

**McCall Ranch**  
6081 County Road 3,  
Orland, CA 95963

**\$1,299,000**  
106.750± Acres  
Glenn County



**McCall Ranch**  
**Orland, CA / Glenn County**

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**SUMMARY**

**Address**

6081 County Road 3,

**City, State Zip**

Orland, CA 95963

**County**

Glenn County

**Type**

Farms, Ranches, Residential Property

**Latitude / Longitude**

39.796 / -122.248

**Dwelling Square Feet**

3436

**Bedrooms / Bathrooms**

5 / 3

**Acreage**

106.750

**Price**

\$1,299,000

**Property Website**

<https://www.landleader.com/property/mccall-ranch-glenn-california/34273>





## **PROPERTY DESCRIPTION**

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. 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.

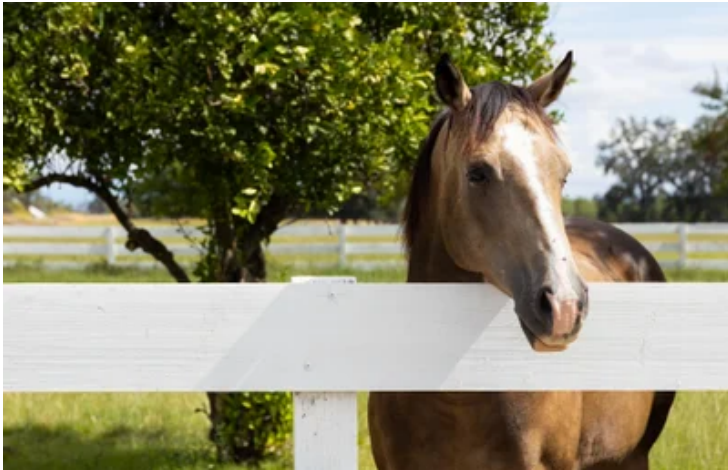
### **Property Highlights:**

- 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

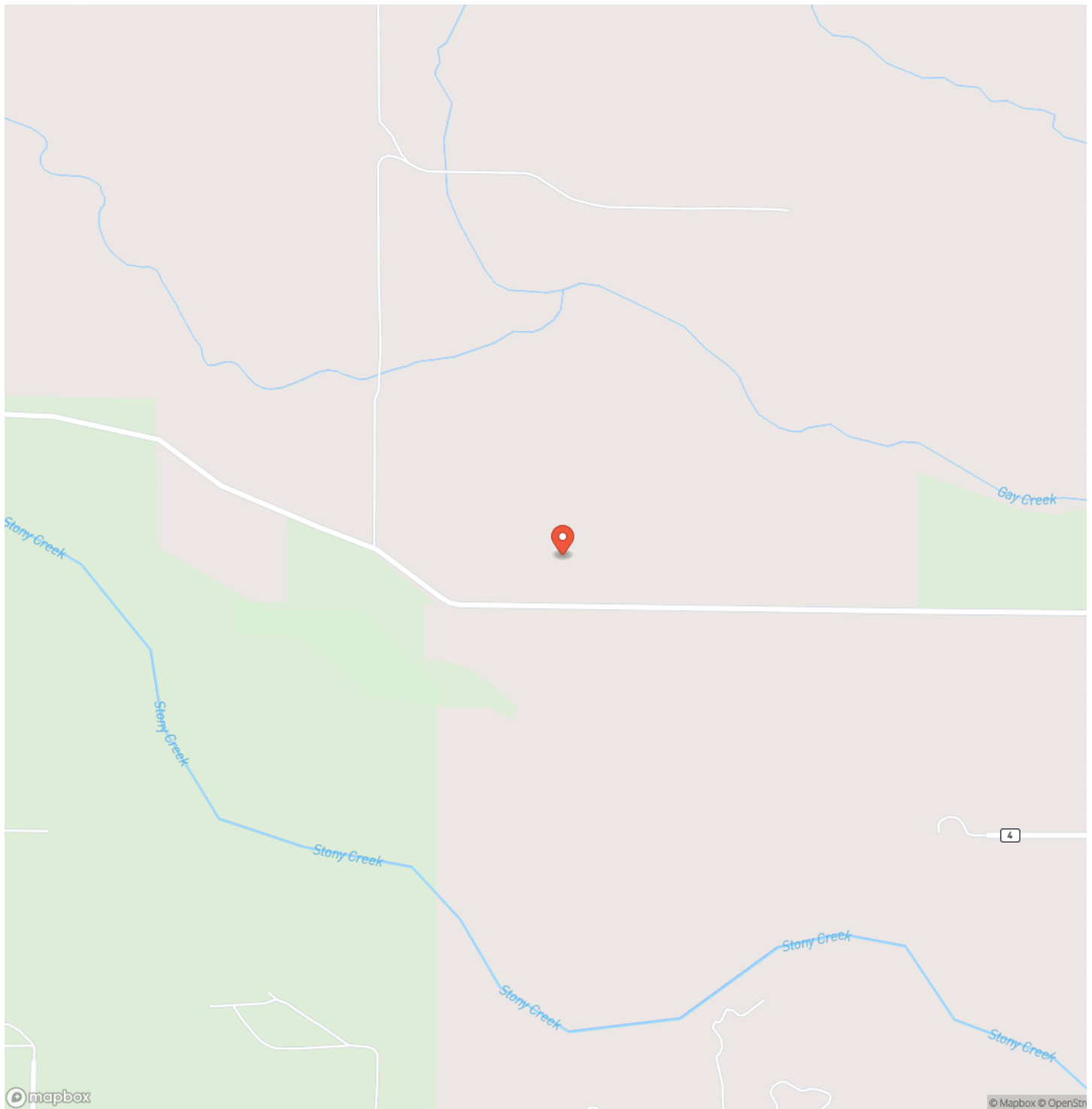


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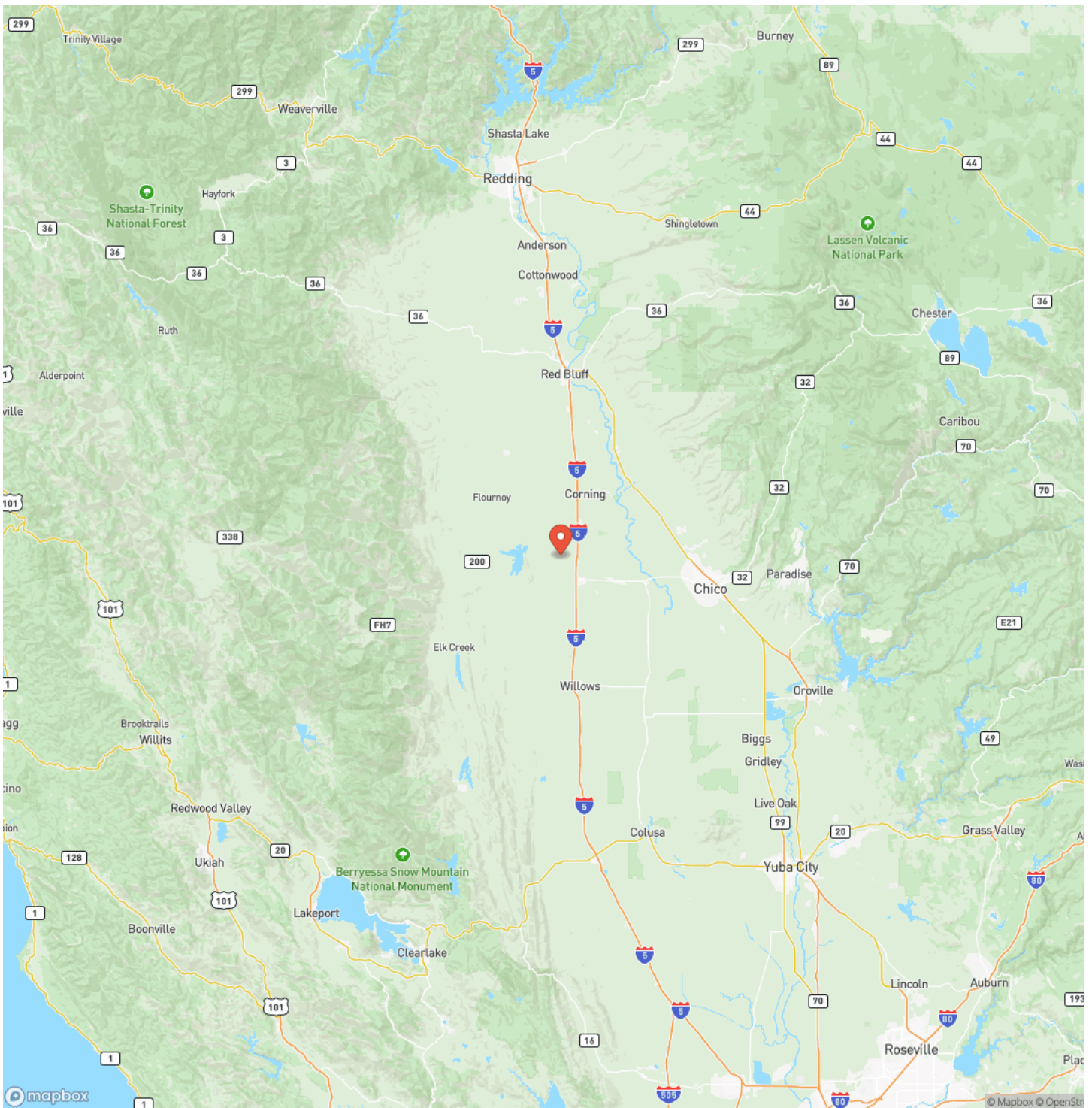


## Locator Map





## Locator Map





## Satellite Map



## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Scott Soder

## Mobile

(530) 727-7572

## Email

scottsoder@aol.com

## Address

707 Merchant Street

## City / State / Zip

Vacaville, CA 95688

## NOTES



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**californiaoutdoorproperties.com**

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