



FARMS | RANCHES | RECREATIONAL PROPERTIES | LAND | LUXURY ESTATES



Willow & Wolf Ranch

120.70± Acres | Alameda County, CA



707 Merchant Street | Suite 100 | Vacaville, CA 95688

415-917-3133 (Andy Pickering) | 707-799-1289 (Andrew Ryan)

www.CaliforniaOutdoorProperties.com

DRE #02141579

DRE #02050507



Introduction



Willow and Wolf Ranch offers a rare opportunity to own 120 acres of private, breathtaking land just 10 minutes from downtown Livermore and an hour from San Francisco. This exceptional property seamlessly combines luxury, panoramic views, and a world-class equestrian facility.

The beautifully rebuilt modern farmhouse sits atop a hill, showcasing custom beams crafted from historic 1900s wood, cutting-edge smart technology, and sweeping views that truly define the home. Other home amenities include a pool, game room, home gym, and deck with sweeping panoramic views. The 14,625-square-foot indoor arena, complete with imported Olympic-grade footing, includes 48 oversized box stalls and much more!



Highlights

- 4,200 Sq Ft Modern Farmhouse Home
- Main House: 4 Bed/ 4 Bath
- 2 Bunkhouses and apartment for additional rental income or family
- Bunk House: 3 Bed/ 2 Bath
- Apartment: 1 Bed/ 1 Bath
- Caretaker House: 3 Bed/2 Bath
- 195' x 75' Indoor Arena with Olympic footing
- 48 Stall Barn with oversized box stalls
- 120 Acres with range land for riding and grazing
- Only 1 hour from San Francisco/10 minutes from Livermore
- EUROciser 6-horse Auto Hot Walker with all-weather footing
- 60' Round Pen
- 120' Outdoor Round Arena
- 300' x 225' Oversize Arena



The Main House



Perched on a hill with breathtaking panoramic views, this 4,200 sq. ft. modern farmhouse was rebuilt from the ground up with no expense spared.

- Main House: 4 Bed/ 4 Bath
- Custom milled wood beams from early 1900s lumber
- Smart home technology for modern convenience
- Spacious chef's kitchen with high-end appliances
- Luxury primary suite with spa-like bathroom
- Expansive outdoor spaces including a pool, gym, and detached game room



Additional Photos



State-of-the-Art Equestrian Facility



Designed for serious equestrians, the state-of-the-art facility includes:

- 48-Stall Barn with auto waterers, matted stalls, and oversized box stalls
- Indoor Arena (195' x 75') with Olympic-grade footing
- Oversized Outdoor Arena (300' x 225') with professional footing
- Additional 120' Outdoor Round Arena & 60' Round Pen
- Multiple indoor grooming bays, wash racks, and farrier bay
- Two grain rooms, four tack rooms, two offices, and a barn lounge
- Hand-hewn beam front barn doors for timeless character
- Viewing deck and observation lounge for spectators



Additional Photos



Additional Living & Income Potential



- Two bunkhouses and an apartment for trainers, staff, or rental income
- Bunk House: 3 Bed/ 2 Bath
- Apartment: 1 Bed/ 1 Bath
- Caretaker House: 3 Bed/2 Bath
- Two additional barns for hay and equipment storage
- Perfect for breeding, training, or a large-scale equestrian business
- Full indoor arena for all-weather riding with Olympic footing.



Size & Zoning

120.70 +/- acre ranch consists of 1 parcel.

<u>APN #</u>	<u>Acres</u>	<u>Zoning/ Land Use Code</u>
902-0006-003-01	120.69	AGR-NEC



Please refer to *Alameda County Code Zoning Regulations* for a complete list of allowed uses for this property. Current Property Taxes for this property are \$39,998

Location

About Livermore, CA:

Livermore is a city in Alameda County, California. With a 2020 population of 87,955, Livermore is the most populous city in the Tri-Valley, giving its name to the Livermore Valley. It is located on the eastern edge of California's San Francisco Bay Area, making it the easternmost city in the area.

About Pleasanton, CA:

Pleasanton is a city in Alameda County, California, United States. Located in the Amador Valley, it is a suburb in the East Bay region of the San Francisco Bay Area. The population was 79,871 at the 2020 census.



About Danville, CA:

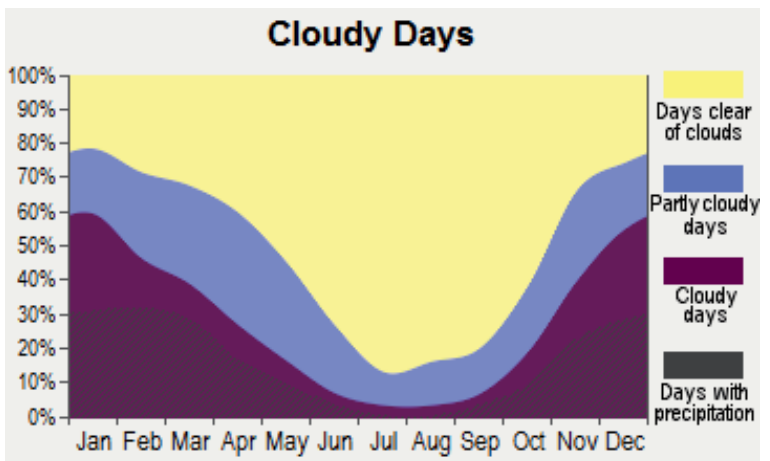
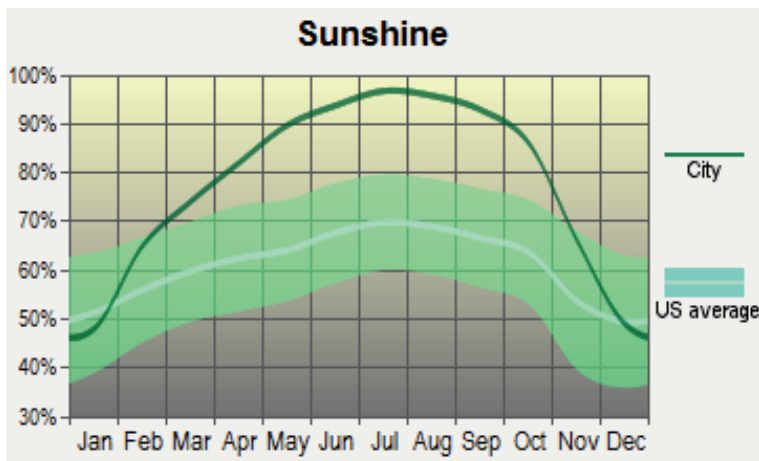
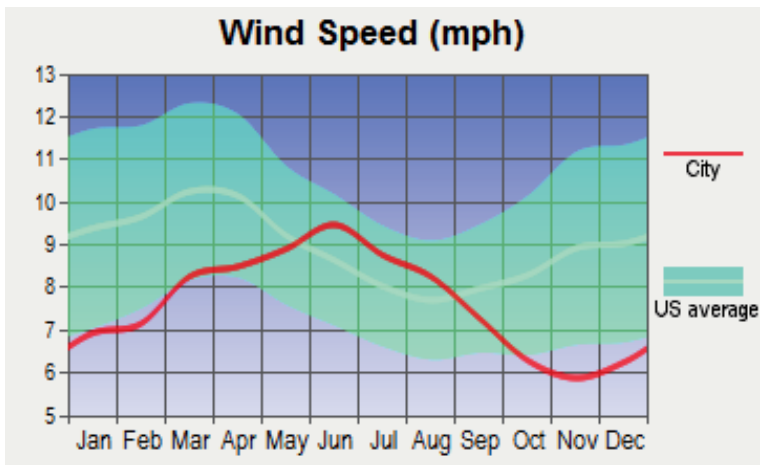
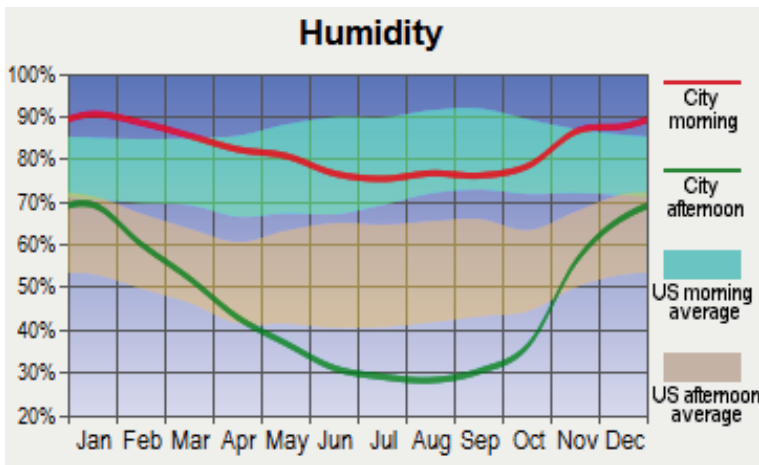
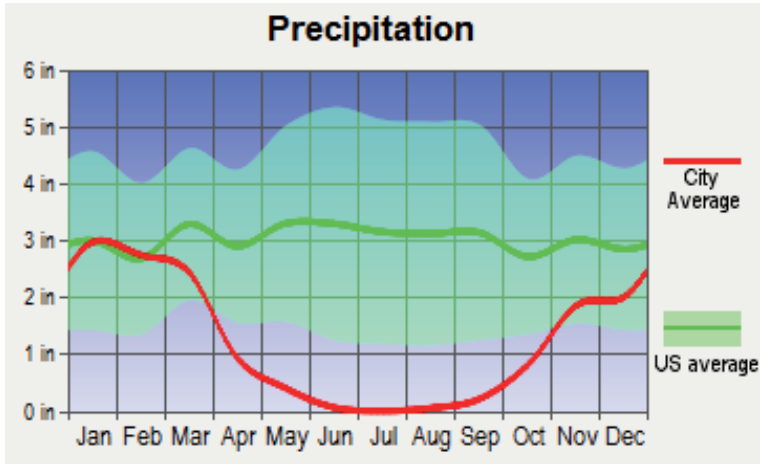
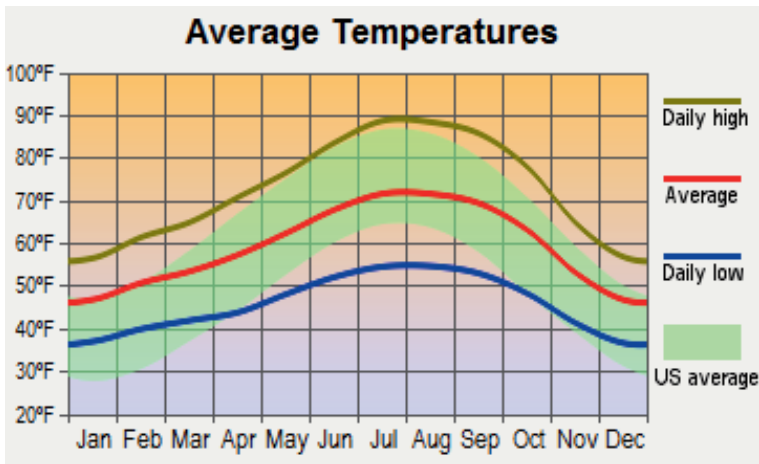
The Town of Danville is located in the San Ramon Valley in Contra Costa County, California, United States. It is one of the incorporated municipalities in California that use "town" in their names instead of "city". The population was 43,582 at the 2020 census.

About Black Hawk, CA:

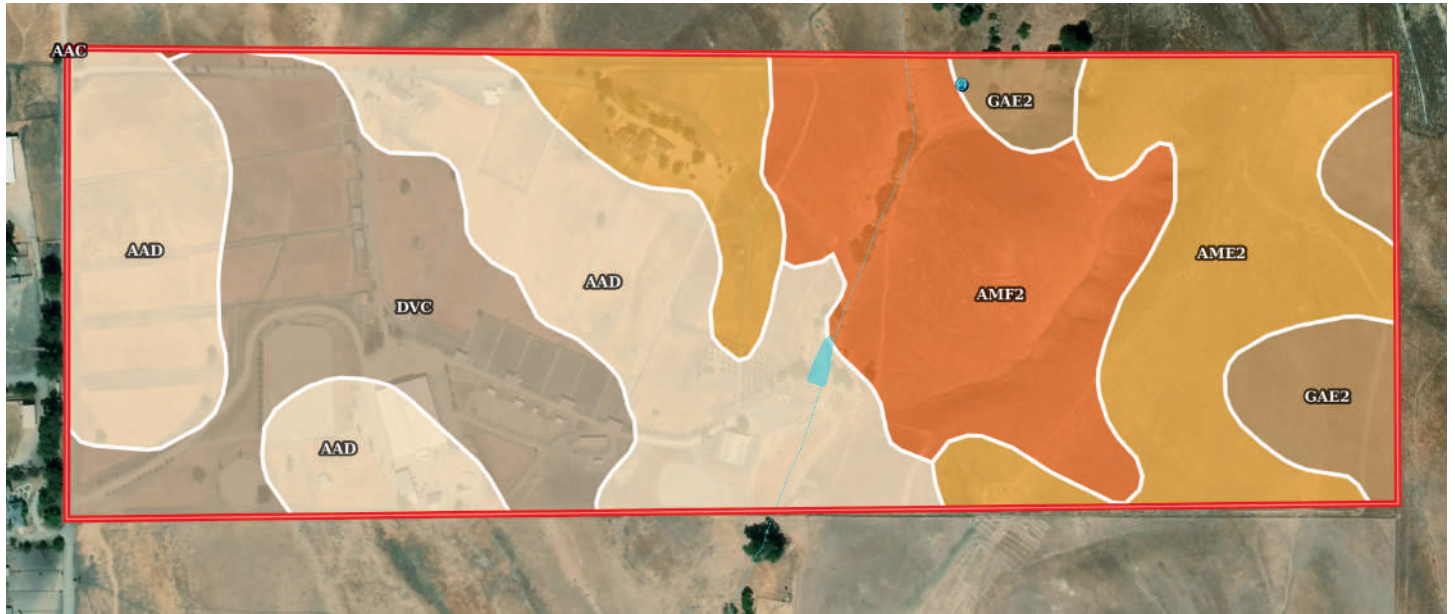
Blackhawk is an unincorporated planned community and census-designated place located in Contra Costa County, California, United States, east of Danville and Oakland. As of the 2010 census it had a population of 9,354.



Weather



Soil Map



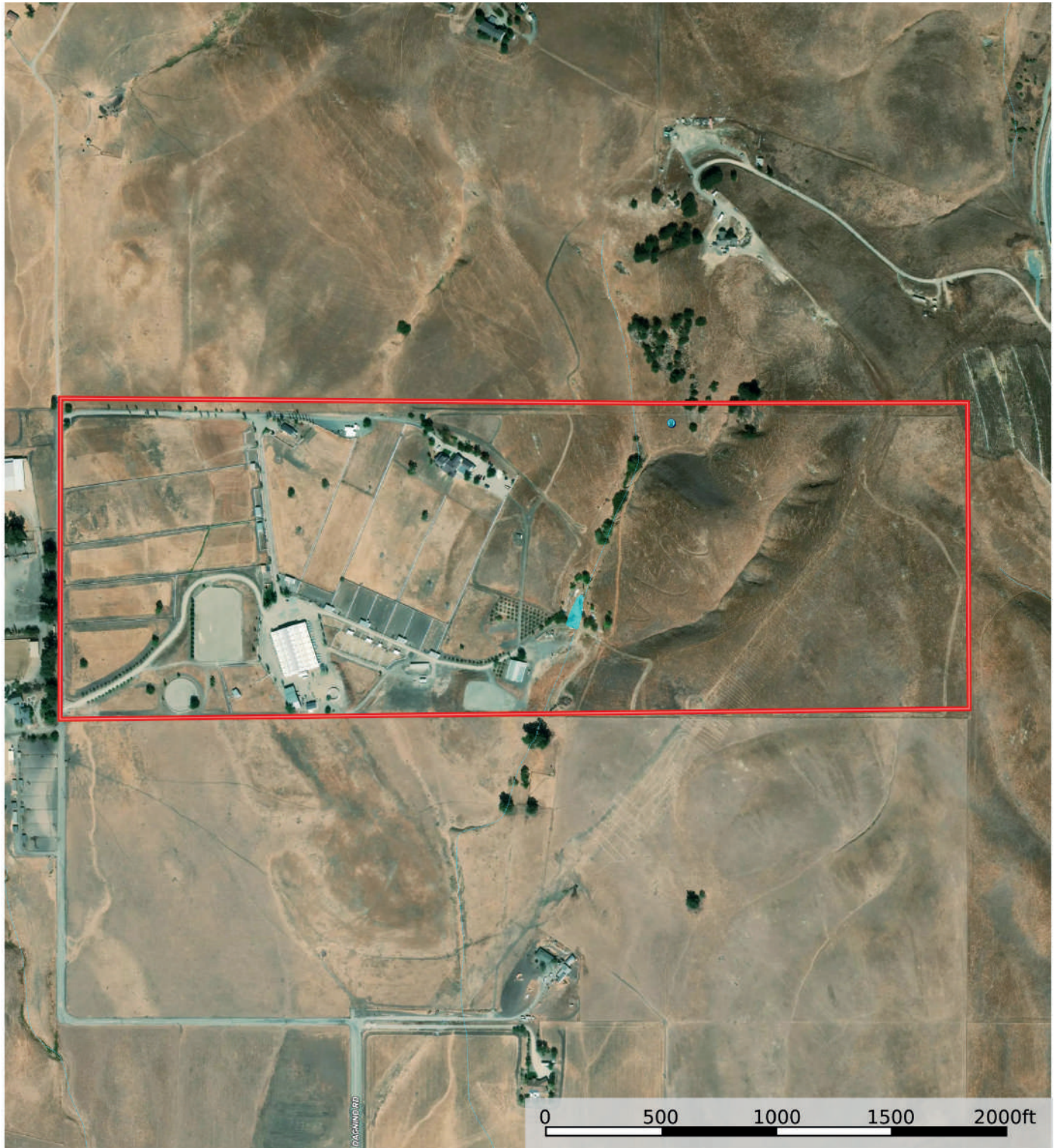
Boundary 123.11 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
AaD	Altamont clay, 15 to 30 percent slopes, MLRA 15	38.76	31.48	0	27	4e
AmE2	Altamont clay, moderately deep, 30 to 45 percent slopes, eroded	28.35	23.03	0	11	6e
DvC	Diablo clay, very deep, 3 to 15 percent slopes	24.48	19.88	0	25	4e
AmF2	Altamont clay, moderately deep, 45 to 75 percent slopes, eroded	23.09	18.76	0	4	7e
GaE2	Gaviota rocky sandy loam, 5 to 40 percent slopes, eroded	8.34	6.77	0	15	6e
AaC	Altamont clay, 3 to 15 percent slopes	0.09	0.07	0	21	4e
TOTALS		123.1 1(*)	100%	-	17.79	5.16

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

For a more in-depth soil report, please contact the agent

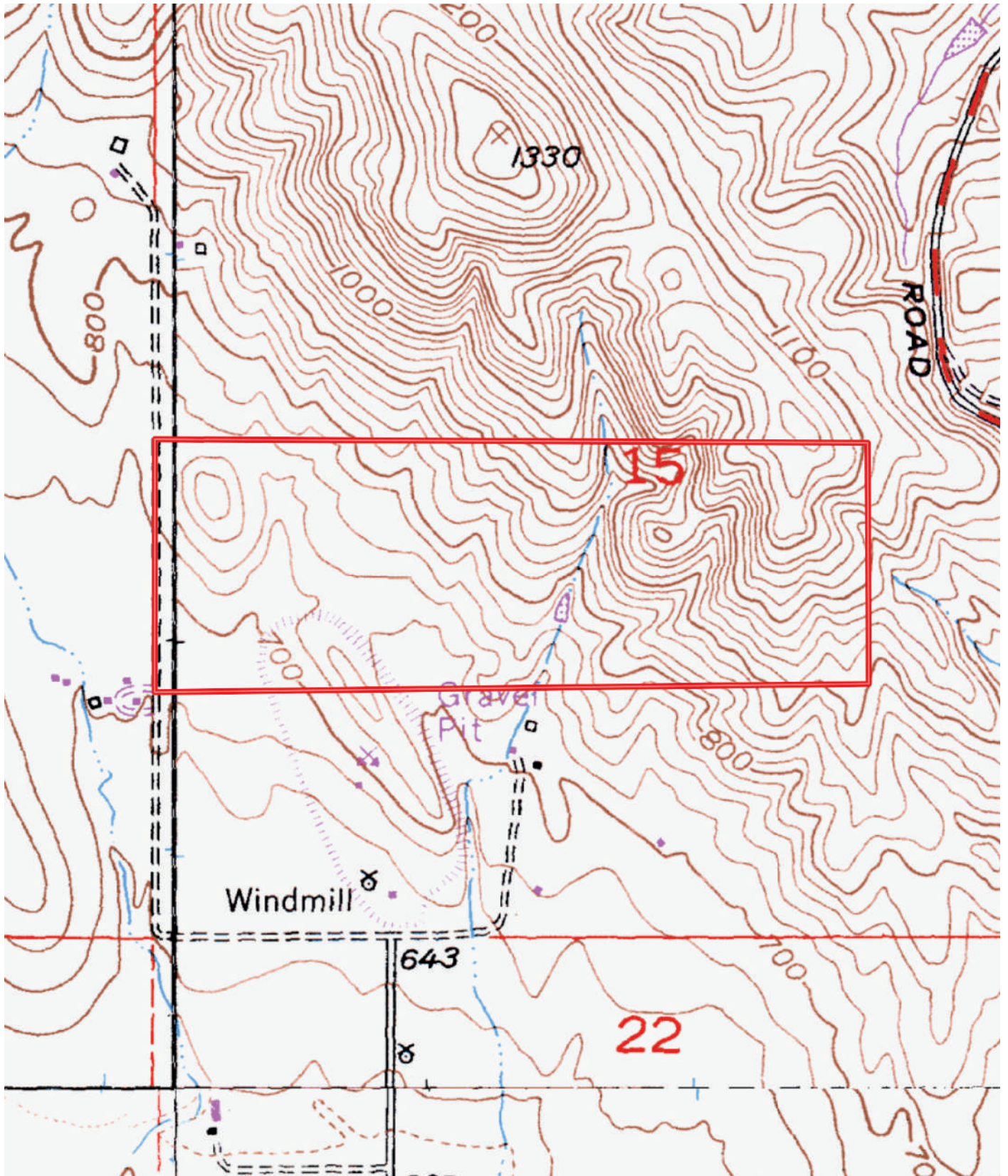
Hex Aerial / MB Satellite Map



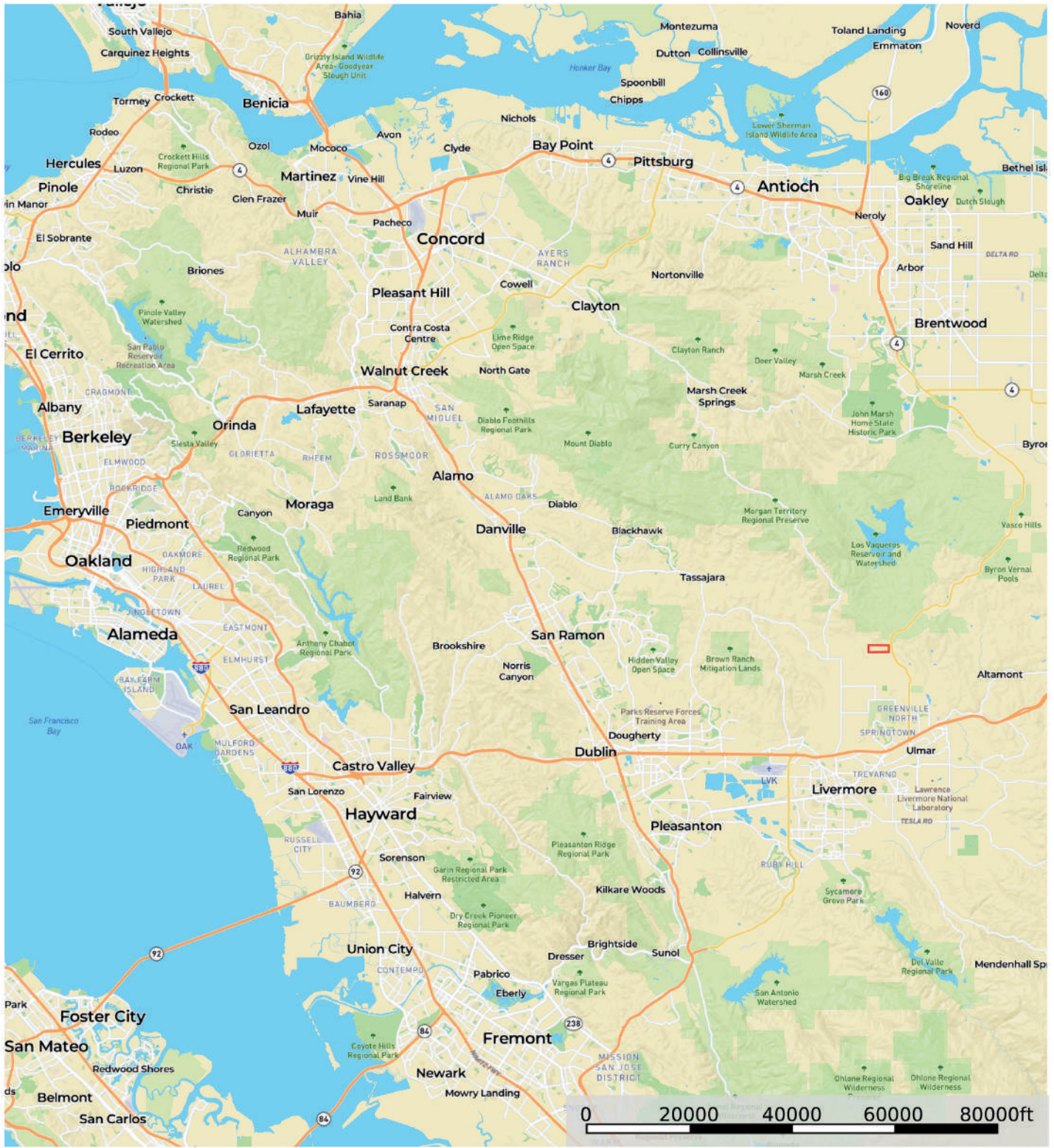
- Boundary
- Stream, Intermittent
- River/Creek
- Water Body
- Water Wells

id. The information contained herein was obtained from sources deemed to be reliable. Land id™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.

Vintage Topo Map



Street Map



 Boundary

3D Map





California Outdoor Properties, Inc. is pleased to have been selected as the Exclusive Agent for the seller of this offering. All information has been obtained from sources deemed reliable by California Outdoor Properties, Inc. However, the accuracy of this information is not guaranteed or warranted by either California Outdoor Properties, Inc., or the sellers. Prospective buyers are charged with making and are expected to conduct their own independent investigation of the information contained herein. This offering is subject to prior sale, price change, correction or withdrawal without notice, and any offer presented does not have to be accepted.



California Outdoor Properties Inc.

Any Pickering | 415-917-3133

andy@picksproperties.com

Andrew Ryan | 707-799-1289

andrewryan@ryanranches.com

www.CaliforniaOutdoorProperties.com

EXCLUSIVE PARTNER OF



LANDLEADER