

Berry Creek Camp
445 Zink Road
Berry Creek, CA 95916

\$1,499,000
508.500± Acres
Butte County



Berry Creek Camp
Berry Creek, CA / Butte County

SUMMARY

Address

445 Zink Road

City, State Zip

Berry Creek, CA 95916

County

Butte County

Type

Recreational Land, Ranches, Hunting Land

Latitude / Longitude

39.651215 / -121.364121

Acreage

508.500

Price

\$1,499,000

Property Website

<https://www.landleader.com/property/berry-creek-camp-butte-california/67043>



PROPERTY DESCRIPTION

Secluded Northern California Camp Property for Sale – Berry Creek, CA

Nestled in the tranquil hills of Berry Creek, this expansive 500+ acre property offers an extraordinary opportunity for redevelopment as a summer camp, corporate retreat, or exclusive private estate. The property, historically known as Camp Okizu, served as a sanctuary dedicated to supporting children and families affected by cancer. Its rolling landscapes, abundant trees, and serene natural surroundings create an inviting environment for various outdoor activities. Prior to the fire in 2020, this space provided an array of amenities for campers, including cabins, a boathouse, and recreational areas designed for hiking, swimming, and group activities. Some cabins, restroom shower facilities and equipment remain, as well as extensive infrastructure. Making a tremendous opportunity.

Though portions of the property were impacted by the Bear Fire, many foundational elements remain intact, preserving its potential for restoration or creative redevelopment. The extensive grounds lend themselves to new structures and expansions, while existing infrastructure, such as utility hookups and access roads, offers a solid base for transformation. The combination of unspoiled wilderness and past facilities creates a unique blend of natural beauty and functionality, making this property a compelling choice for those looking to develop a meaningful project with a legacy of healing and resilience.

Property Highlights:

- 500+ acres of forested terrain, featuring four pristine lakes and rolling landscapes.
- 4 Parcels in Sale
- The property includes existing sleeping cabins, shower, and restroom facilities, ensuring comfort for overnight stays.
- The site was developed to support outdoor activities like hiking, swimming, canoeing, and fishing on the many lakes and ponds. With ample space and natural beauty, it is ideal for adventurous group gatherings.
- Located 70 miles north of Sacramento, the property combines rural seclusion with access to the Bay Area and nearby towns and services.
- This property is suitable for various purposes, from redeveloping as a camp or wellness retreat to reimagining it as a private estate or eco-tourism destination. The open land also offers the flexibility to expand facilities or restore structures to meet custom needs. Glamping enthusiasts must see.



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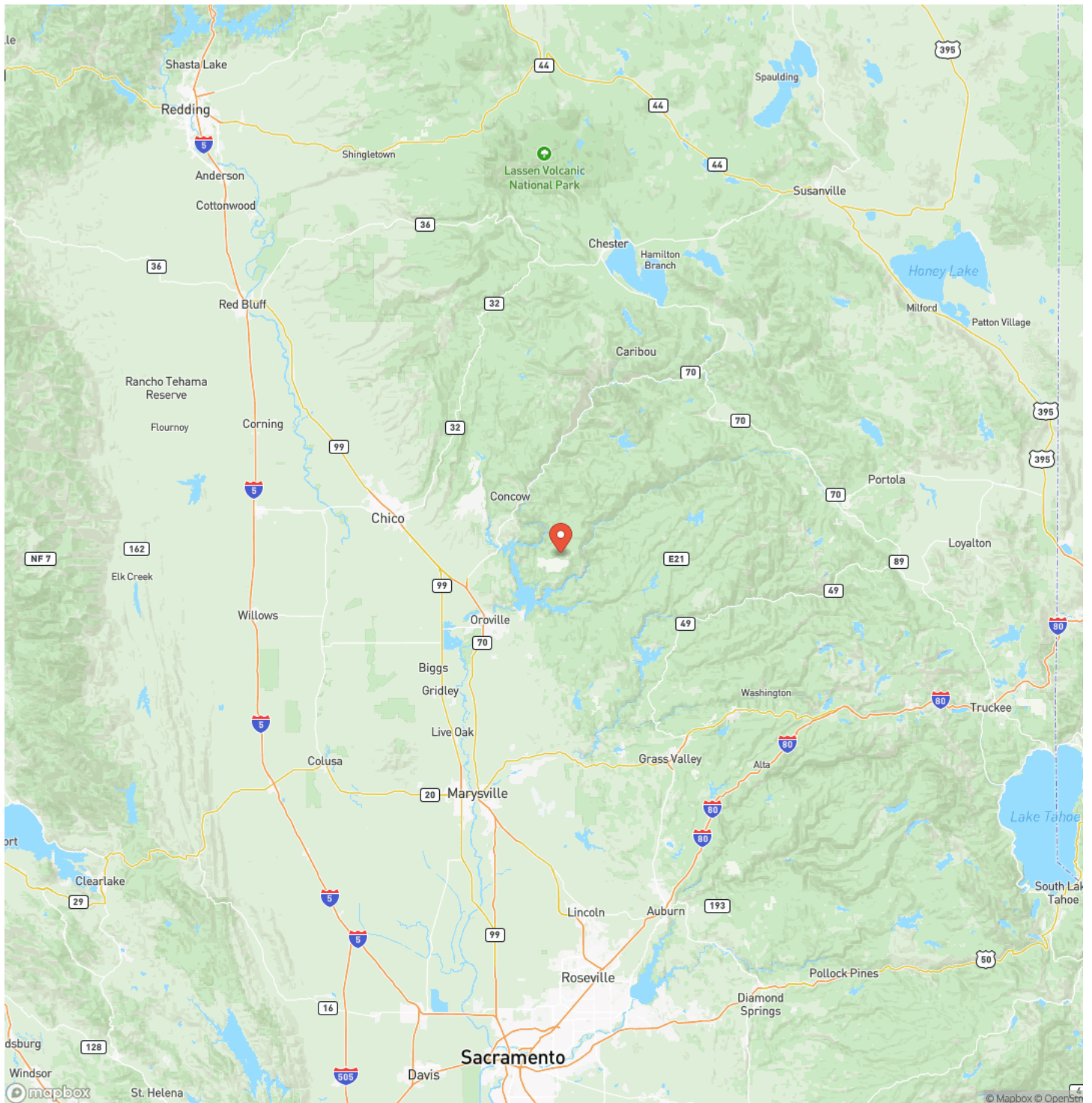


Locator Map



MORE INFO ONLINE:
californiaoutdoorproperties.com

Locator Map



Satellite Map



LISTING REPRESENTATIVE

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City / State / Zip

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NOTES

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This image shows a single sheet of white paper with horizontal blue 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

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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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