

Casey Flat Ranch

5,250± acres in Guinda, California

Vineyard Cattle Recreation

For Sale offered at \$10,500,000

Casey Flat Ranch is one of Northern California's hidden gems located in the mountains along the west side of the Capay Valley above the small hamlet of Guinda in Yolo County. Within its boundaries are wonderful surprises with one of a kind view of the Capay Valley, along with views of the west side of the Sacramento Valley. Then, from its highest reaches, there is a peek at Lake Berryessa as well.

Starting from the valley floor with a hay field, barn and corrals, the ranch road climbs up through a moraine of chaparral, scrub oak and small meadows. After reaching the top road intersection the terrain flattens out to the south into a series of grassy meadows intersected by oak covered hills. It is here, scattered throughout these meadows, one finds the vineyard, main house, manager's house, bunk house, and small guest house, plus a set of corrals for working the cattle. Going north from the intersection the ranch road drops down into a narrow valley with another series of grassy meadows strung out all the way to the northern most border of the ranch. Within this northern reach of the Casey Flat Ranch is a deep rugged canyon that runs to the east draining the narrow valley in to Cache Creek below.

The stewardship of the Casey Flat Ranch is a perfect example of how a ranch can be managed to tap and enhance its potential yet maintain the wonderful environmental qualities that were so attractive in the first place. Most of the Casey Flat Ranch is still in the same pristine condition it was one hundred years ago. The only real change is the addition of the classically designed vineyard that follows the traditions established in the great wine growing regions of Europe and the Napa Valley.

The beautiful villa style main house was designed to leave the slightest footprint with only a feather-like touch on the surrounding vista. Rarely, does such a magnificent home not overwhelm the view area, yet with the tasteful attention to the surrounding peaceful environmental beauty the villas under stated profile is a further reflection on the careful stewardship of the Casey Flat Ranch.

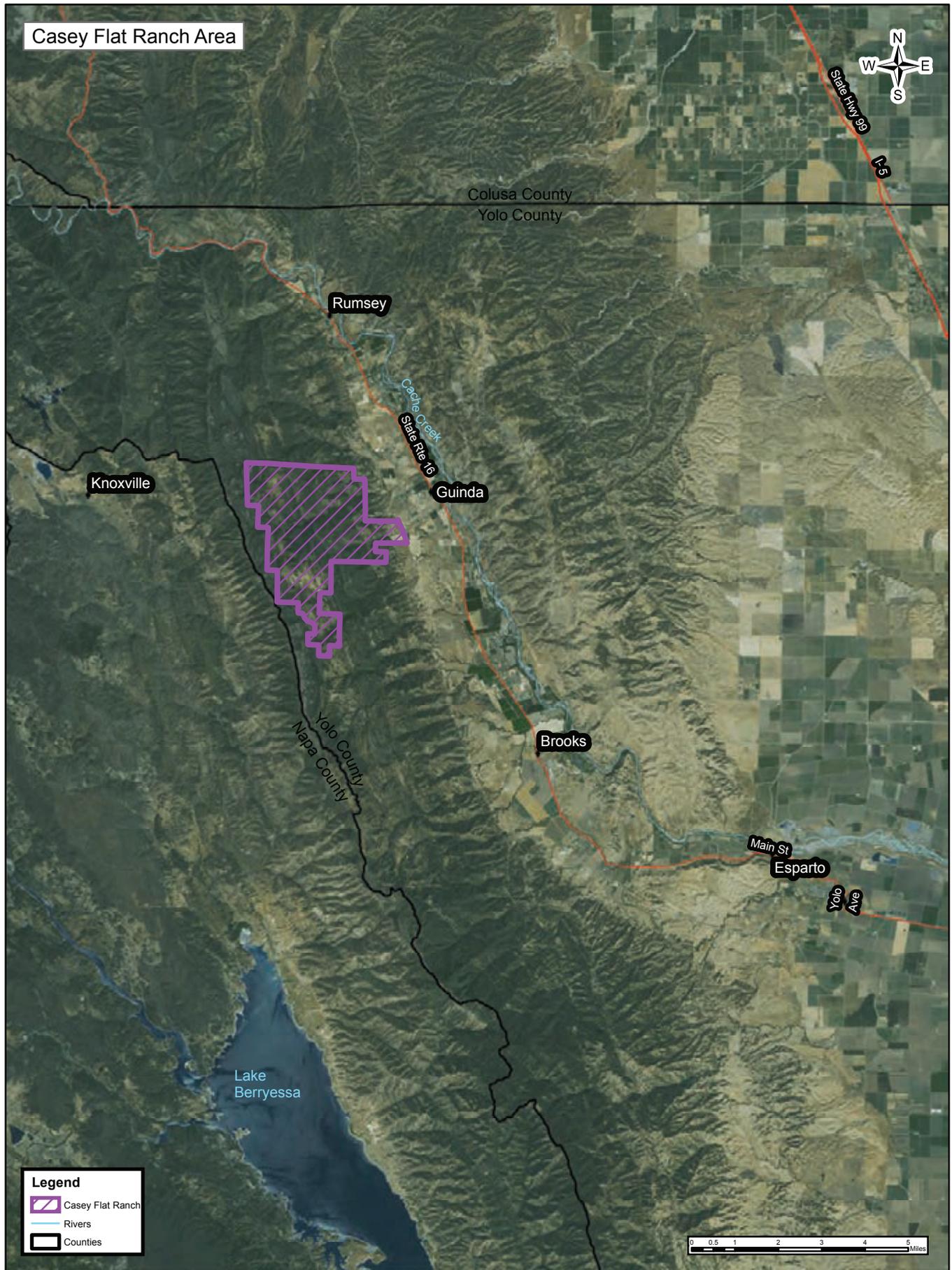
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Location Map



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Dwellings

The north wing of the Main house is laid out with the master bedroom that has its own stone fireplace and master bathroom with a wood burning heater. There is also a small office area. The south wing includes three bedrooms and two bathrooms all with wood burning heaters. In the core of the house is a kitchen designed for the food loving cook, dining areas, magnificent open beam living room with floor to ceiling stone fireplace, game room, and small loft set up as a reading area and library. The finishing touches are the wonderful patios where one can relax and watch sunrises and sunsets, the deer browsing below, read a good book, or just enjoy the simple silence. Also, nearby is a cozy two bedroom guest house.

A short distance from the Main house is the Manager's house consisting of three bedrooms and one bath with an open design kitchen and living room area. Below the Manager's house is a comfortable bunk house that can easily sleep six and includes a kitchenette and bathroom. Near the bunkhouse, linked by a whimsical bridge, is the honeymoon cottage comprised of a nice sitting area and bedroom, plus a kitchenette and bathroom. Between the bunkhouse and honeymoon cottage is a large patio with a stone fireplace and vine covered pergola.

All the buildings were designed with style and a certain elegance that truly fits in with what nature created.



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Vineyard

Selected for the moderately rocky soil composition, gentle hillside mountain slopes, and 2000-foot elevation, the site provides for excellent growing conditions.

The vineyard is sustainably cultivated, using materials and farming techniques that emphasize water and soil conservation. Weather data records indicate climate conditions at the Vineyard are parallel in almost every aspect to the Oakville/Rutherford appellations of the Napa Valley. Remarkably, average daily daytime temperatures are cooler than St. Helena, located 22 miles to the west.

There are 22 planted acres with the first vines planted in 2004. There is an additional 60 to 70 acres that have been selected for expansion.

Soil tests have been done and water development is next. There is a large shop with an employee's restroom and a separate building that includes a small office for the vineyard manager. There is also a full line of vineyard equipment.

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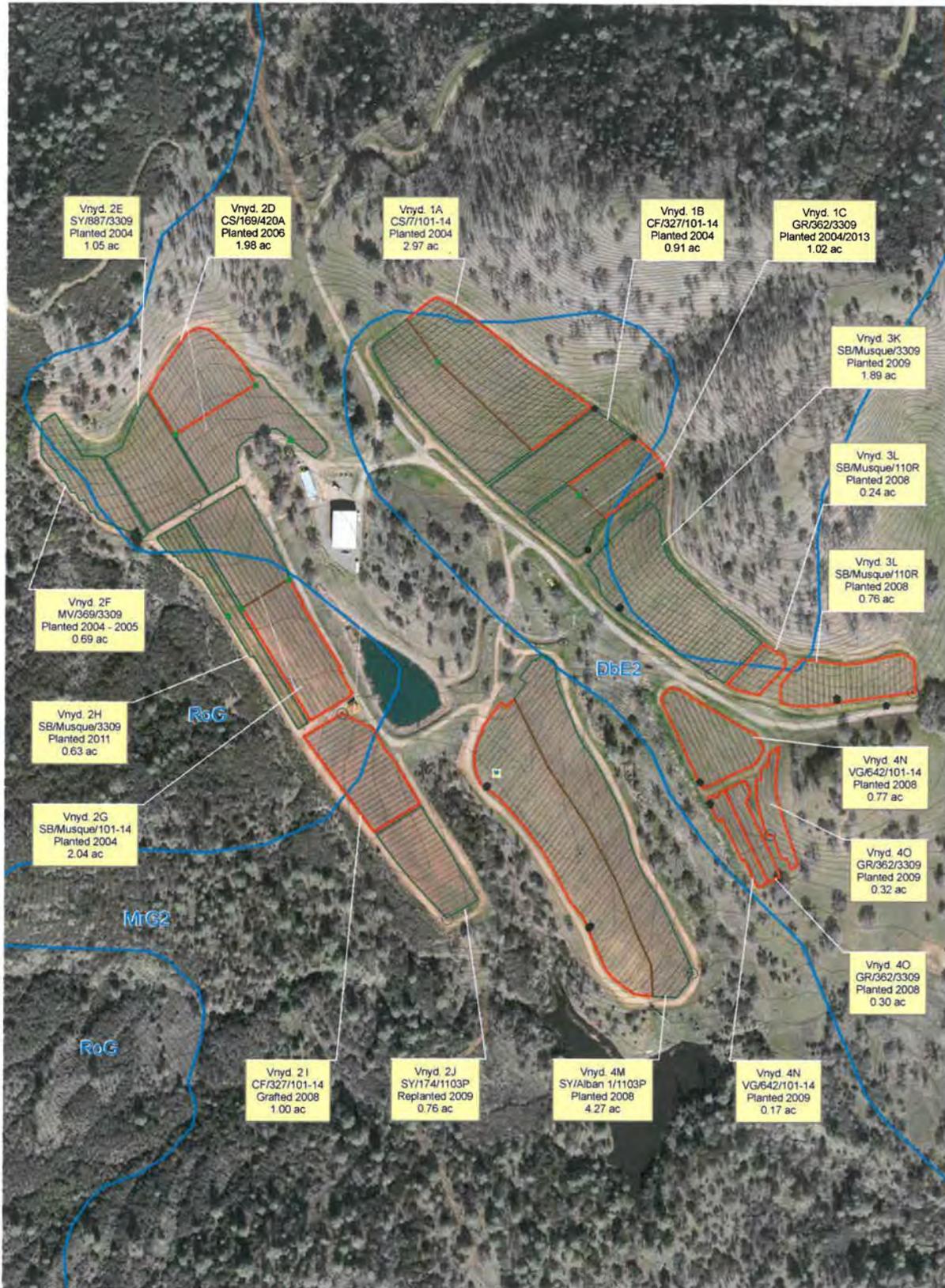
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Vineyard Map



Casey Flat Vineyards

- Double Poly
 - Standard
 - Double Poly Start
 - ⋈ frost valve
 - irrigation valve
 - ⊕ thermocouple
 - ⊙ weather station
 - ⊖ thermometer
 - ⊕ Well
 - ⊙ Irrigation System Center
- Yolo County Soil Series**
- DbE2 Dibble-Milsholm complex, 9-30% slopes, eroded
 - MrG2 Millsholm rocky loam, 15-75% slopes, eroded
 - RoG Rock land
 - 5 ft Elevation Contour





Recreation and Hunting

With miles of roads and trails, Casey Flat Ranch is ideally suited for horseback riding, four wheeling, mountain biking, or just plain hiking. For the hunter, this property is home to a large herd of Black Tail deer producing numerous trophy bucks. There are also plenty of Black Bears to whet the appetite of the more adventurous hunter. Wing shooting for quail, dove, turkeys, and the occasional duck off the reservoirs is available in ample opportunity. Not to be left out is the fine bass fishing on the Casey Flat Ranch reservoirs.

In short, the Casey Flat Ranch is a sportsman's heaven. A place where family and friends can spend their time enjoying whatever nature gives them on any given day. One guarantee is every day will be different from the last or the next and things will be seen that everyone will want to talk about and can't wait to share with their less fortunate friends in the city lights.



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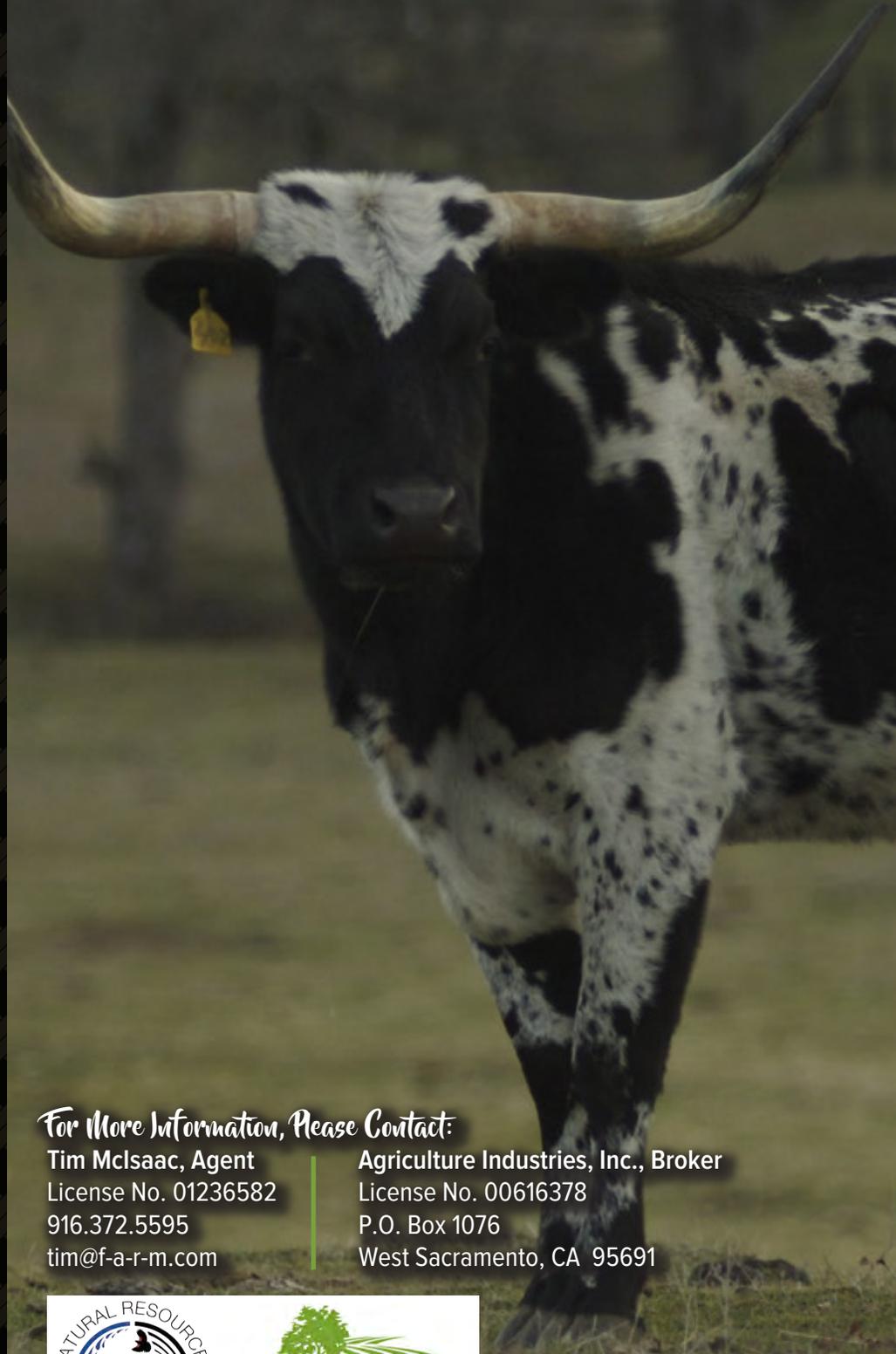
Casey Flat Ranch is an easy two and a half hour drive from San Francisco, and one and a half hour drive from Sacramento. Cache Creek Casino with excellent restaurants, first class hotel, and world class golf course is a mere ten minutes from the front gate.

Cattle

The herd of long horn cattle is raised naturally and makes use of the whole ranch north to south depending on the time of year. Ranches such as The Casey Flat Ranch are sometimes called a boots and saddle type operation as the cattle are raised in the early California Vaquero style meaning most of the work is done horseback.

Farming

On the Capay Valley floor, as one enters the Casey Flat Ranch, there are 60 to 90 acres of ground that could be planted to walnuts, olives, or possibly pistachios or almonds.



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