

# 12976 SELLICK RANCH ROAD

CHICO, CA 95973 | MLS #: CH14060298

**\$915,840** | 3 BEDS | 2.5 BATHROOMS | 4 CAR PARKING | 3700 SQUARE FEET



View Online: <http://sellickranch.homeis4sale.com>  
For Instant Photos: Text 186135 To 415-877-1411



Just REDUCED \$38,000! This turn-key Butte County Gentleman's Ranch consists of over 10 acres of mature, income-producing almond orchards, a gorgeous 2-story home & a huge drive-through workshop. A short 15-min jaunt to Downtown Chico, and is only 3 mi from Shasta Elementary School. Built in 2006, the house is ready to enjoy with 3,700 s/f consisting of 3 bedrooms, 2.5 bathrooms, & an office. The roof was replaced in 2013 with a 40-yr composite. The spacious 30x50' insulated shop includes a car lift and loft storage. There's easy access in front or rear with large roll-up doors. The entire property is on automatic built-in backup in case of power outage. The ranch is very well watered with 2 wells, a water softener & separate water conditioner, automatic yard & orchard sprinklers, & a separate pump storage house. The 12-year old almond orchard produces about \$30K/year and servicing is available if new owner doesn't wish to farm.



- 10 Acre Almond Orchard
- Automatic Yard & Orchard Sprinklers
- 1,800 Sq Ft Workshop
- Gourmet Kitchen
- Separate Pump Storage House
- Water Softener & Conditioner
- Wine Closet
- 3 Car Garage



## AGENT INFORMATION



**Tom Hampton**  
M: 530-570-5822  
License # 01212578  
[tom.greathomeschico@gmail.com](mailto:tom.greathomeschico@gmail.com)  
[www.GreatHomesChico.com](http://www.GreatHomesChico.com)

**Great Homes Real Estate**  
1086 E 5th Ave  
Chico, CA 95926



Disclaimer: All information deemed reliable but not guaranteed.