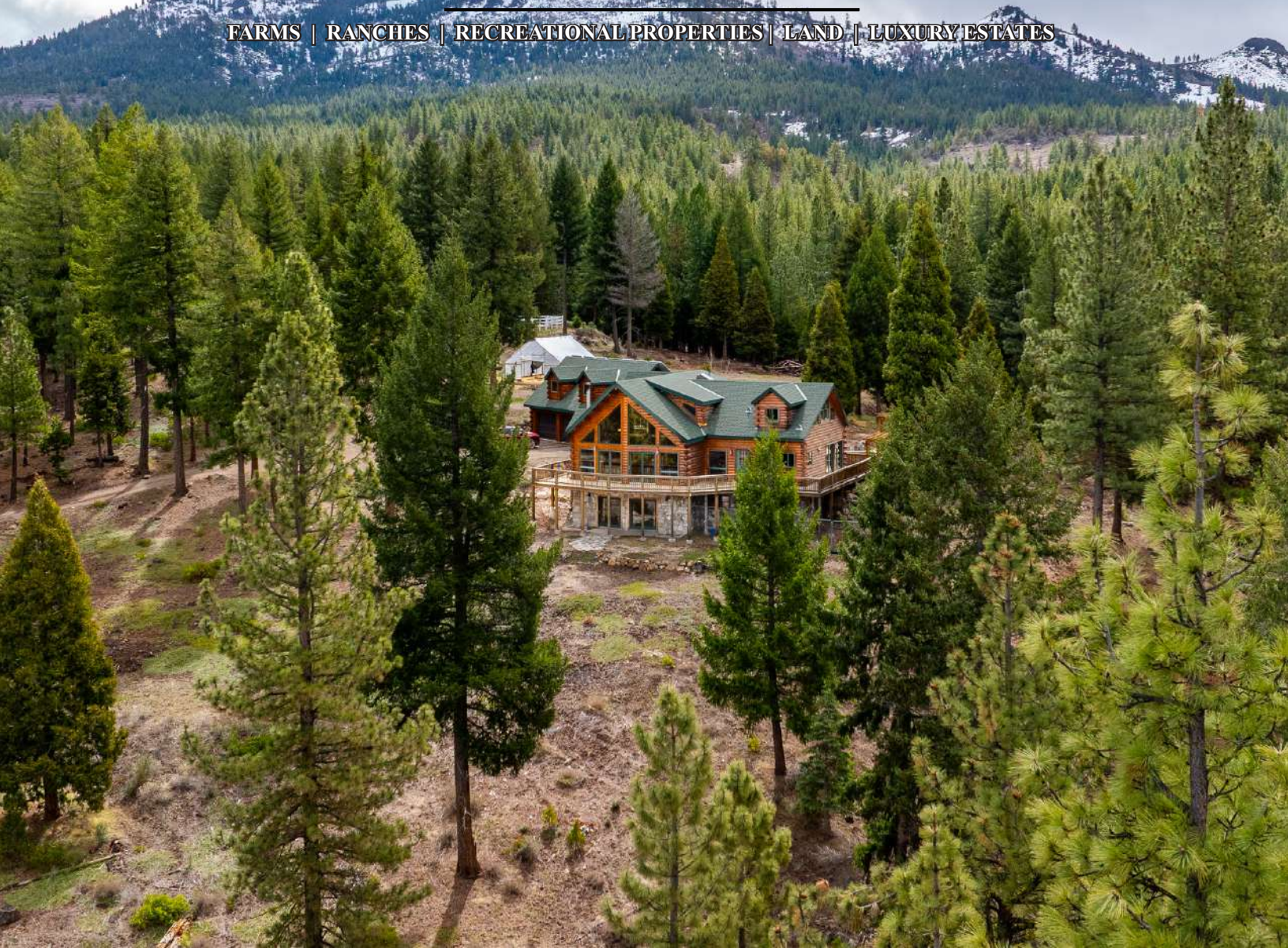




OUTDOOR PROPERTIES

FARMS | RANCHES | RECREATIONAL PROPERTIES | LAND | LUXURY ESTATES



Mulligan Ranch

22.29 ± Acres | Plumas County, CA



707 Merchant Street | Suite 100 | Vacaville, CA 95688

DRE# 01838294



Introduction



Perched away in the beautiful mountains of Plumas County, just a 22-minute drive from well-renowned Graeagle, CA, this completely off-the-grid sanctuary with modern conveniences offers the ultimate tranquil escape, including 22.29 acres of vast, unspoiled land.

Walking into the stunning 3,800-square-foot custom log home with a wrap-around deck, you're greeted with expansive mountain peak views from the floor-to-ceiling windows in the living room. The large kitchen features custom cabinets, stainless steel appliances, a dual gas range, and an island. With three bedrooms & 2.5 bathrooms, there's plenty of space for family and/or friends. On the ground floor, you'll discover an entertainer's delight with a wooden bar and plenty of space for entertaining, complete with a half-bath. Also, there is an acoustic paneled studio for musicians, aspiring musicians, or ripe to be transformed into a podcast/recording studio, fully functional office, or home theatre.

A well-landscaped property with gardens throughout, an outdoor kitchen with BBQ, and a gazebo, makes Mulligan Ranch an ideal place to watch those stunning Sierra Nevada sunsets and spend an evening star gazing. In addition with a three-car garage with solar panels on the roof, a large horse arena with three stalls, a large greenhouse, a backup generator, an equipment shed, various outbuildings, and a cleared potential building site, Mulligan Ranch is ready for any adventure you can dream up!

Whether it's hiking or mountain biking on an expansive connected nearby trail, rock climbing or hiking to take in some incredible vantage points, all of these are just outside your front door. Centrally located to endless year-round world-class outdoor recreational opportunities spanning from championship golf courses in Graeagle/Clio, to the pristine natural beauty of the Lakes Basin, Sierra Buttes, Sierra Valley, Truckee, and Lake Tahoe - all are within a short drive from the property. If you're looking for a "do-over" in your life and desire to get away from all the noise and stress, you'll be at home at Mulligan Ranch.



Highlights

- 22 minutes from Graeagle, CA
- Completely off-the-grid sanctuary
- 3,800 SF custom log home with a wrap-around deck
- Beautiful mountain peak views
- 3 bedrooms / 2.5 bathrooms
- Gym & acoustic paneled studio or office/home theatre
- Well landscaped
- Outdoor kitchen with BBQ & gazebo area
- Three car garage with solar panels on the roof
- Large horse arena with three stalls
- Greenhouse, equipment shed, & various outbuildings
- Cleared potential building site
- Recreation: horseback riding, mountain biking, hiking, rock climbing, golf nearby, & short drive to Lake Basin, Sierra Buttes, Sierra Valley, Truckee, & Lake Tahoe

Improvements: The Log Home



The 3,800-square-foot log home boasts stunning mountain views from its floor-to-ceiling living room windows. The heart of the home, a spacious kitchen, boasts custom cabinetry, professional-grade stainless steel appliances, and a dual gas range, perfect for culinary enthusiasts. With three bedrooms and two and a half bathrooms, the layout provides ample accommodation for guests and family. The lower level transforms into an entertainer's haven, featuring a rustic wooden bar and a convenient half-bath. Also, there is an acoustic paneled studio ripe for a variety of uses.



Improvements: The Log Home

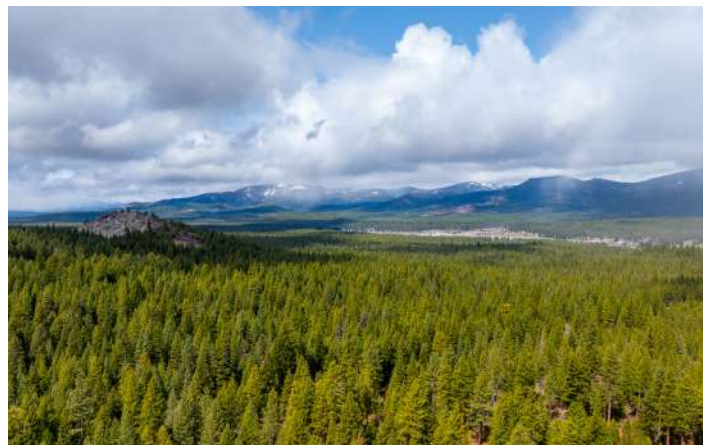


Outside, meticulously landscaped gardens, an outdoor kitchen with a BBQ, and a charming gazebo offer idyllic settings for enjoying Sierra Nevada sunsets and starlit nights. In addition, a three-car garage with solar panels on the roof, a large greenhouse, a backup generator, an equipment shed, various outbuildings, and a cleared potential building site add significant functionality and value to this ranch.



Recreation

Mulligan Ranch offers diverse recreation: a large horse arena with three stalls, rock climbing, direct access to hiking and mountain biking trails - only 1/3 of a mile away from the well-known Beckwourth Peak Trail, part of the Connected Communities Sierra Buttes Trail Stewardship. Its central location provides quick access to championship golf, the Lakes Basin, Sierra Buttes, Sierra Valley, Truckee, and Lake Tahoe, ensuring year-round outdoor adventures.



Location



About Portola, CA:

Portola, situated within Plumas County, California, presents a small-town atmosphere amidst the Sierra Nevada's scenic landscapes. This city, holding a history rooted in the railroad industry, now serves as a gateway to numerous outdoor recreational opportunities. Positioned near the head of the Feather River's middle fork, Portola offers residents and visitors access to activities like fishing, hiking, and exploring the surrounding national forest. As of the 2020 Census, the population was 2,100.

About Graeagle CA:

Graeagle and its surroundings offer abundant recreation. Within 14 miles, find championship golf, specialty shops, and ten restaurants. The Nakoma Resort, eight miles away, features a golf course, spa, and lake. Nearby, explore Plumas, Lassen, and Tahoe National Forests, and the scenic Lakes Basin area with its alpine landscapes and numerous lakes, a 30-minute drive. Enjoy year-round activities: hiking, golfing, fishing, skiing, and more. Graeagle is one hour west of Reno, one hour and ten minutes from North Lake Tahoe, and two and a half hours from Sacramento.

Located only 10 minutes away from Portola, CA is the jet serviced airport with airport hangars (small jet capable) at Plumas County Nervino airport on 99 acres with one runway; 4,651 X 75 ft. Closest domestic airports include: Truckee Tahoe Airport (49 mi) or Chico Municipal Airport (120 miles) and closest International airports: Reno-Tahoe International Airport (50 miles) and Sacramento International Airport (153.8 miles).

About Plumas County, CA:

Nestled in California's Sierra Valley, Plumas County offers a haven for outdoor enthusiasts, located approximately 85 miles from Lake Tahoe and Reno, Nevada. With Quincy as its county seat, this region, home to roughly 19,700 residents (2020 census), boasts over 100 lakes, 1,000 miles of rivers and streams, and vast national forest lands. Residents and visitors enjoy a wide range of activities, including hiking, skiing, hunting, fishing, golfing, and horseback riding, all within a backdrop of stunning four-season beauty and pristine air. The county's rich history, charming towns, and annual events, combined with its abundant natural resources, make it a truly unique destination.



Size & Zoning

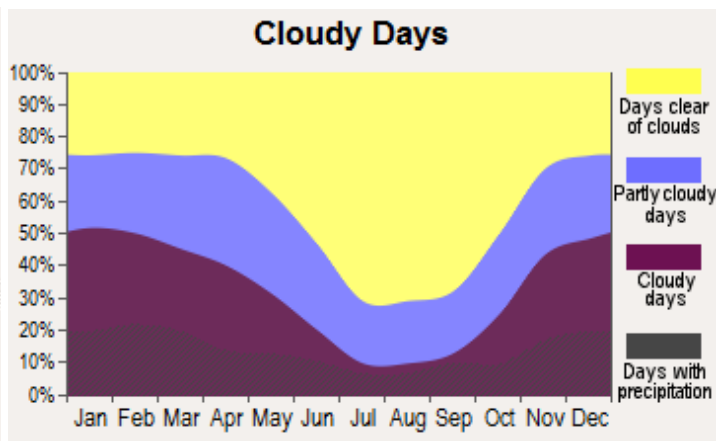
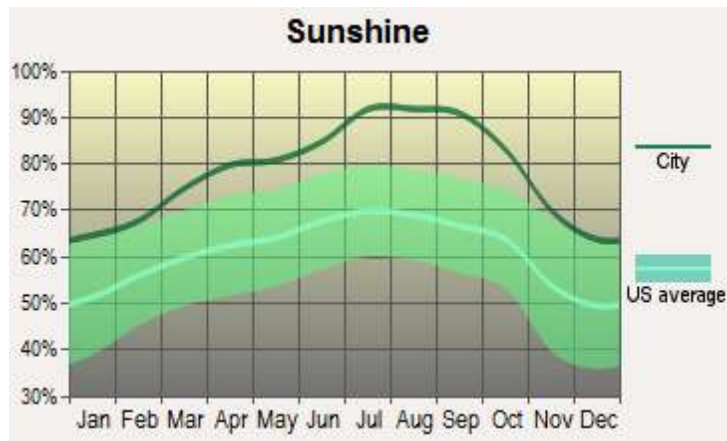
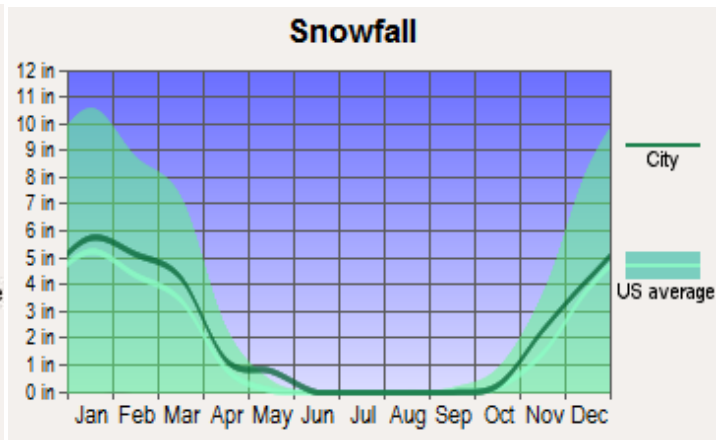
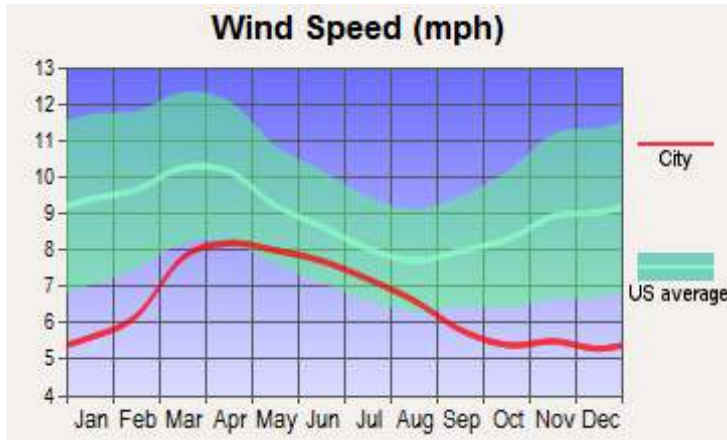
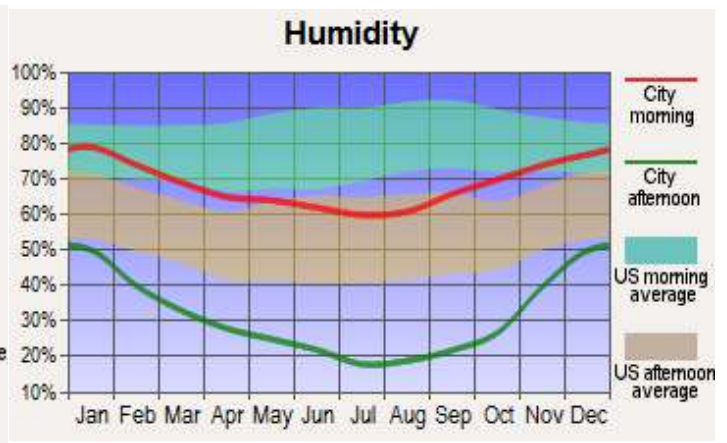
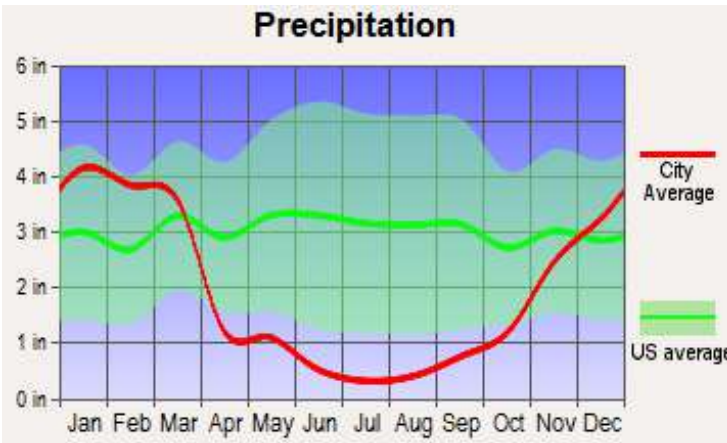
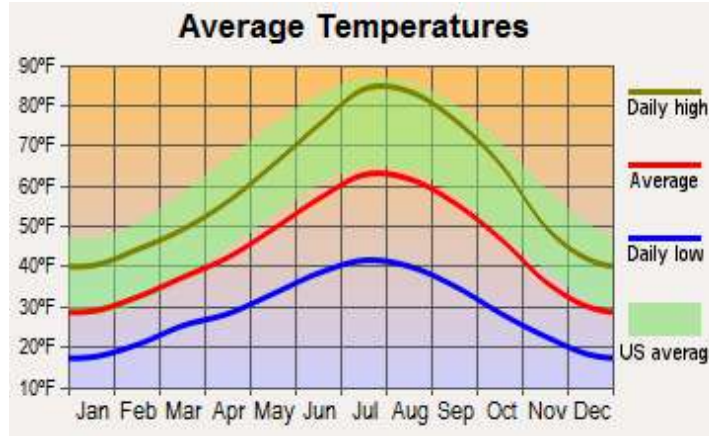
The Mulligan Ranch consists of one parcel totaling 22.29 acres. It is zoned R-20. The total property taxes for 2024 were \$5,516.36.

APN	ACRES	ZONING	AG Preserve (Y/N)	TAXES (2024)
126-010-030	22.29 acres	R-20	N	\$5,516.36
TOTAL	22.29 Acres			\$5,516.36



 Boundary

Weather for Portola, CA



Satellite Map



 Boundary



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.

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