McCall Ranch

6081 County Road 3, Orland, CA, 95963

Offered at $1,349,999

Enjoy peace and quiet on this bucolic historic 106+ acre ranch (4 parcels). District irrigation water provides irrigation to alfalfa and hay grass pastures, which have historically produced about 4 tons per acre with 3-5 cuttings per year. The 3,436 SF, 5-bedroom, 3 full bath house provides plenty of space for a large or extended family. There is a separate in-law quarter with its own entry. Soak in the built-in hot tub on the back porch, overlooking some irrigated pastures. Landscaping in the front includes large lawns and palm trees, and there is a fruit-tree orchard in a side pasture. The large red barn, rebuilt in the 70s, offers livestock stalls and storage for hay and equipment, and there is a separate workshop building with power. Stony Creek flows through the property, which adds recreational aspects - hunting, fishing, and off-road vehicles. Just minutes from the charming town of Orland and less than 30 minutes from Chico, you have the best of all worlds - peaceful country living, yet close to all the amenities of a large community. Property Highlights: 106.75 Acres Zoned AE-20 Orland Water Users Association - Irrigation Water Equals 3 Acre-Feet per Acre Appx 57 Acres of Irrigated Pasture Large 3,436 SF House with 5 Bedrooms / 3 Bathrooms Partial Basement Separate In-Law Unit Beautiful Landscaping with Lawns and Palm Trees Fruit Tree Orchard Built-In Spa on Back Deck overlooking Pastures Large Red Barn - Livestock stalls and Hay Storage Separate Workshop Building with Power Stony Creek Frontage with Recreational Opportunities

5 Bedrooms
6 Bathrooms
3,436 sqft
106.75 acre (lot size)
Built: Unknown year

*Scan above on mobile device
for directions to this listing*

Assist2Sell
vip@assist2sell.com

https://assist2sell.com/listing/6081-county-road-3-orland-ca-95963/3yd-ll-34273