

# Butte Valley Springs

720.00 Acres | Butte County, CA | \$3,200,000



HAYDEN  OUTDOORS.

# Butte Valley Springs

TOTAL ACRES:

720.00

PRICE:

\$3,200,000

COUNTY:

Butte County

CLOSEST TOWN:

Oroville, CA

*Presented by*



**Kevin Brunk**

📍 Real Estate Agent, CA Lic #02139744

✉ KevinBrunk@HaydenOutdoors.com

📞 209.604.2912



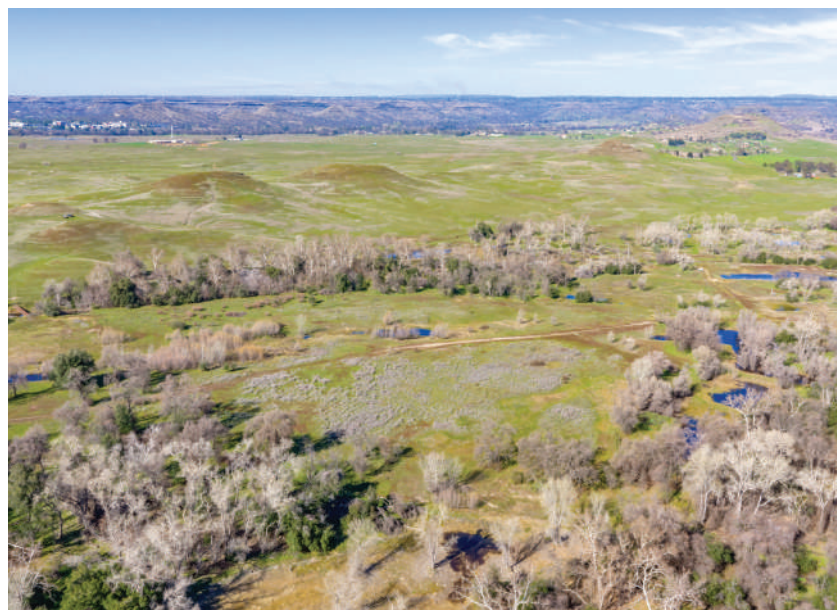
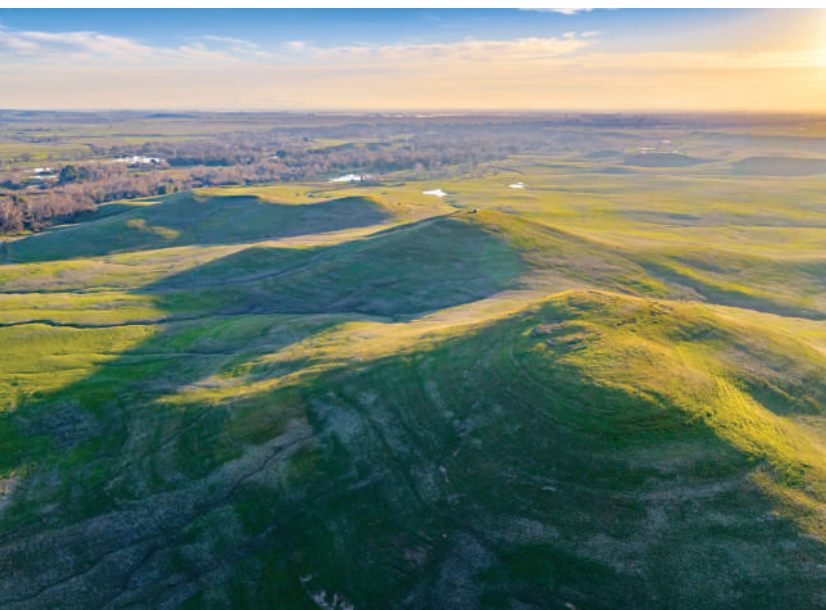
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### **Property Summary**

Located near Chico, Butte Valley Springs is a 720-acre, two-parcel property in Butte County. Situated due east of Durham, this quality land has excellent access, numerous springs, a year-round creek and a deep pond. With panoramic views, a highly desirable location, and prime development opportunities, this property provides a variety of residential, agriculture, ranching and other uses. This special Northern California property is now available.



## Activities & Amenities

ATV/Off Road

Cattle/Ranch

Development Potential

Farm/Crops/Ag Opportunities

Hunting

Income Producing

Mineral & Water Rights

Natural Springs

Year-around Pond

Year-around Stream

Water Access

State Hunting Unit: See CA Dept of  
Fish and Wildlife Regulations

## Land Details

Address: TBD Clark Road, Oroville,  
California 95965, USA

Closest Town: Durham, Oroville

Total Acres: 720.00

Deeded Acres: 720.00

Leased Acres: 720.00

Zoning: AG-160

Elevation: 260' - 440'

Topography: Flat to gently rolling hills - see map

Vegetation: Native deciduous and evergreen  
trees, grasses, shrubs, wildflowers

Income Type: Livestock grazing

Estimated Taxes: \$26,831.94 - 2026

Source of lot size: Assessor/Tax Data

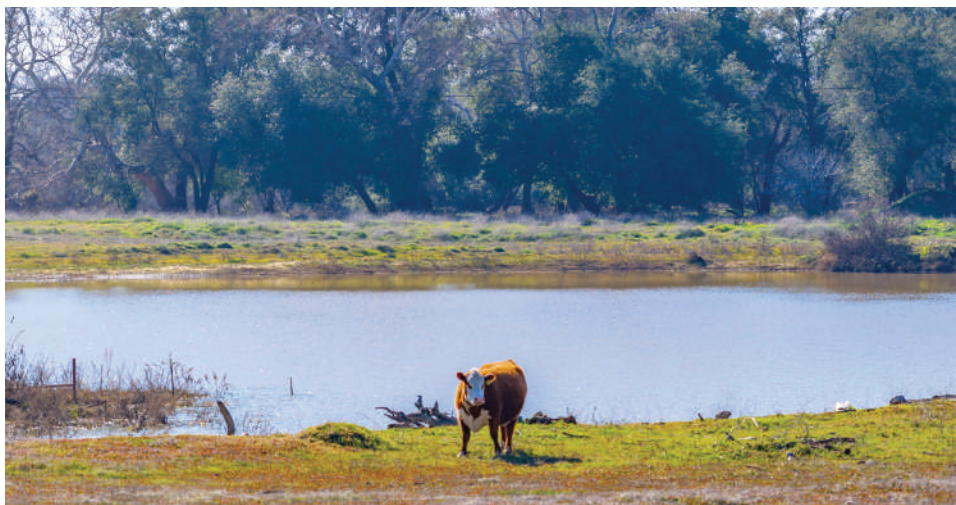
Fence Type: Barbed wire ranch fencing

View: Creek, Mountain, Scenic, Stream



## Land

The scenic and versatile surveyed land ranges from 260' to 440' in elevation and has convenient, well-maintained access along the paved county-maintained Clark Road. The drive to and through the property features striking vistas and panoramic views of the surrounding region. The land to the west and north is relatively flat including gently rolling hills, with additional tree cover to the east and south. The property includes a variety of deciduous and some evergreen trees and a mix of native grasses. Numerous year-round springs dot the landscape with two creeks (Dry Creek and Fallager Creek) and a large 40' deep pond providing additional water. Electrical power is close to the property, and a high production well on the land is capable of nearly 800 GPM. Zoning is favorable with AG-160 designations, providing a wide variety of land uses. The property has extensive planning completed including development opportunities. APN 041-120-127-000, 80-acres; 041-120-126-000, 640-acres; total of 720-acres. The property is not currently enrolled in the Williamson Act.





## **Improvements**

Perimeter ranch fencing and cross-fencing, water well.

## **Recreation**

Outdoor activities are plentiful on the property and in the surrounding hills, mountains, lakes and rivers. The immensely popular Lake Oroville is a short drive to the south and the scenic Feather River close by to the east. The region provides excellent boating, fishing, camping, mountain biking, hiking, golfing, hunting and more. Bidwell Park and Upper Bidwell Park in Chico are one of the most diverse outdoor recreation areas in Northern California. Chico State University and Chico also offer extensive recreation and other resources.

## **Agriculture**

The property has high quality land suitable for a variety of agricultural uses.









## **Water/Mineral Rights & Natural Resources**

The property includes water and mineral rights, to be confirmed by title.

## **Region & Climate**

The region provides a welcome feeling in the surrounding towns of Durham, Chico, Paradise, Gridley and the other neighboring communities in Butte County. The area provides enjoyable climate, shopping, entertainment, dining and other resources for residents and visitors. Chico State and nearby Butte College provide a variety of resources. Butte County features a Mediterranean climate characterized by hot, dry summers and mild, wet winters. Valley areas experience high summer temperatures and rainy winters, while foothill areas like Paradise are warmer in winter. Annual rainfall is concentrated in winter, with snow primarily in higher elevations well above the property.

## **History**

The earliest known residents of Butte County were the Northwestern Maidu who migrated and settled on the Mooretown Ridge between the Middle Fork and South Fork of the Feather River around 1500 B.C. Today's Concow-Maidu tribe are their descendants. As people began journeying westward in the late 1700s and early 1800s, countless Spanish, Mexican, and early American explorers traveled to the area then owned by Mexico and now covered by California. In the early 1840s, the Mexican government granted large tracts of land to a variety of these settlers. In Butte County, Llano Seco stands as one of the last remaining intact land grants from this period. The Gold Rush ushered in thousands of people to the area and Butte County, including eventual city of Chico founder John Bidwell. Towns along the Feather River – including Oroville, Cherokee, and Magalia – came into existence. Within a decade, mining decreased as an economic engine in the area, with agriculture taking its place. Wheat became Chico's primary cash crop while citrus and olives were, and still are, grown in the Oroville area.

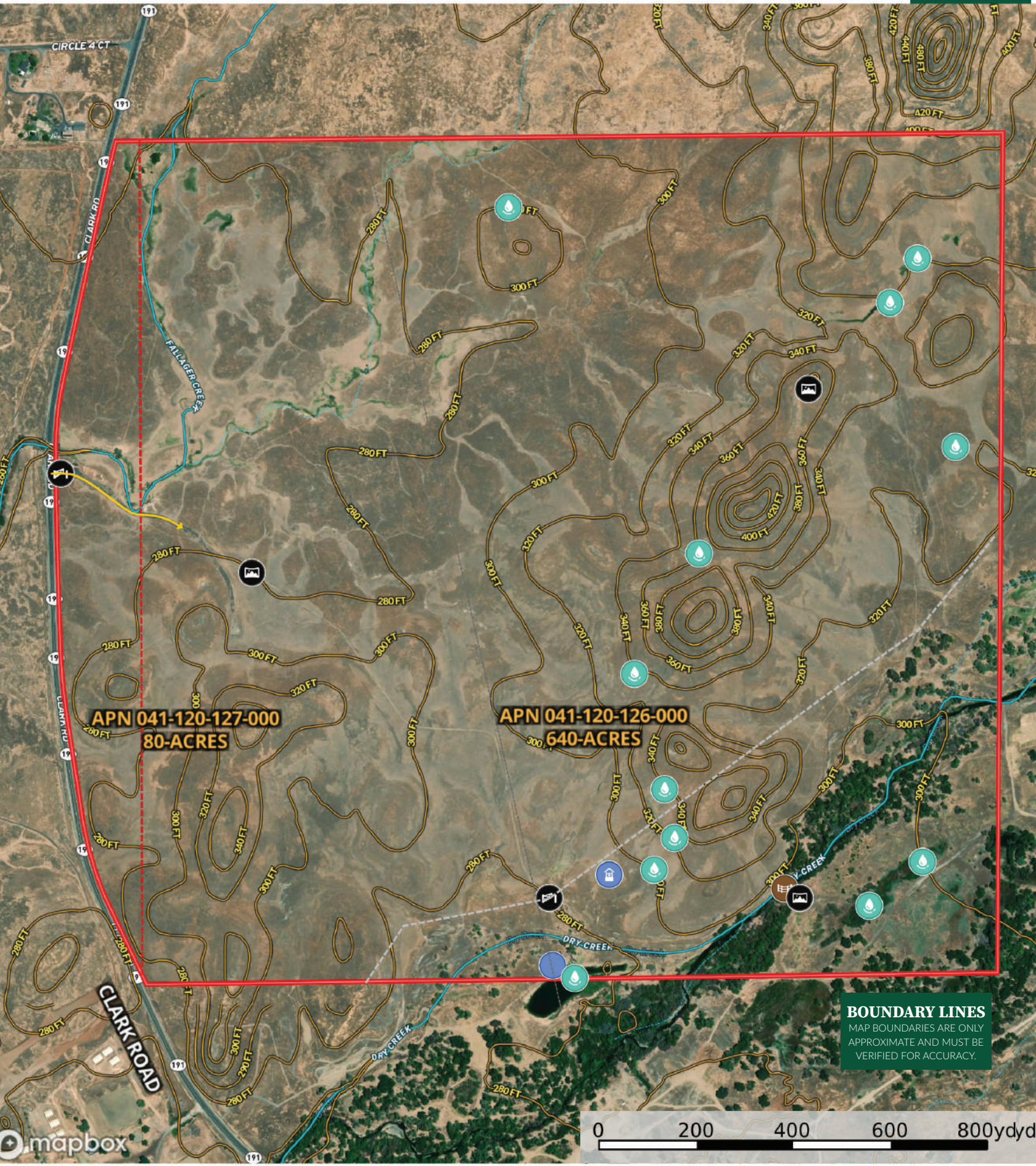




## **Location**

This property is in Butte Valley, centrally located near several regional towns and communities: 10-miles south to Oroville, 10-miles west to Durham, 10-miles north to Paradise, and 15-miles northwest to Chico. The property has excellent access and proximity to highways CA-99, CA-70 and CA-32.





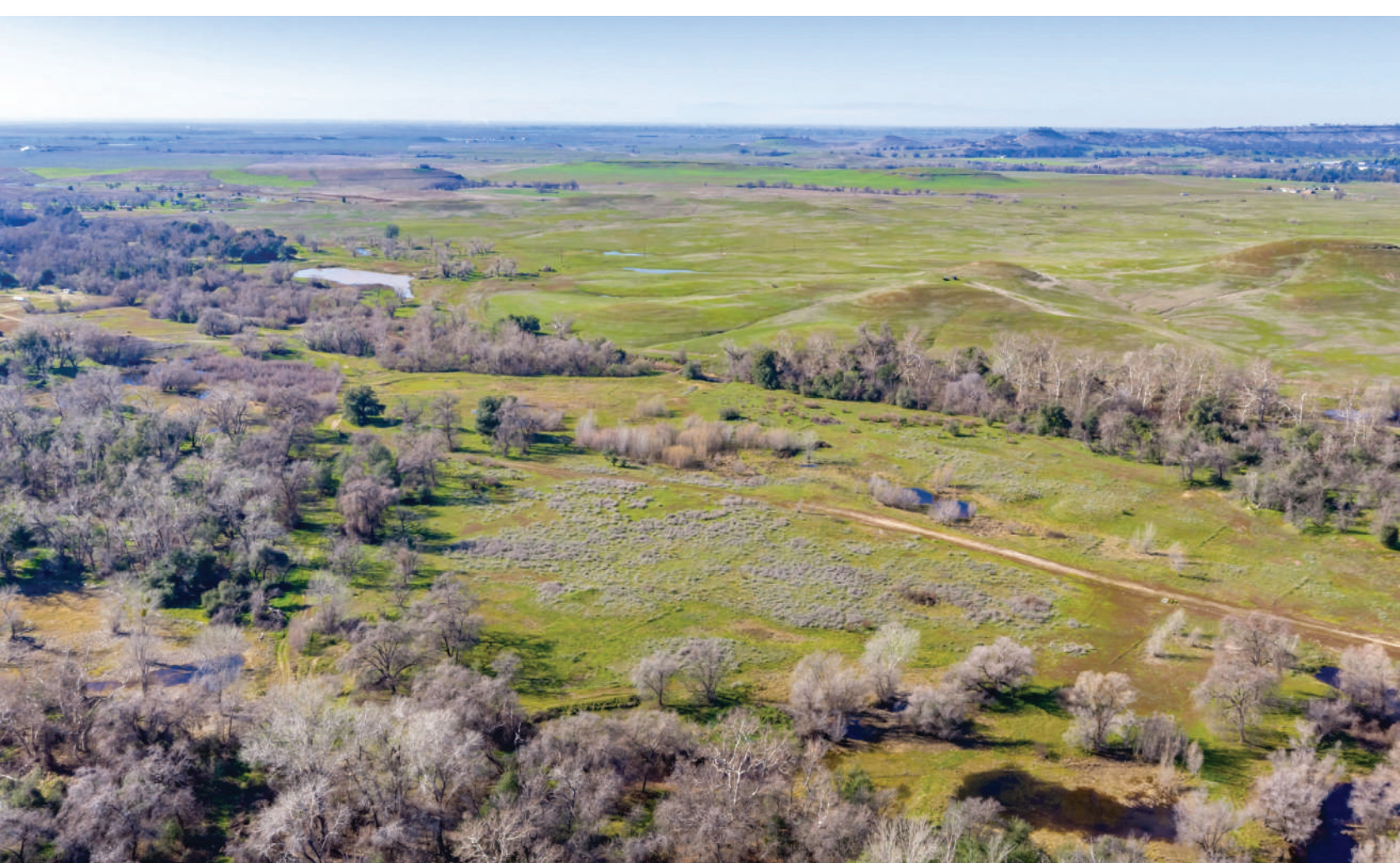
- Bridge
- Well
- Spring
- Year Around Pond
- Gate
- Panoramic View
- Primary Road
- Utility Line
- Cross-fence
- Parcel Boundary
- Stream, Intermittent
- River/Creek



# Feather River









# Hayden Outdoors

## Buyer Process

**BUYER QUALIFICATION:** Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

**PROPERTY SHOWINGS:** With regard to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

**REPRESENTATION OF OFFERS:** Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

**BROKER PARTICIPATION:** Hayden Outdoors welcomes outside brokers to bring buyers to purchase our properties. We offer cooperating commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

**EQUAL HOUSING:** Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."



*"I highly recommend Kevin Brunk for your real estate needs. He was the most professional and knowledgeable real estate agent I have ever had the pleasure working with. He sold our property in a timely manner and did a great job communicating along the way. It was a seamless transaction. Thanks Kevin."*

*- BROOKS DANIELSON*

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**THE BRAND THAT SELLS THE *Land*®**

Hayden Outdoors is a family-owned real estate company and brokerage with a background in the cattle and ranching business. In 1976, Leo Hayden founded the company as the Property Exchange, working with farms and ranches for sale near Hays, Kansas. The brokerage moved to Goodland, Kansas in 1981 and became Hayden Inc. In the late 1990's, Leo was joined by his two sons, Dax and Seth, to help grow the business in multiple states. In 2003, Hayden Outdoors was formed to represent sellers and buyers on farm, ranch, and recreational properties in the Great Plains and Rocky Mountains.

The team at Hayden Outdoors has grown and prospered to include over 200 brokers, agents, and an excellent full-time staff supporting the sale of rural land. Hayden Outdoors represents the finest farms, legacy properties, working ranches, hunting lands and recreational properties from coast to coast.

Over time, we have built our team to be composed of brokers and agents with experience and knowledge in their markets and an affinity to "Do what they say they will". Hayden Outdoors is about honesty and integrity with customers and a rich sense of land stewardship. We understand land, water, habitat, livestock, wildlife, minerals and what is necessary to maximize value for our clients. **We truly love the great outdoors!**

We are blessed to work with the owners and buyers of the farms, ranches and other fine recreational properties we represent, because it is still the diversity of owners over the years that make these places so special.

At Hayden Outdoors, we're proud to say that we only work with the **best** brokers and agents who are experienced farmers, ranchers & outdoor enthusiasts.

**Hayden Outdoors Real Estate**

**501 Main St.#A, Windsor, CO 80550 | 970.674.1990 | [www.HaydenOutdoors.com](http://www.HaydenOutdoors.com)**

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