

# B Bar K Ranch

Trinity County, CA

## General Description

Nestled in a small picturesque valley in Northern California's scenic Trinity Co., the B Bar K Ranch reflects an early 20th century era. Once used as a dude ranch, it was a "Hollywood Hangout" for the stars of the era. Property features 20.81 deeded acres, 2 separate residences: a large charming 3400 sq ft remodeled country home, a second 900 sq ft apartment; large year-around creek, pastures, large hay barn, shop, 4 car garage and several out buildings.

**Offered at \$715,000**



- **20+- Deeded Acres**
- **2 Separate Residences**
- **Historic 3400 sq ft Home**
- **Apartment**
- **Large hay barn**
- **Fishing Creek**
- **Pastures**
- **Dedicated & Riparian Water Rights**
- **Several Outbuildings**
- **Additional parcels available**

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## **B Bar K Ranch**

### **Offering**

20+- Deeded Acres  
2 Separate Residences  
Historic 3400 sq ft Home  
Dedicated and Riparian Water Rights  
Apartment  
Large hay barn  
Fishing Creek  
Pastures  
Several Outbuildings  
4 Contiguous Assessor Parcels available

### **General Description**

Nestled in a small picturesque alpine valley in the southern Cascade Mountains of Northern California and surrounded by scenic forest, the B Bar K Ranch reflects an early 20th century era.

Entering the picturesque valley on B Bar K Road, it is as if you are going back over a hundred years in time. A small country road shaded with large trees, meanders down through a peaceful and scenic valley of small ranches, green pastures and forested hillsides. Approximately two miles down the paved road you will come to B Bar K Ranch Road. Two natural rock walls on this road define the entrance to this beautiful and historic ranch.

### **Location**

So exactly where is this property?? Well....it is located in Northern California's scenic Trinity County. Once you have located the County Seat of the town of Weaverville, the ranch is approximately 6 1/2 miles...as the crow flies....south by southwest from the center of town to the ranch location on B Bar K Road. If you are driving, you can figure around 13 miles. Trinity County is a large, rugged and mountainous, heavily forested county located in the northwestern portion of the state of California, along the Trinity River and within the Salmon/Klamath Mountains. The county's population is around 13,500. The county seat and largest town is Weaverville, with a population of around 3600 people. Trinity County has no traffic lights, no freeways, no parking meters and no incorporated cities. Roughly the size of Vermont, though if flattened out, the County would cover an area about the size of Texas.

## **B Bar K Ranch**

### **Acreage**

The acreage consists of 20.81+- deeded acres. This acreage includes the historic 3400 sf home, apartment, hay barn and pastures.

In addition, there are another 4 contiguous assessor parcels that may be purchased. They range in size from 3.2 acres to 4.8 acres. One of the parcels has an older home on it. Each parcel, including the subject 20.81 ac parcel, have creek frontage and riparian water rights.

The topography ranges from rolling and level pastured areas to sloping and steep forested terrain with the elevation ranging from approximately 1680' to 2010'. The ranch is accessed by a well maintained gravel road which goes through the acreage. The road goes on to serve two additional small ranches at the end.

### **Homes**

The B Bar K Ranch has two legal residences. Each has an official address and separate utilities. A third legal residence (1525+- sf, 2 bedroom, 1 bath on 4.2 ac) can be purchased separately. Although it is a solid structure, presently, it will need some work to make it livable. This would make a great rental unit, mother-in-law setup, caretakers unit or guest quarters.

### **Main Home**

Built in 1925, the charming 2 story ranch home was once used as a dude ranch in the 1940's and was known as a "Hollywood Hangout" because it was frequented by many of the Hollywood stars of the day. While much of the original home remains, including the original oak flooring, the present owners have tastefully remodeled the home while maintaining much of the original character and charm of the era. The home features 3400+- square feet with 4 bedrooms and 2.5 baths.

### **Apartment / Caretakers Home**

Attached to the south end of the shop building is an apartment with approximately 900 square feet. This second residence has a living room, full bath and kitchen and has been rented out recently at \$450/mo. Also, this would make a great mother-in-law setup, caretakers unit or guest quarters.

### **Barn**

Featured prominently on the ranch is a large red historical barn. Measuring approximately 50' x 60', it offers plenty of space for hay and storage. The side wings with stalls can accommodate several animals.

## **B Bar K Ranch**

### **Outbuildings**

There is a large shop that can be used for additional car and equipment storage. At one end of the shop is a single unit apartment. In addition, there are other storage buildings including a pole barn, corn crib and meat locker / food storage unit that is presently used to store the harvested fruit from the orchard.

### **Creeks**

Brown's Creek, a picturesque year-around creek with sparkling clear water, flows through approximately 1600'+ of the property....dividing several picturesque pastures located on the ranch. Trout and salmon and great swimming holes can be found in this creek.

Rowdy Creek, a smaller creek, originates from several springs on the mountain side above the property and flows down through the property into Brown's Creek.

### **Wildlife**

There is a variety of wildlife including deer, bear, quail, dove, otters, blue heron, red tail hawks and ducks. Brown's Creek has Salmon and Trout.

### **Zoning**

The property is located within a AGRICULTURAL OR "A" DISTRICT.

### **Safety**

The ranch is equipped with a self-sustaining Fire System. There are two 4" Hydrants near the improvements with access to 10,000 gallons of water. Each hydrant can accommodate 1 1/2" hoses with enough gravity flow pressure to shoot a 85' stream over a two story home.

### **Irrigation Water**

Although not in use at the present time, an older ditch from Rowdy Creek can be improved upon and used to flood irrigate the pastures. If needed, additional irrigation water with riparian water rights is also available from Brown's Creek.

### **Drinking Water**

Drinking water for the ranch is from springs located high on the mountain behind the ranch. Stored in 4 - 2500 gallon storage tanks, the water is then filtered and ready for household use.

## **B Bar K Ranch**

### **Water Rights**

The B Bar K Ranch has dedicated water rights. The source of the water are from springs located high on the mountain behind the ranch. Using natural gravity, the water flows from the springs through a well designed pipe system to two sets of 2500 gallon holding tanks (10,000 gallons of storage) near the main home.

There are also riparian rights to each of the 5 parcels out of Brown's Creek.

### **Potential Uses**

This ranch would be ideal for someone wanting a true country lifestyle! A great environment to raise a family, enjoy a retirement, have a weekend retreat, a vacation home or just a quiet and peaceful place to live in the country.

If a new buyer wanted to also purchase the additional 4 parcels, they could have a total of 5 parcels and 3 residences. This scenario can provide the buyers with several options. These include retaining one or two parcels and selling the others; living in one residence and renting the other two; building homes on the vacant parcels, etc.

Very few ranch packages include the variety of features that the B Bar K offers.....

### **Airports**

#### **NEAREST INTERNATIONAL AIRPORT**

Sacramento International

Distance from property: 197 miles

#### **NEAREST REGIONAL AIRPORT**

Redding Municipal

Distance from property: 54 miles

#### **NEAREST PAVED AIRPORT**

Weaverville Airport

Distance from property: 14 miles

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## **B Bar K Ranch**

### **Distances**

California Interstate 5: 45 miles

Community of Weaverville: 13 miles

City of Redding: 44

Pacific Ocean: 117 miles

Trinity Lake: 29 miles

Whiskeytown Lake: 35 miles

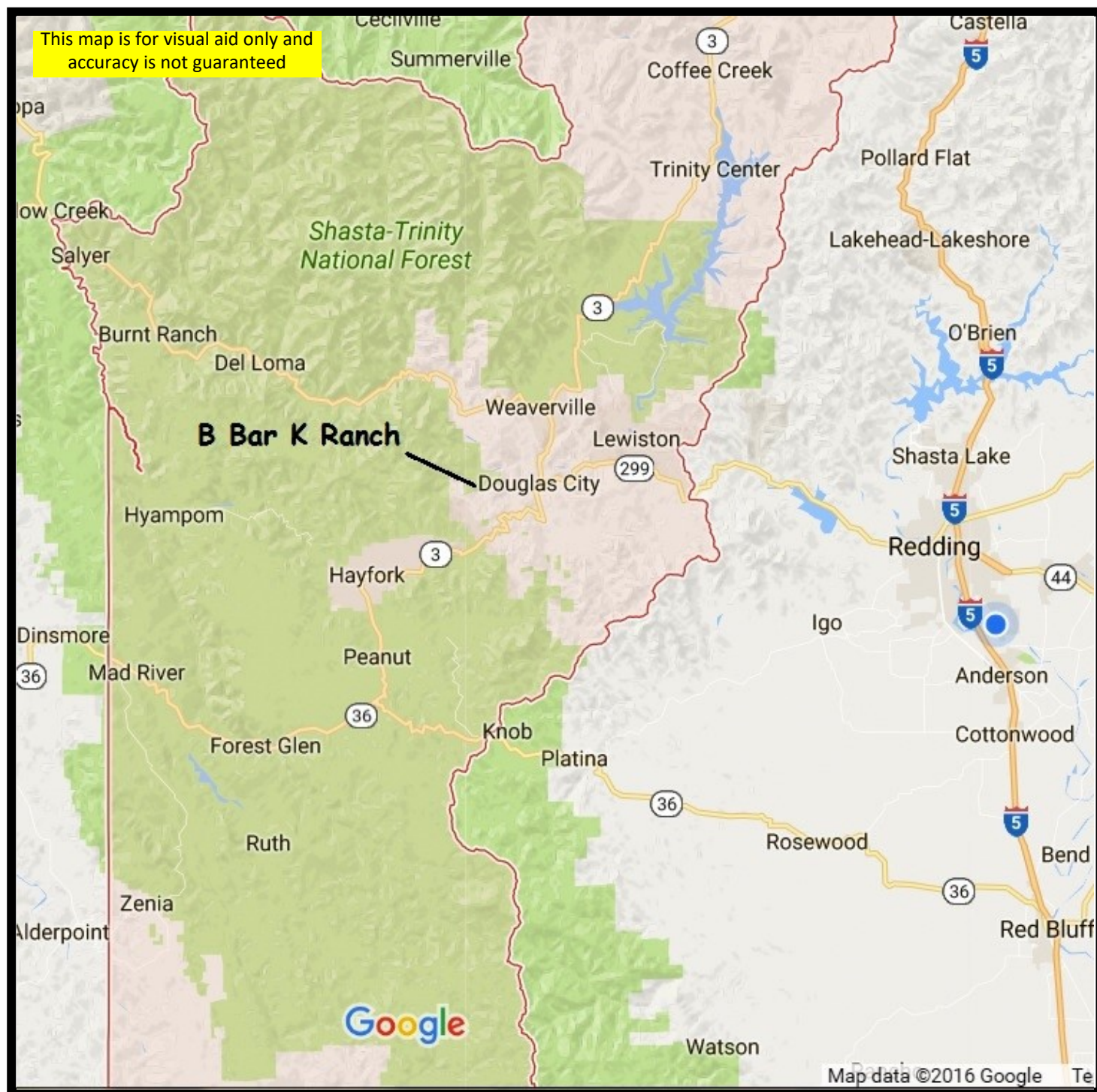
### **Additional Information**

For additional information regarding Assessor Maps, Soil Reports, Zoning Maps, Permitted Uses, Water Rights, Topo Maps, Flood Zones, Local and Area information.....please visit [www.CaliforniaLandAndRanch.com](http://www.CaliforniaLandAndRanch.com) or contact the representing broker.

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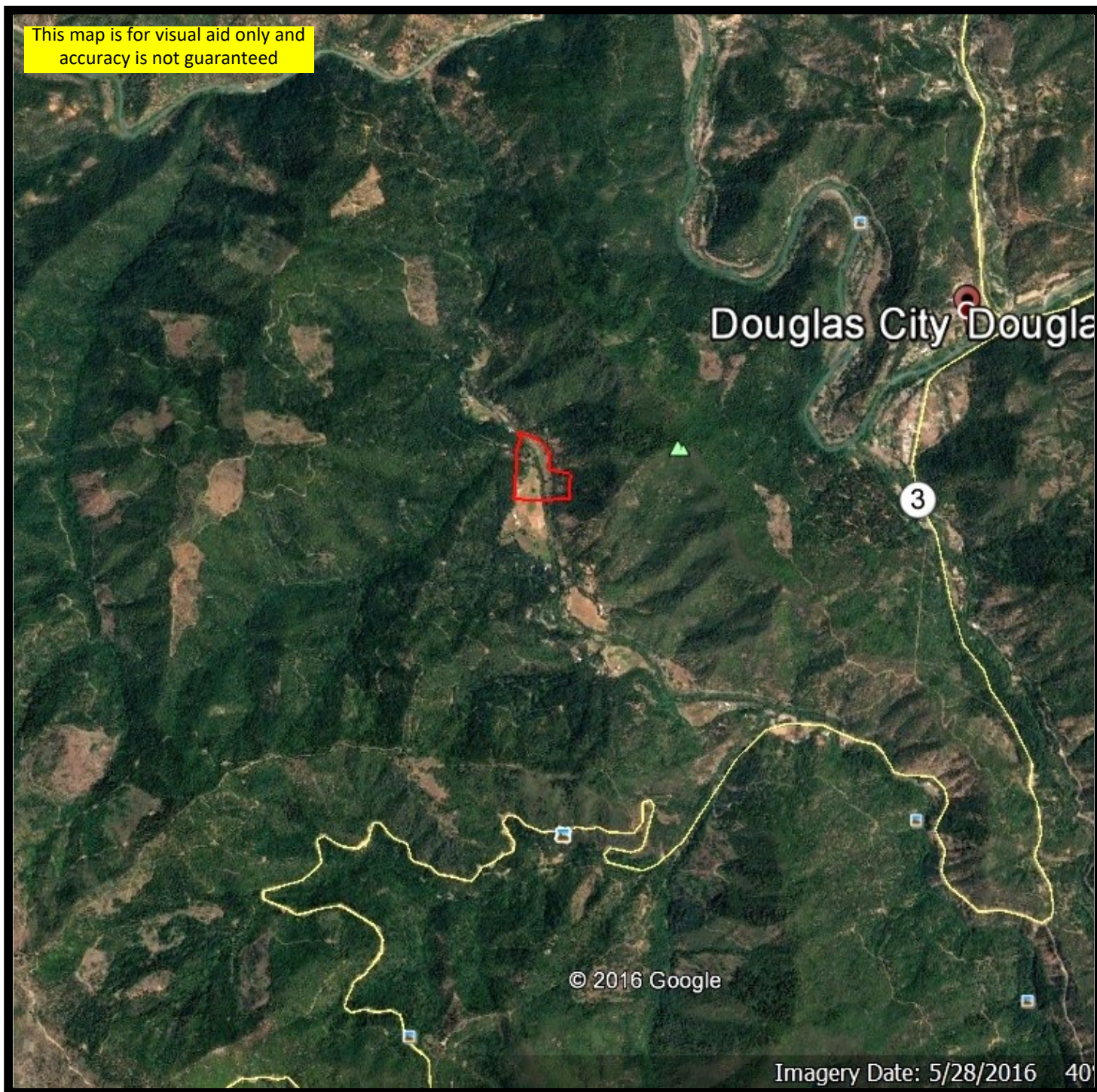
## Area Map





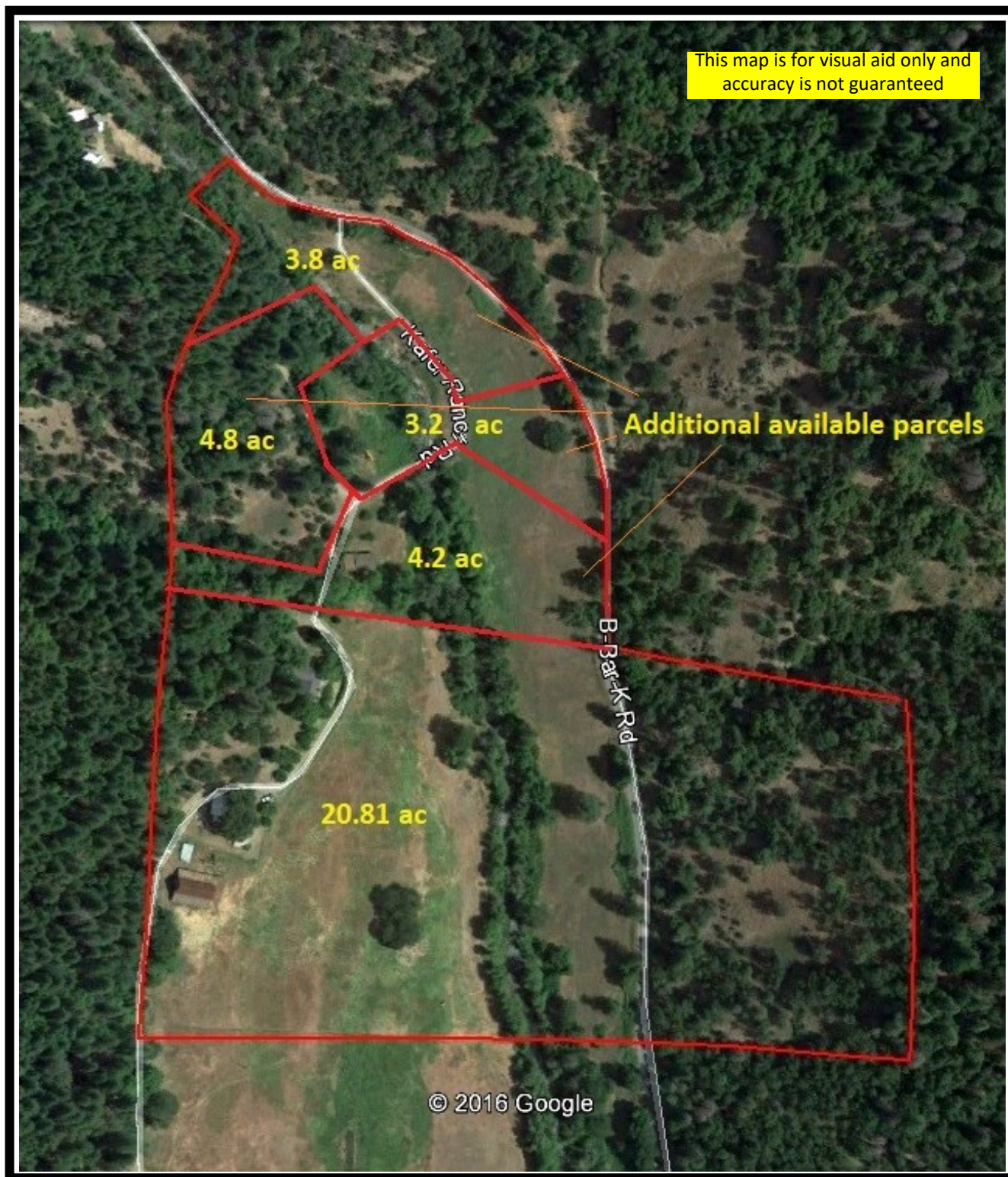
## B Bar K Ranch Area Image

This map is for visual aid only and  
accuracy is not guaranteed





## B Bar K Ranch Aerial Image



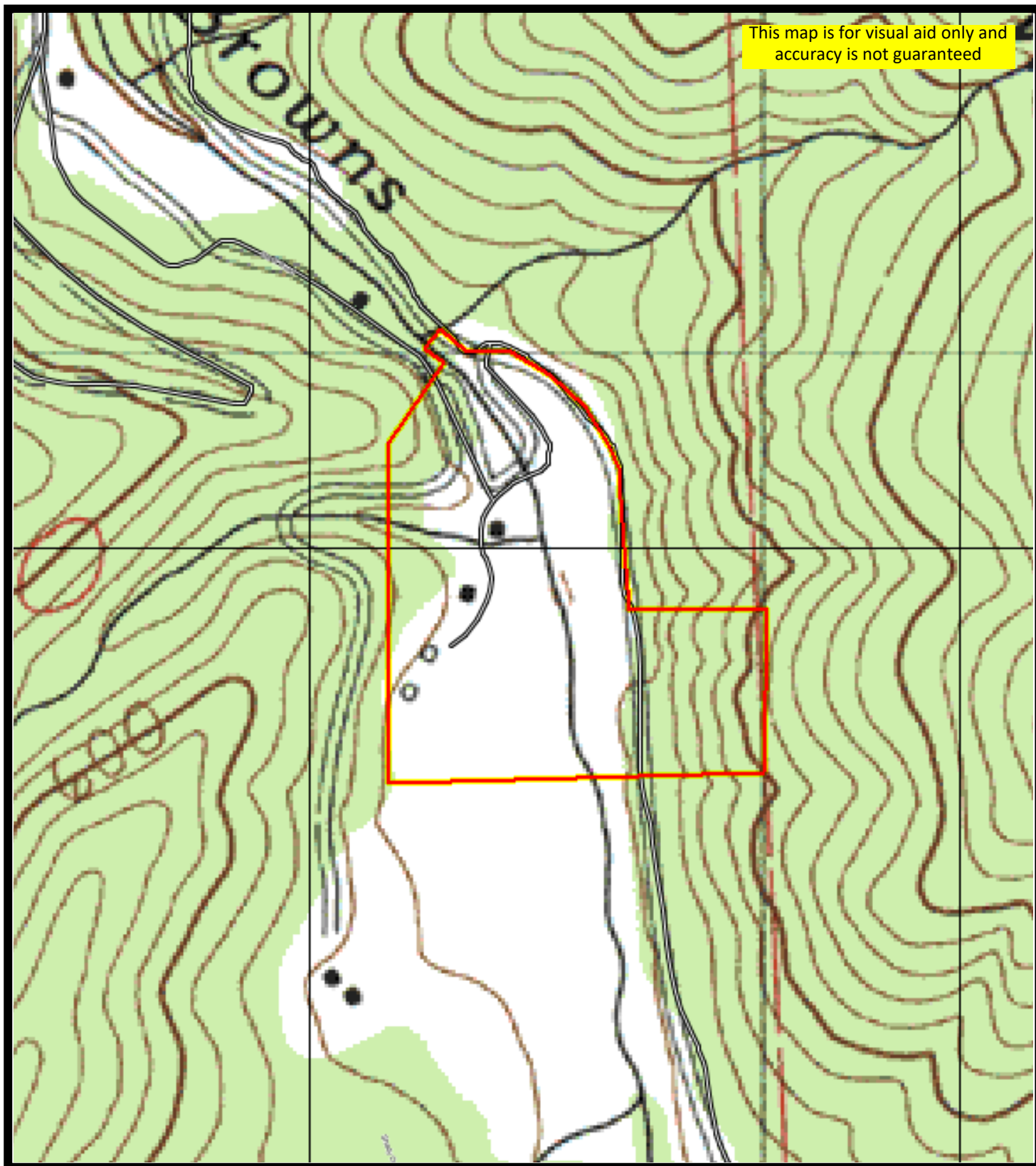


## B Bar K Ranch Aerial Image



# B Bar K Ranch

## Topo Map





# B Bar K Ranch Assessor Parcel Map

