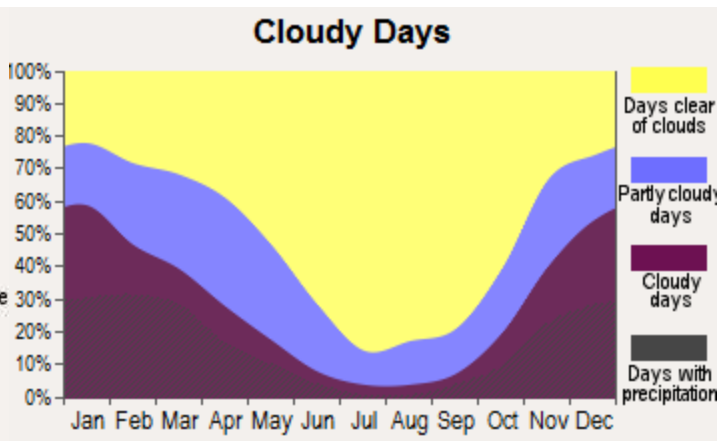
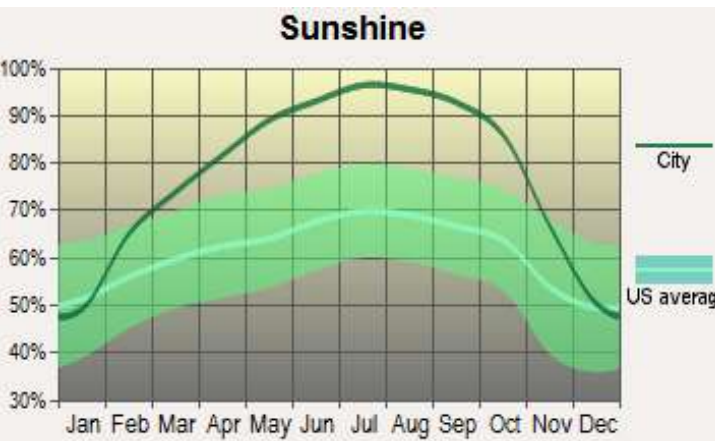
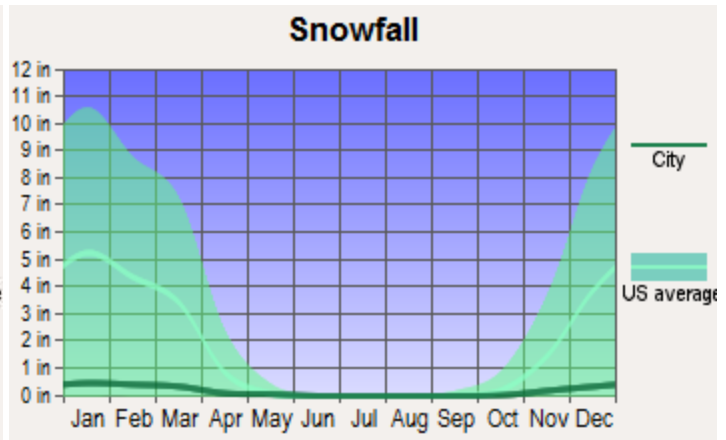
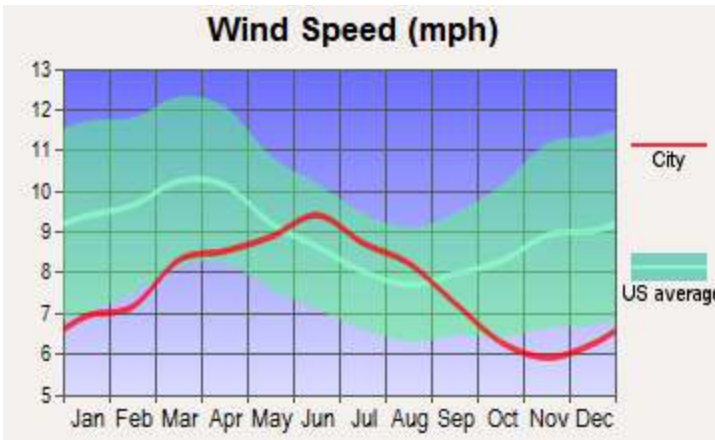
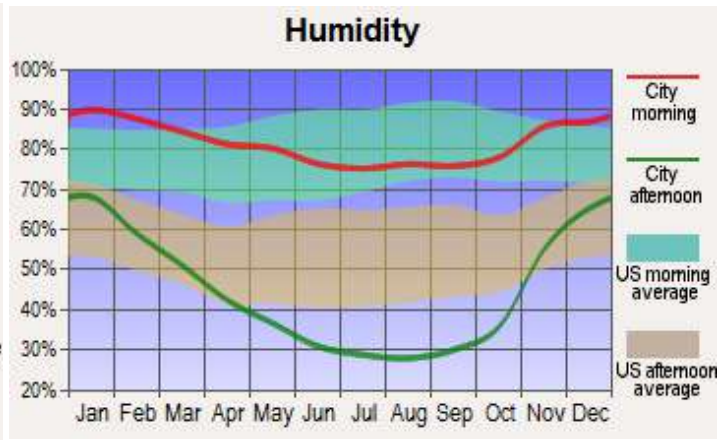
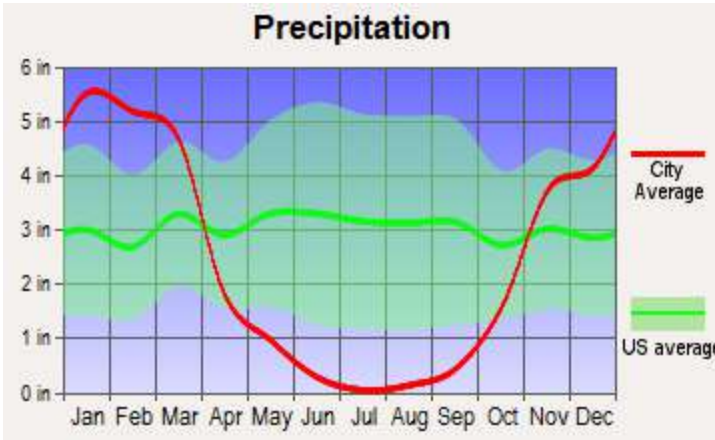
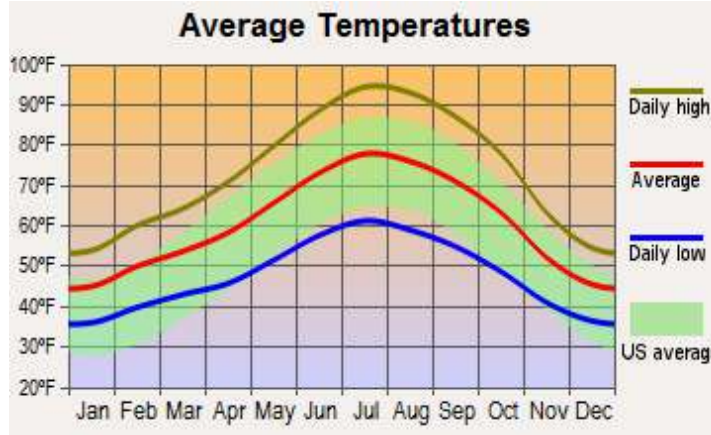


About Yuba County, CA:

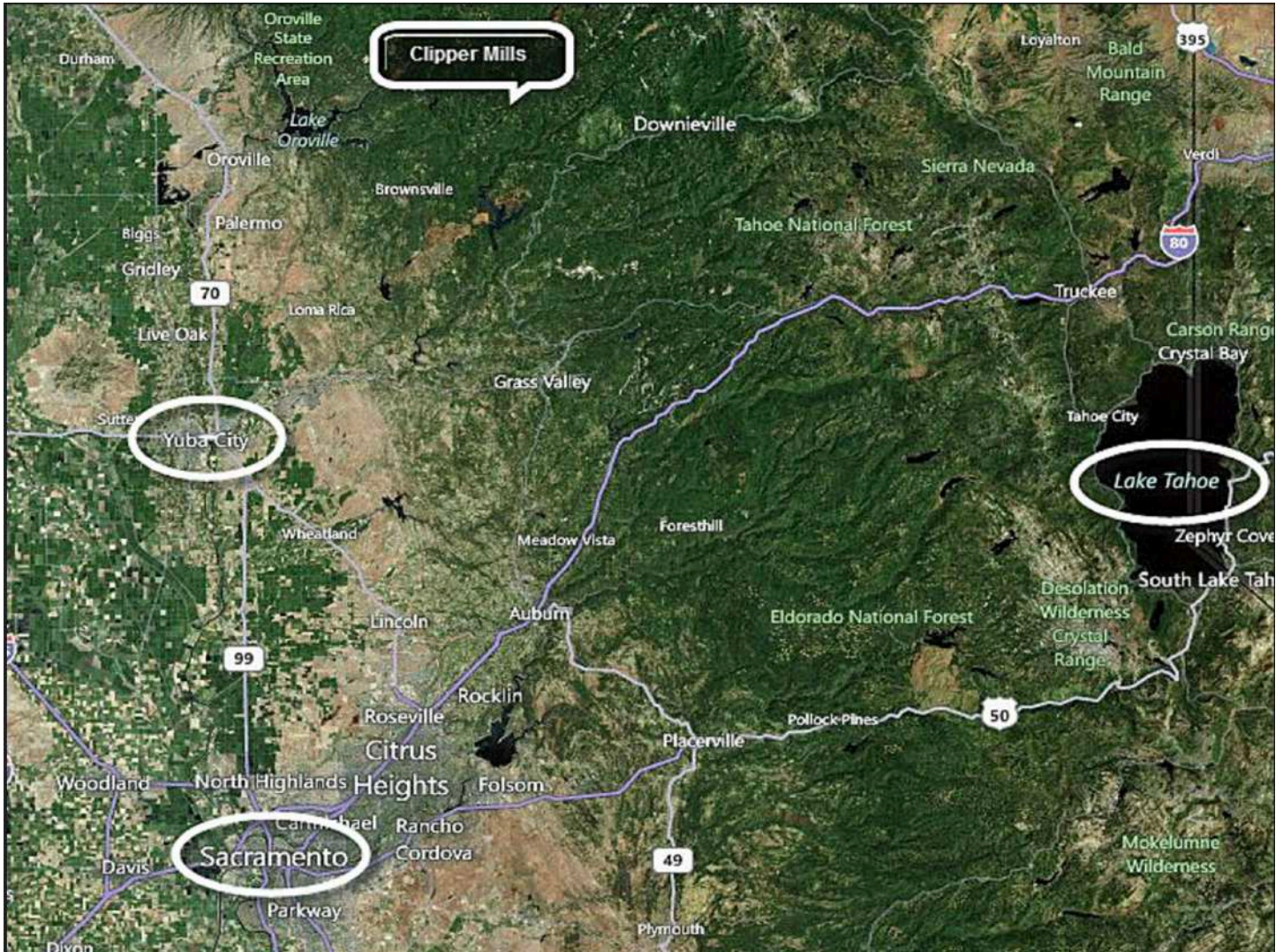
Yuba County is also located in the northern central part of California. As of the 2020 Census, the population was 81,575. The county seat is Marysville. It was one of California's original counties formed in 1850. The county is named after the Yuba River, which flows through its western boundary. From the rolling foothills of the Sierra Nevada to the fertile farmlands of the Sacramento Valley, the county's terrain is as varied as it is breathtaking. Outdoor enthusiasts flock to destinations like the Sutter Buttes, often called the "Smallest Mountain Range in the World," for hiking, birdwatching, and photography. Yuba County is also steeped in history, with roots dating back to the Gold Rush era of the mid-19th century. Towns like Marysville, the county seat, boast a wealth of historic architecture and landmarks that offer a glimpse into the region's storied past. The Bok Kai Temple, built in 1880 to honor the Chinese god of water and prosperity, stands as a testament to the county's multicultural heritage. Yuba County is also a hub of agricultural activity, with fertile soil and a favorable climate supporting a wide range of crops, including peaches, almonds, and walnuts.



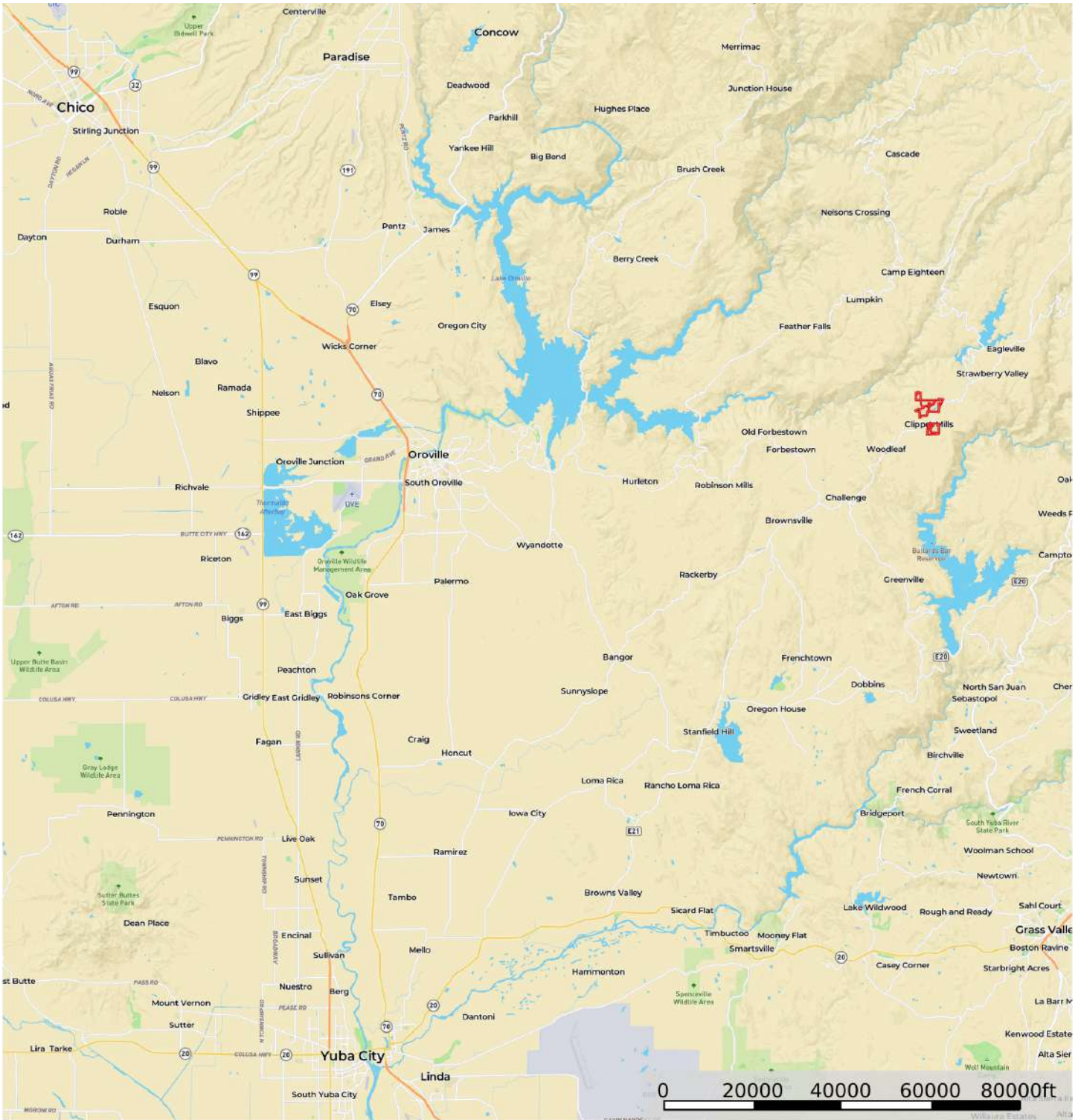
Weather for Oroville*



Overview Map

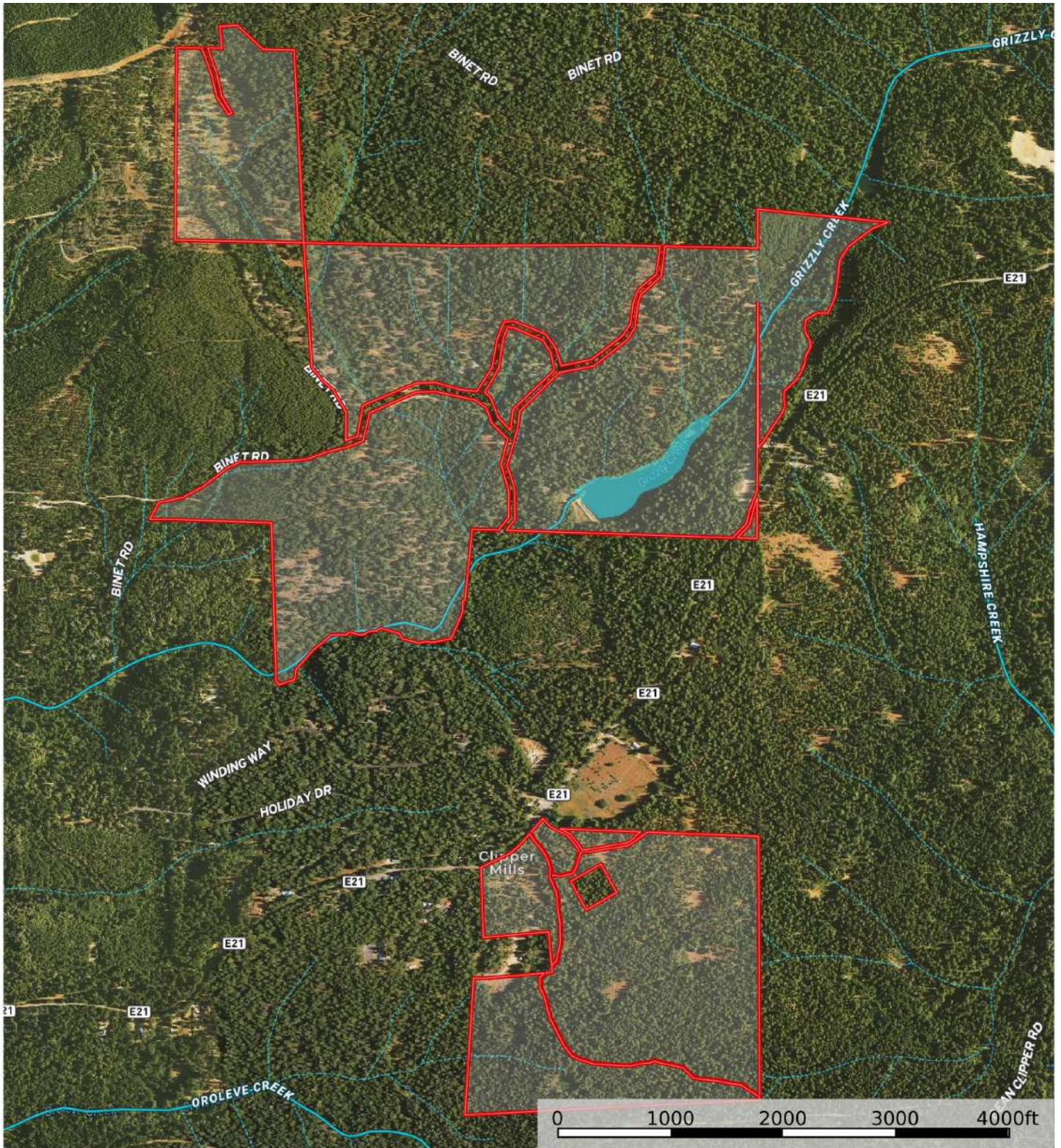


Street Map



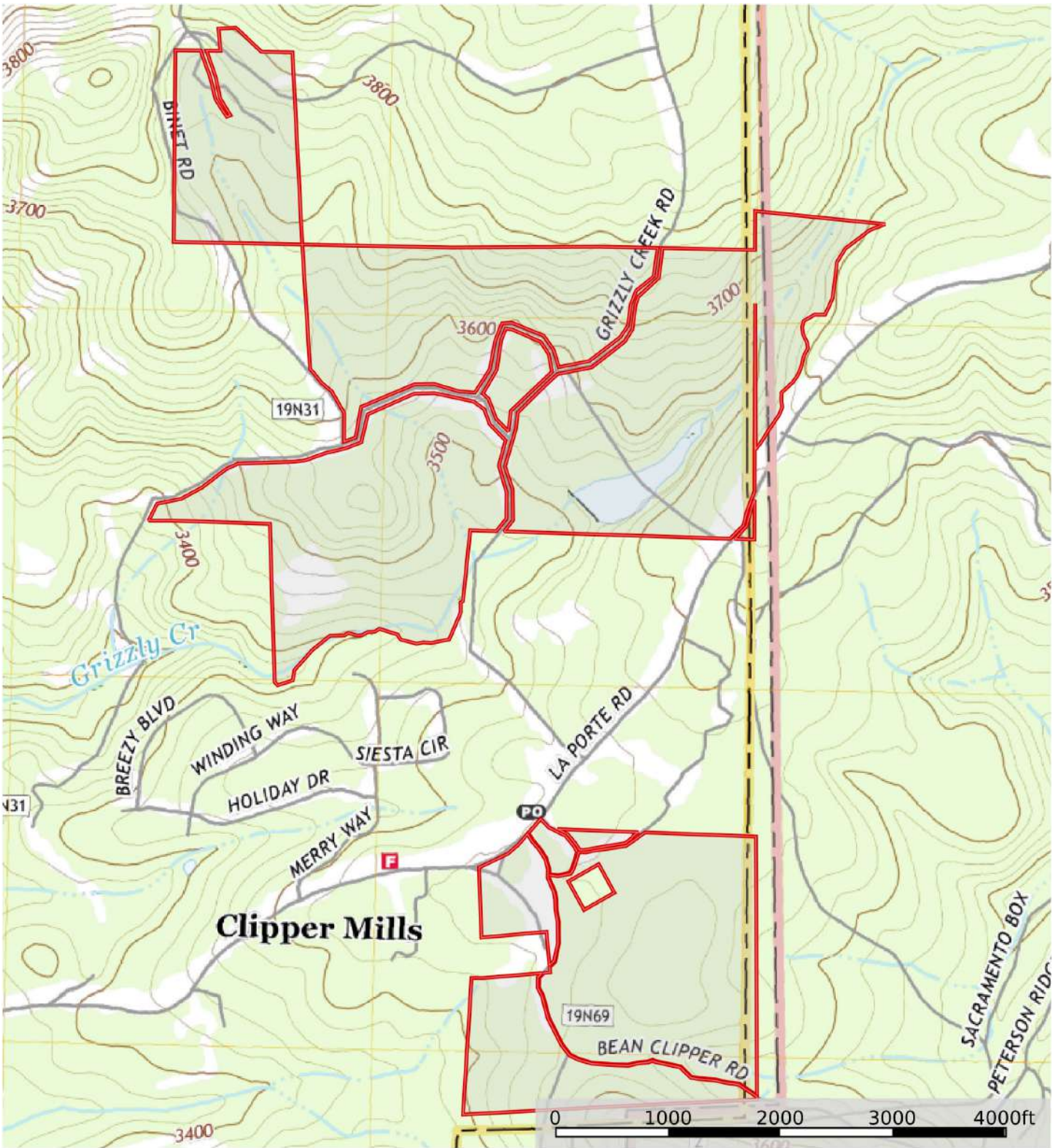
 Boundary

MB Satellite Map



- Boundary
- Stream, Intermittent
- River/Creek
- Water Body

Topo Map



Boundary



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