



*MacBride Realty Co. Realtors*

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### Woodstock Ranch

- Location:** The Ranch is located in Butte County, California.  
North of Yuba City – East of State Hwy 70.  
The entire Ranch has 687 +/- acres  
There are 2 parcels one (1) at 328+/- and one (1) at 339+/- acres.
- The Acreage:** Level to gently rolling hills. Located the north end of District 10.
- Improvements:** Buildings and Equipment are in good condition.  
Club/Owner House: 4 Bedrooms 2 ½ Bath.  
Caretaker house has 2 bedrooms  
Large equipment barn approx. 50x150  
Metal Silos formally used for rice storage. All purpose building of approx. 5,000sf +/-, Truck high doors, Game picking area, Dog Kennels.
- Duck Blinds:** There are a total of 5 double stand-up blinds with adjustable seats Duck stands with gravel path to blinds.
- Water:** Water to the ranch is served by wells and electric pumps.
- Reduced Price:** **\$1,800,000 (\$2,699.00 per acre)**
- Comments:** The Woodstock Ranch is considered to be one of the most productive Hunting Clubs in Northern California. Ducks, Geese, Pheasant and Dove. The property is in the NRCS easement program, except the 20+/- acres where the houses and barns are located.
- Website:** [www.macbriderealty.com](http://www.macbriderealty.com)
- Note:** Picture brochure, available upon request.
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