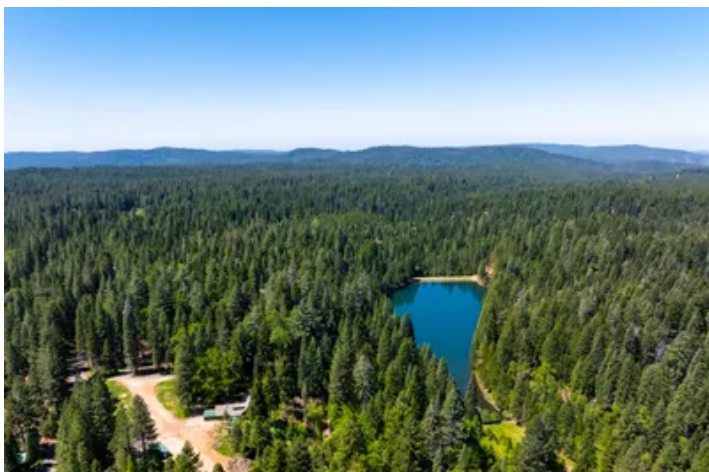


Grizzly Lodge
Clipper Mills, CA 95930

\$4,995,000
537.600± Acres
Butte County



Grizzly Lodge
Clipper Mills, CA / Butte County

SUMMARY

City, State Zip

Clipper Mills, CA 95930

County

Butte County

Type

Hunting Land, Recreational Land, Timberland

Latitude / Longitude

39.531728 / -121.156056

Acreage

537.600

Price

\$4,995,000

Property Website

<https://www.landleader.com/property/grizzly-lodge-butte-california/56375>



PROPERTY DESCRIPTION

On the market for the first time since 1943, the 537.6-acre Grizzly Lodge embraces the modern-day gold rush of being able to spend leisure time in a secluded outdoor recreational haven away from the stresses and strains of the modern world. Amid the Sierra Nevada forest, one hour and forty minutes north of Sacramento, CA, straddling the Butte and Yuba county line, in Clipper Mills, CA.

Grizzly Lodge has been a cherished gathering spot for family and friends over the years. New possible income-generating opportunities exist to transform Grizzly Lodge into a personal/professional mountain retreat compound, in combination with the marketable timber identified in the Timber Cruise.

The improvements consist of the main Lakehouse, guest home, multiple cabins and sleeping porches, dining pavilion with BBQ area, Cook cabin with a full kitchen, communal laundry/shower building, sauna, maintenance shop, barn, and shed. Each of the accommodations and amenities embodies a unique mountain camp character.

Experience the great outdoors on ATV, horseback, or hiking. Enjoy water sports such as kayaking, canoeing, swimming, and fishing on your own private lake on the property. Go hunting, fishing, or even practice your golf stroke at the driving range at Grizzly Lodge.

The property is a testament to the preservation and growth of a family legacy that now awaits a new legacy to be created!

PROPERTY HIGHLIGHTS:

- Ultimate family & friends retreat/compound
- Private & peaceful; away from the hustle & bustle
- Multiple income opportunities: professional/organizational retreats & merchantable timber as identified in timber cruise
- Improvements: Lakehouse, guest home, multiple cabins, a dining pavilion & BBQ area, two sleeping porches, barn, maintenance building/shop, an office, laundry facility, shower/bathroom facilities, sauna, & shed
- Wells, springs, Grizzly Creek, & a 6-acre reservoir known as Grizzly Lake
- Water sports such as canoeing, kayaking, & fishing are all possible on Grizzly Lake
- Dock on the lake
- Recreation includes hunting, fishing, swimming, horseback riding, & ATVing
- Golf driving range
- Short drive from Clipper Mills, CA

MORE INFO ONLINE:



Grizzly Lodge
Clipper Mills, CA / Butte County



MORE INFO ONLINE:

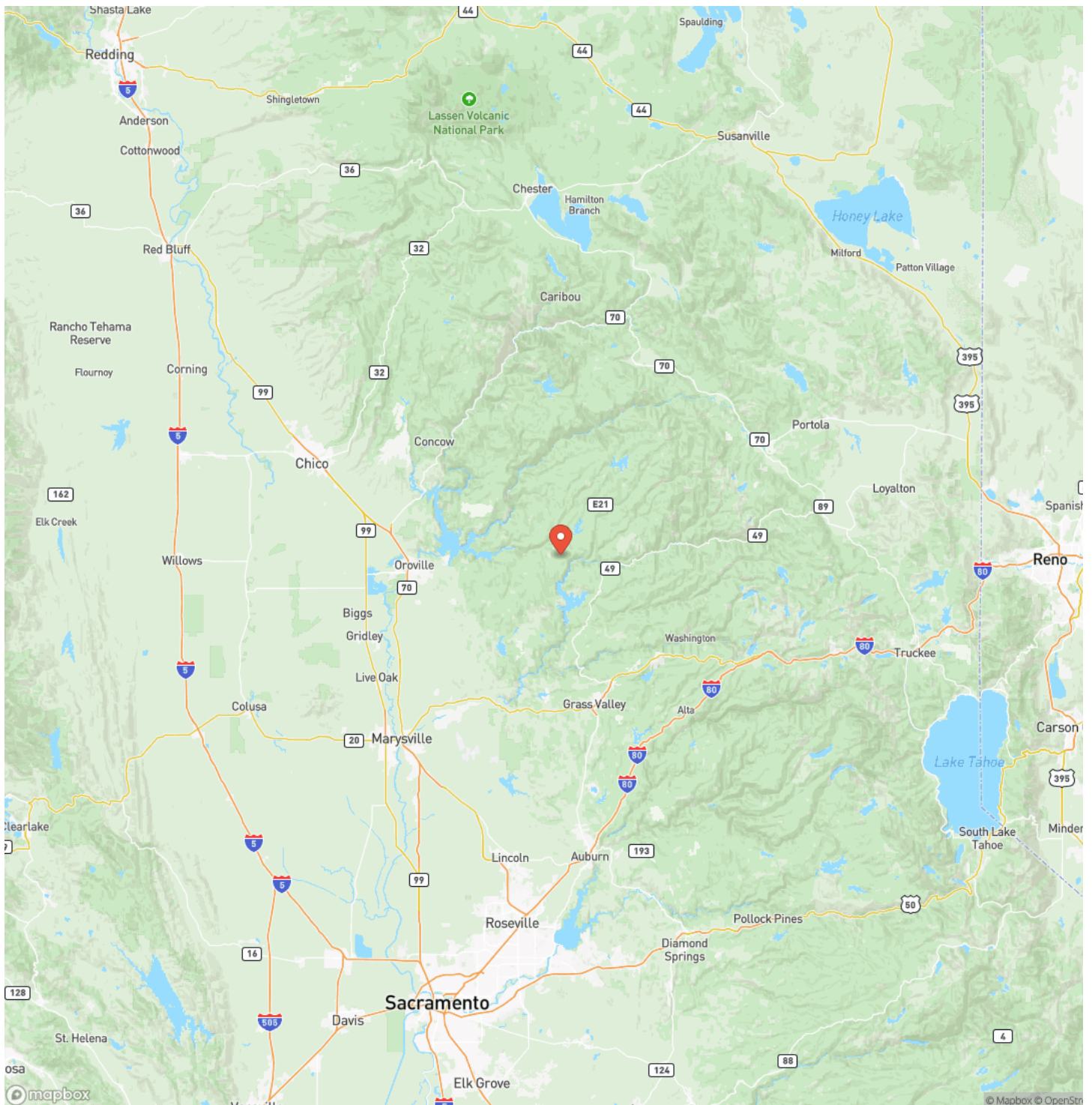
californiaoutdoorproperties.com



Locator Map



Locator Map



Satellite Map



MORE INFO ONLINE:

californiaoutdoorproperties.com

LISTING REPRESENTATIVE

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City / State / Zip

Vacaville, CA 95688

NOTES

[illegible]

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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