

Denver Lane Ranch
4100 Denver Lane
Chico, CA 95973

\$695,000
41.140± Acres
Butte County



Denver Lane Ranch
Chico, CA / Butte County

SUMMARY

Address

4100 Denver Lane

City, State Zip

Chico, CA 95973

County

Butte County

Type

Ranches, Farms, Horse Property

Latitude / Longitude

39.857 / -121.89

Dwelling Square Feet

2187

Bedrooms / Bathrooms

3 / 3

Acreage

41.140

Price

\$695,000

Property Website

<https://www.landleader.com/property/denver-lane-ranch-butte-california/49636>



PROPERTY DESCRIPTION

Move-in ready home on 41.14+/- acres, just a few minutes north of Chico, in northern California! This spacious manufactured home offers 3 bedrooms, including two primary suites, plus a bonus room and office. The living room has a fireplace and the spacious kitchen has granite countertops, a pantry, and a propane cooktop. The window over the kitchen sink looks out to the pastures. The home is accessible, with ramps on both front and rear entrances, 36" wide doors and a zero clearance walk in shower and cement walkways outdoors. There is an oversized garage which includes a 3/4 bath and heated/air-conditioned office. The home has been landscaped with drought tolerant landscaping, no lawn, but there are many trees, including a variety of fruit trees, a garden area, and native pasture which includes a seasonal creek and ponds during the rainy months. The property is entirely fenced and cross-fenced, with plenty of room for horses, cattle, sheep, goats or other animals. There are pretty views of the foothills to the east and in the spring, the wildflower bloom is lovely with a carpet of yellows, purples, white and pink blossoms greeting you!

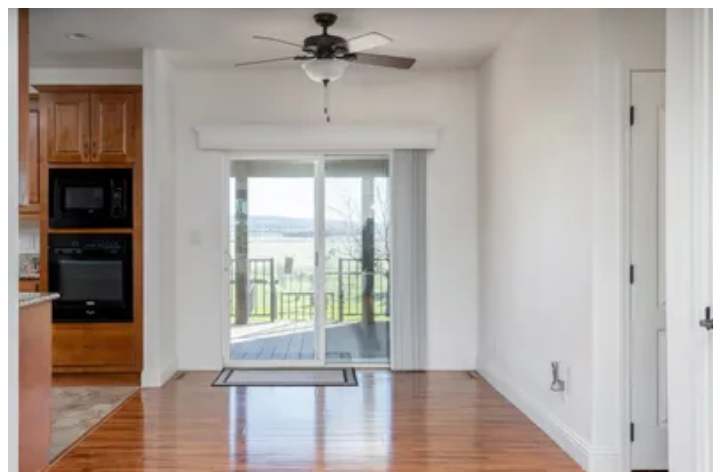
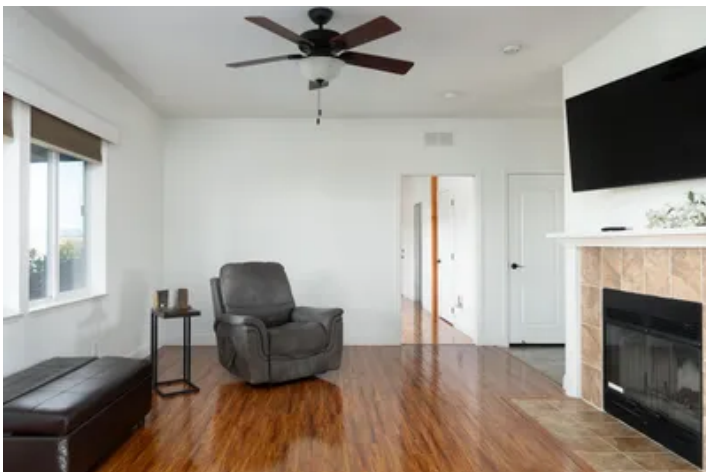
Chico is located about an hour and a half north of Sacramento, in the heart of the Sacramento Valley. It's home to California State University, Chico, Butte College, Enloe Hospital, Bidwell Park, Sierra Nevada Brewery and multitude of other fun and interesting places. The city is in the heart of farm country, with rice, walnuts, almonds and other products being grown extensively. There is world class duck hunting in the vicinity, plenty of opportunities for fishing and boating in Lake Oroville, the Sacramento River and a variety of other places, as well as a wide variety of other outdoor pursuits to enjoy.

If you're looking for quiet country living, with wide open spaces around you, stargazing, a porch to sit and look over your fields and still less than 15 minutes' drive into Chico, make an appointment to tour this lovely place today!

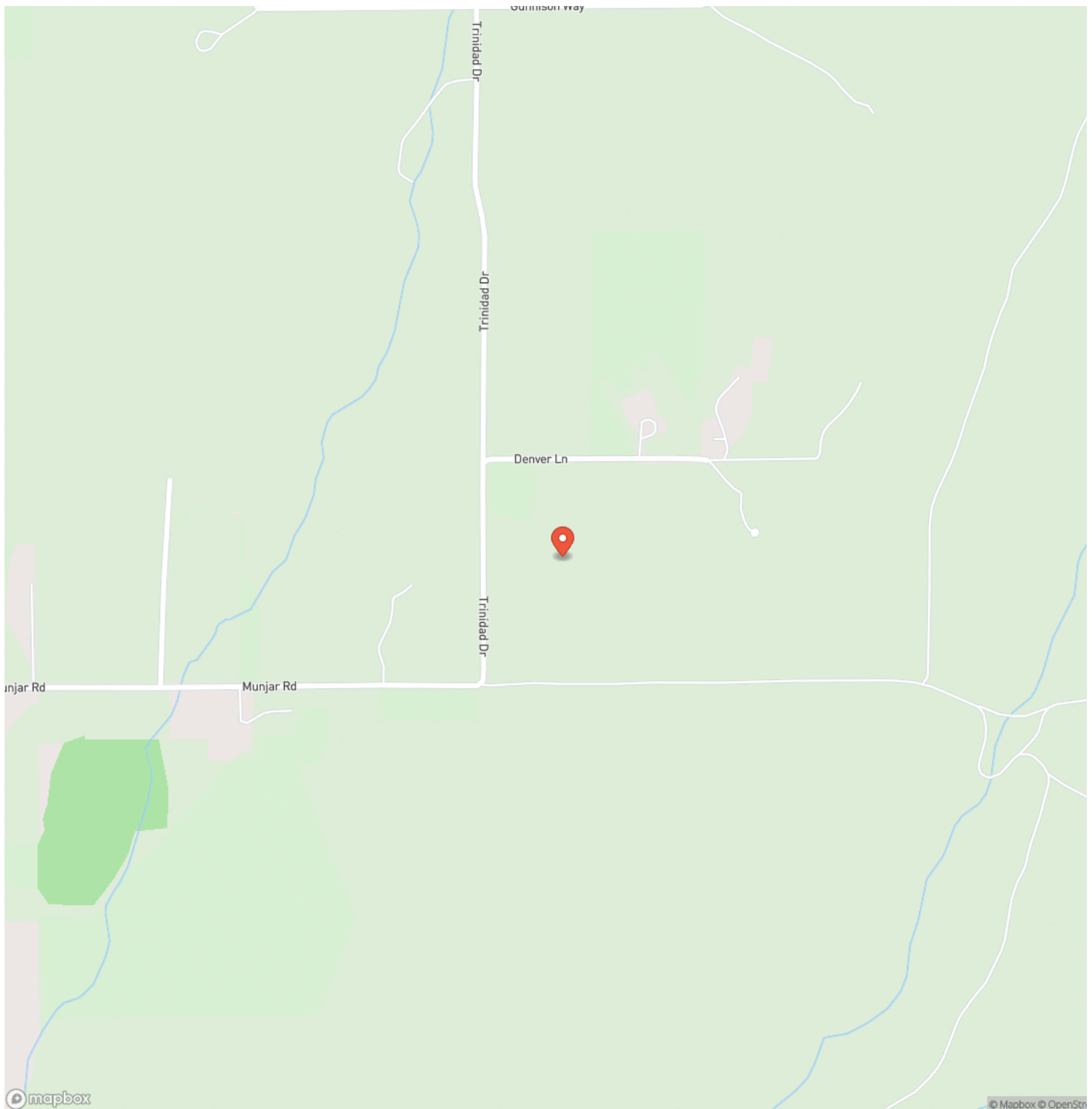
Property Highlights:

- 2,187 sf home manufactured in 2014
- 3 bedrooms, 3 bathrooms, two bonus rooms
- 3 car garage with office and bathroom
- Leased solar
- Generac generator for emergency power outages
- Accessible home with ramps, 36+ doors, cement sidewalks, zero clearance shower, support beam for lift in primary suite
- Heated swim spa
- Fruit trees, garden area, drought tolerant landscaping
- Drip sprinklers for trees, landscaping
- Fully fenced and cross fenced
- Room for horses and livestock
- Zoned Agriculture 160
- RV hookups
- Two cargo containers and carport
- 15 minutes to Chico
- Short gravel road, very low traffic
- Close to Chico airport

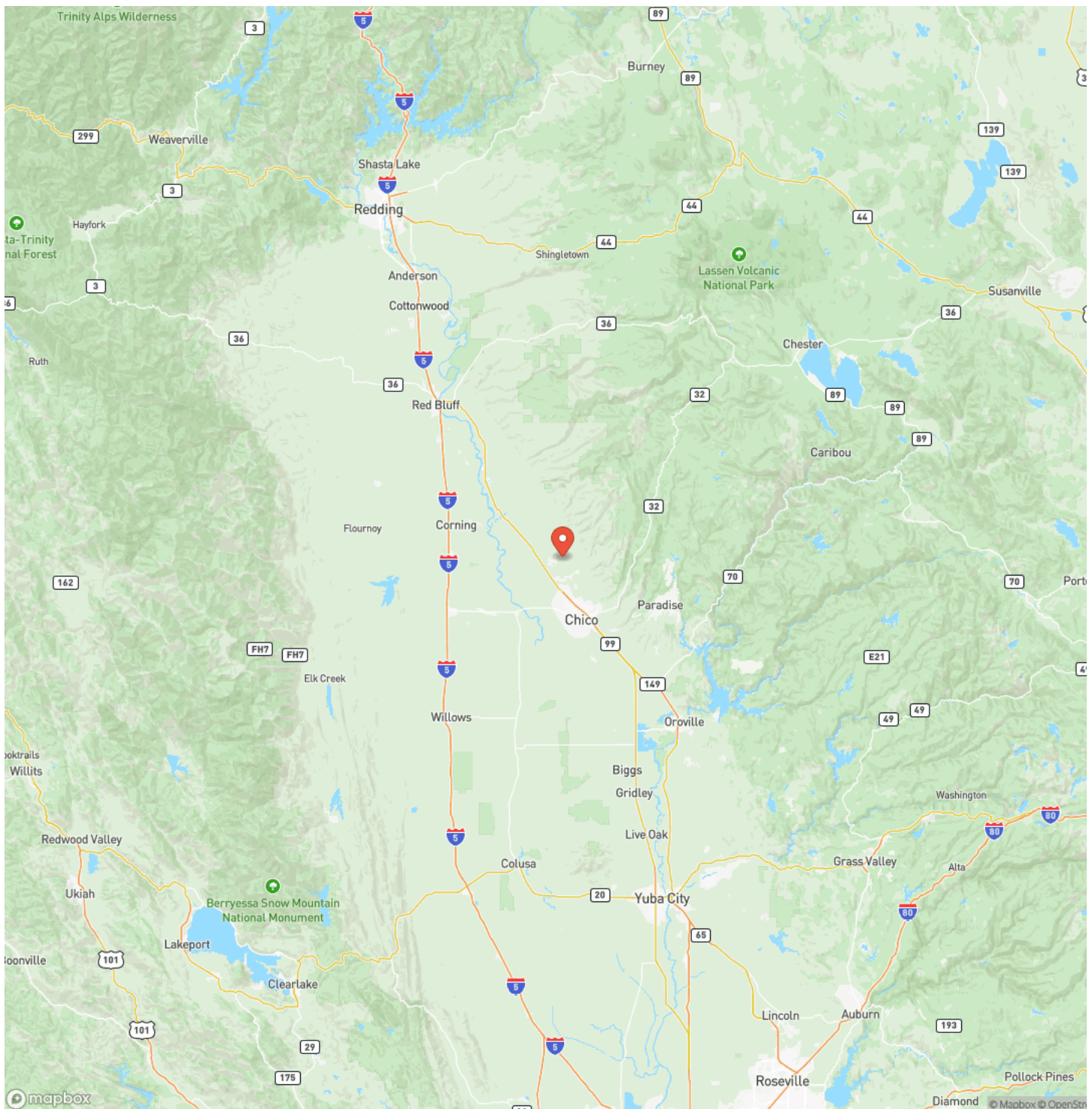
Denver Lane Ranch
Chico, CA / Butte County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



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NOTES

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