



FARMS | RANCHES | RECREATIONAL PROPERTIES | LAND | LUXURY ESTATES



The Lodge at Whitehawk Ranch

20.96 ± Acres | Plumas County, CA



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Introduction

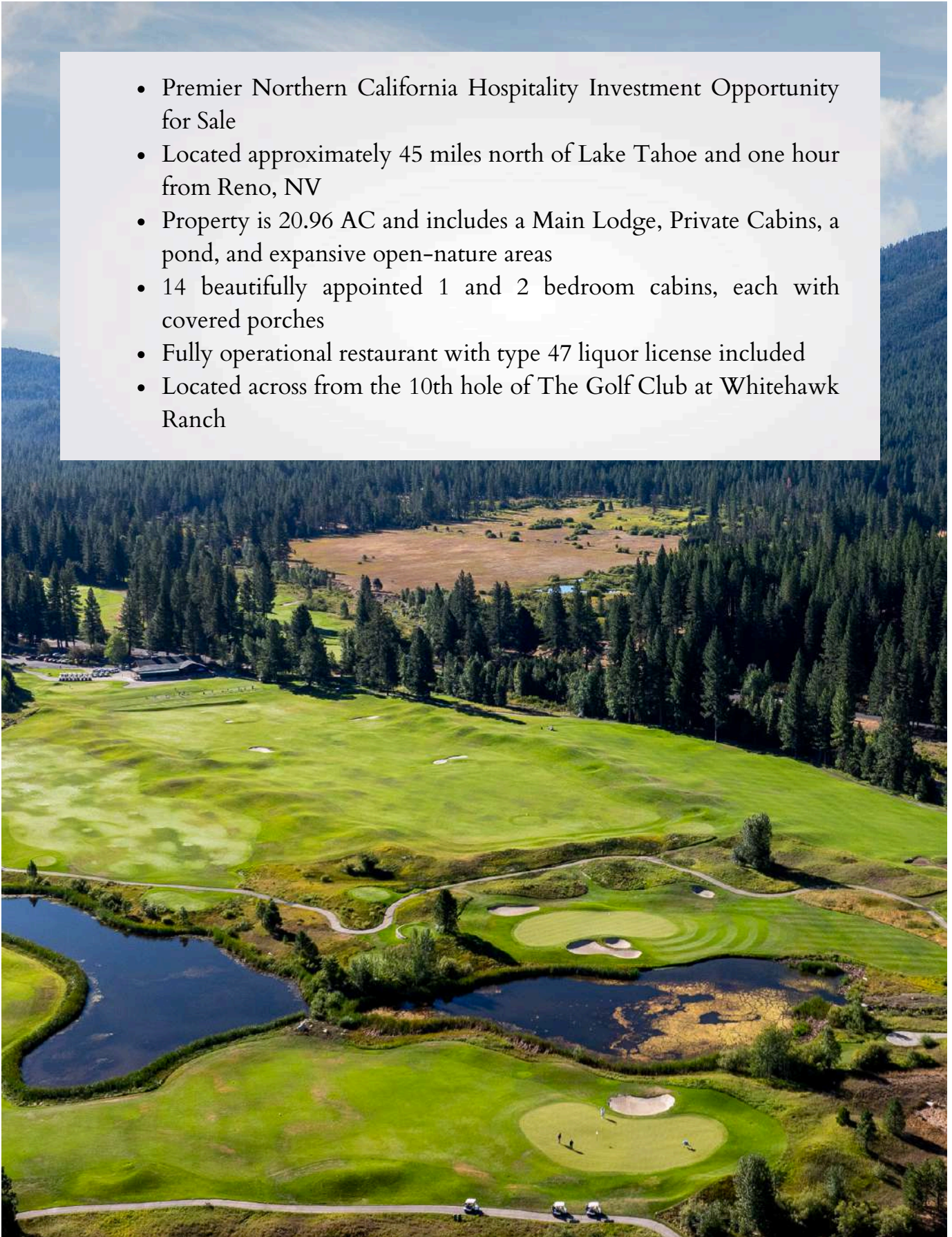


The Lodge at Whitehawk Ranch in Northern California is a charming and rustic retreat nestled in the serene wilderness of the Sierra Nevada mountains. Surrounded by towering pines and the tranquil beauty of nature, this lodge offers a perfect blend of comfort and adventure. The Lodge features 14 cozy, well-appointed cabins that provide guests with modern amenities while retaining a classic, woodsy atmosphere. In addition to a fully operational on-site restaurant, guests can enjoy a range of outdoor activities such as hiking, fishing, and golfing, with picturesque trails and a stunning golf course just steps away. Whether you're looking to unwind by the fire, explore the great outdoors, or simply enjoy the peaceful ambiance, The Lodge at Whitehawk Ranch offers an idyllic escape for nature lovers and relaxation seekers alike.



Highlights

- Premier Northern California Hospitality Investment Opportunity for Sale
- Located approximately 45 miles north of Lake Tahoe and one hour from Reno, NV
- Property is 20.96 AC and includes a Main Lodge, Private Cabins, a pond, and expansive open-nature areas
- 14 beautifully appointed 1 and 2 bedroom cabins, each with covered porches
- Fully operational restaurant with type 47 liquor license included
- Located across from the 10th hole of The Golf Club at Whitehawk Ranch



Location

About Clio, CA:

Clio, CA, is a picturesque town nestled in the Sierra Nevada mountains, known for its stunning natural beauty and tranquil atmosphere. Surrounded by lush forests, clear rivers, and majestic mountain views, Clio offers a peaceful escape with a close-knit community feel. The town is a haven for outdoor enthusiasts, featuring miles of hiking trails, excellent fishing spots, and nearby golf courses. In the winter, it becomes a snowy wonderland perfect for skiing and snowmobiling. With its historic charm and proximity to the amenities of Graeagle and Portola, Clio is a hidden gem that provides both relaxation and adventure.

Graeagle, CA (7 miles):

Graeagle is home to a variety of recreational activities, including hiking, fishing, golfing, and exploring nearby lakes and rivers. Graeagle's quaint downtown features historic red-painted mill buildings, boutique shops, cozy cafes, and inviting restaurants that exude small-town charm. With its friendly community, beautiful landscapes, and year-round activities, Graeagle is a popular vacation destination.

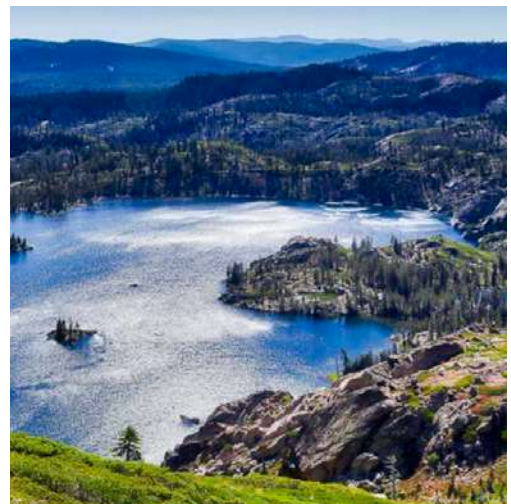


Portola, CA (11 miles):

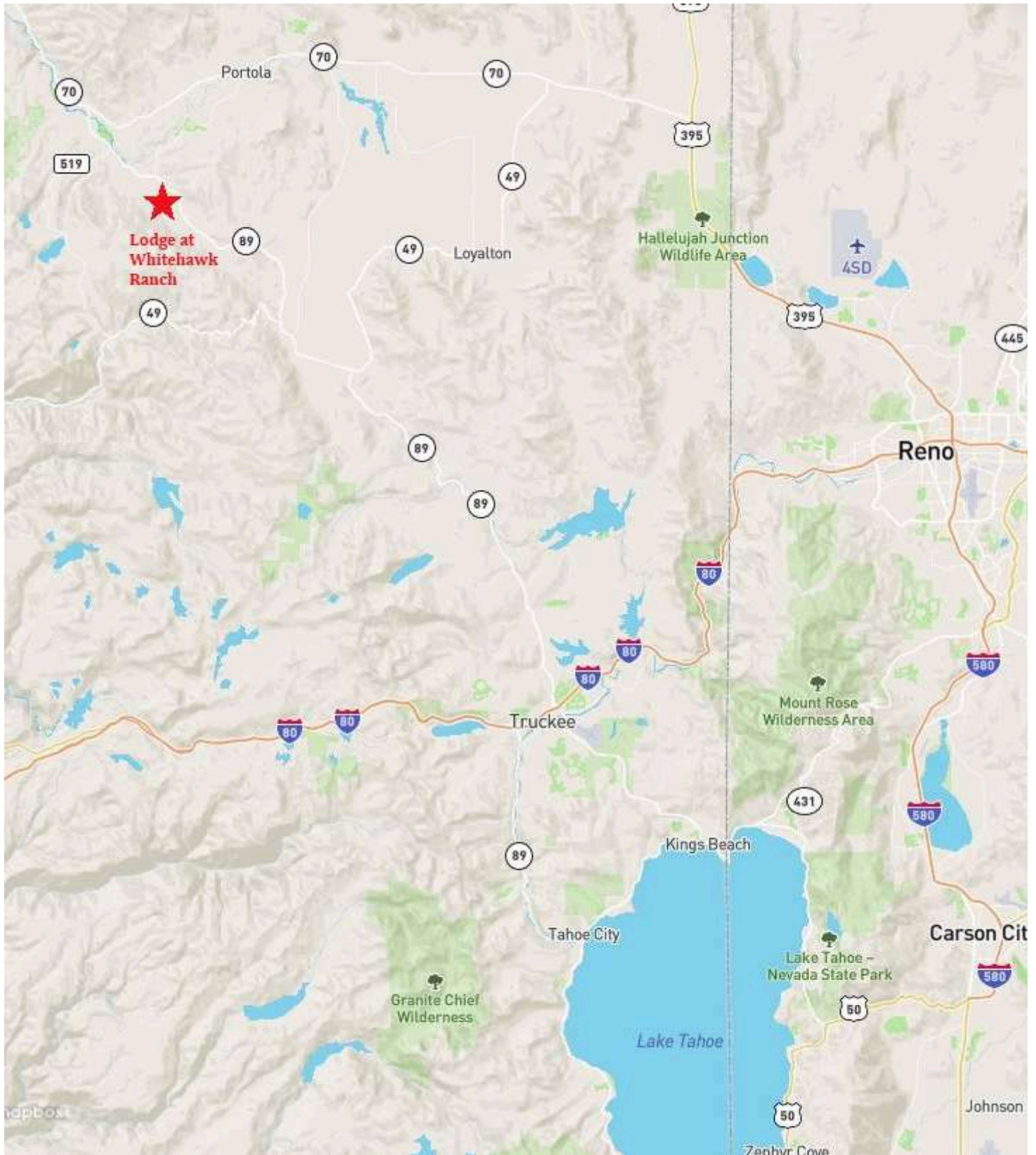
Known as the "Gateway to the Sierras," Portola is surrounded by lush forests, rivers, and the stunning landscape of Plumas National Forest. The town is famous for its Western Pacific Railroad Museum, where visitors can experience the region's railroad heritage firsthand. Outdoor enthusiasts will find plenty of opportunities for hiking, fishing, and exploring the nearby Lakes Basin area.

Plumas County, CA:

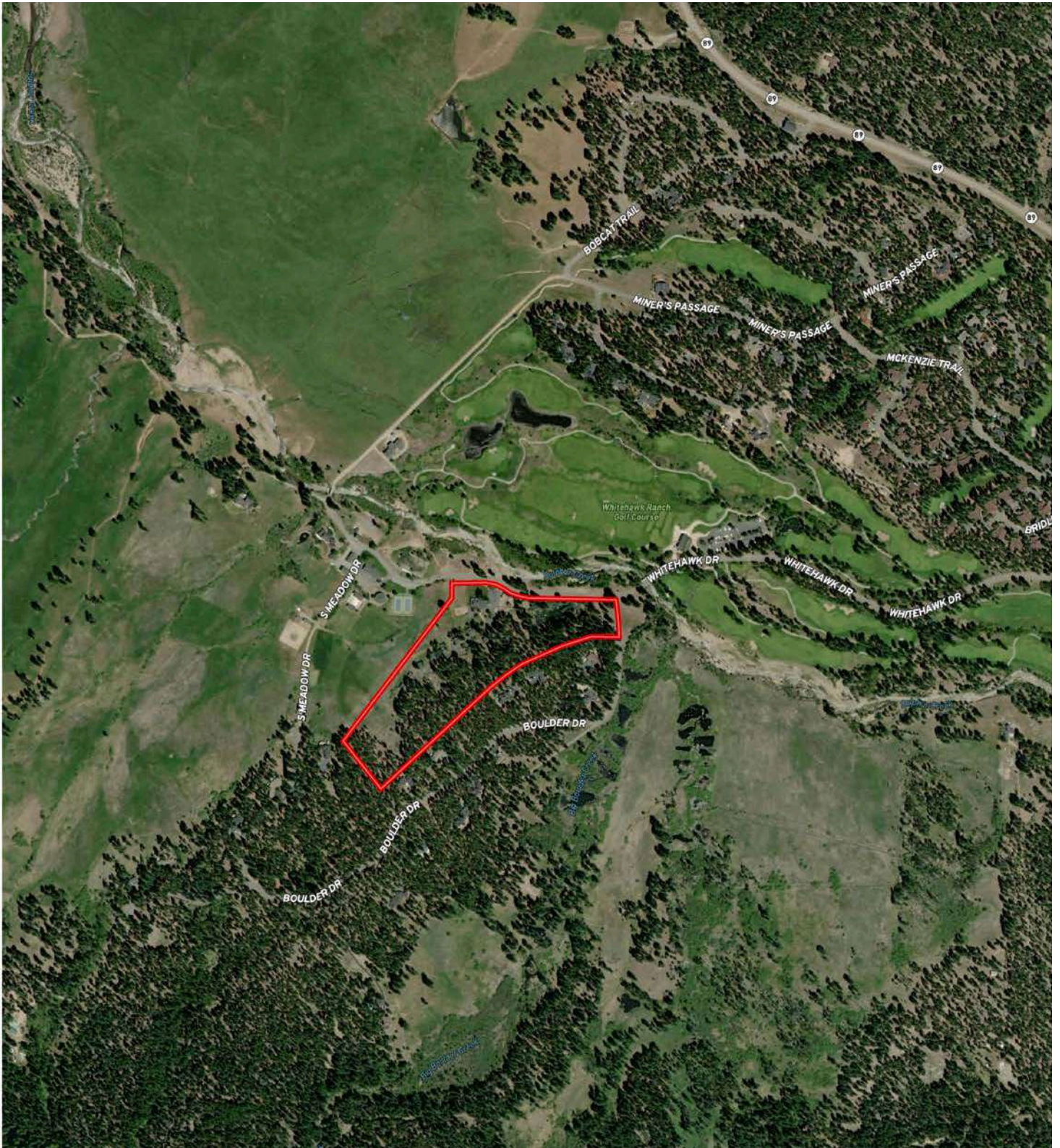
Plumas county is known for its stunning landscapes, including vast forests, pristine lakes, and majestic mountain ranges. It is home to the Plumas National Forest, which offers a wide range of outdoor recreational activities such as hiking, fishing, camping, and bird watching. Plumas County also hosts a variety of community events, including local fairs, arts and crafts festivals, and music events, which reflect the county's strong sense of community and culture.



Location Map



Parcel Overview



The Lodge



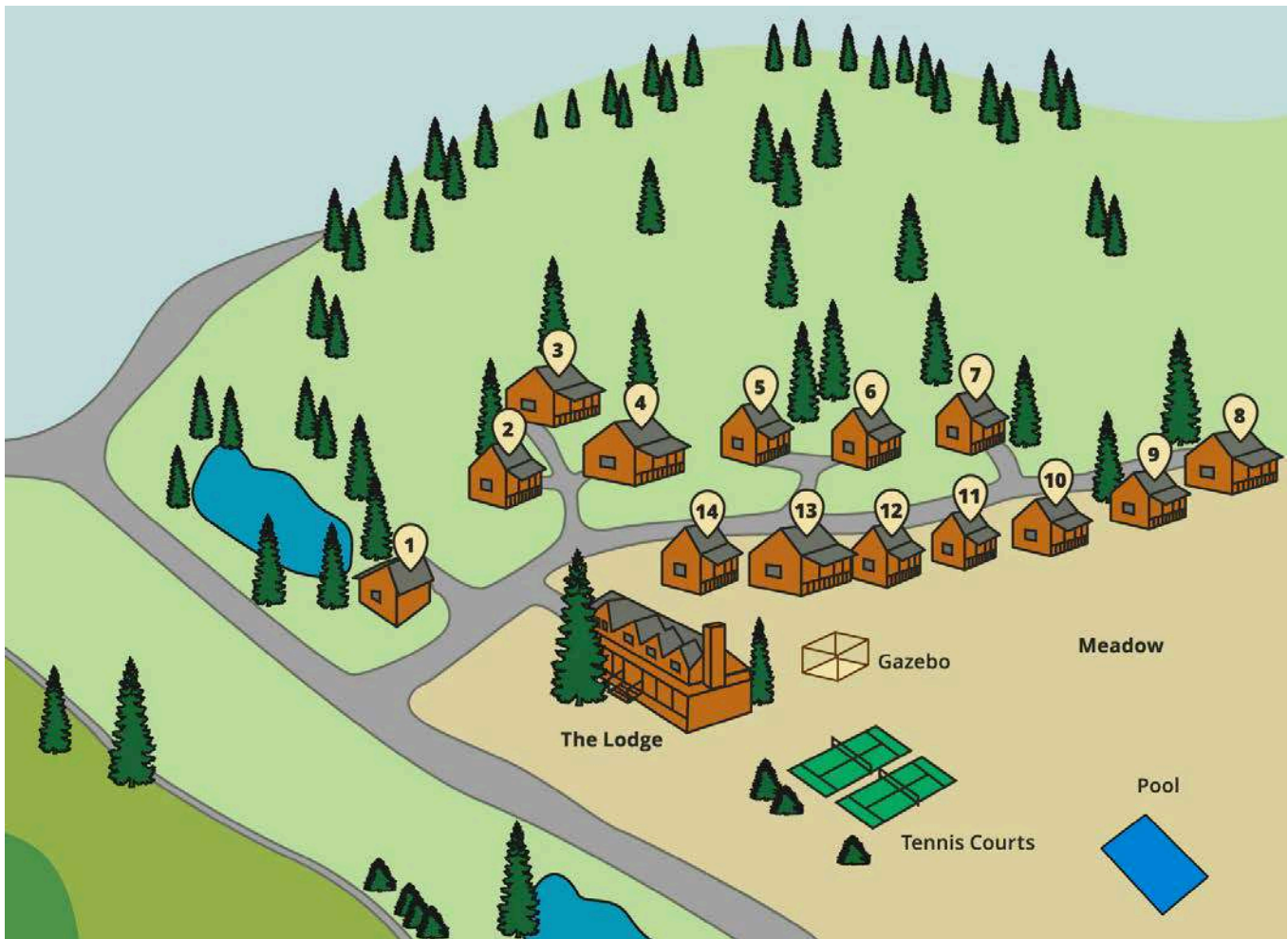
The Lodge is an approximately 4,800 sq. ft. building with an additional 1,200 sq. ft. covered porch. The ground level of the Lodge includes the Hotel Lobby, Dining Room and fireplace, the Bar, a fully equipped kitchen, laundry and storage facilities. The second level of the lodge offers a manager's living quarters, a massage room, and additional storage space.



Lodge Photos



Resort Map



CABINS IN THE TREES (#1 – 7)

- #1 – On the Pond (1 bed, 1 bath, pond view)
- #2 – Morgan (1 bed, 1 bath)
- #3 – Belgian (2 bed, 2 bath)
- #4 – Clydesdale (2 bed, 1 bath)
- #5 – Mustang (1 bed, 1 bath)
- #6 – Shire (1 bed, 1 bath)
- #7 – Thoroughbred (1 bed, 1 bath)

CABINS WITH MEADOW VIEWS (#8-14)

- #8 – Friesian (2 bed, 2 bath)
- #9 – Lipizzan (1 bed, 1 bath)
- #10 – Appaloosa (1 bed, 1 bath)
- #11 – Buckskin (1 bed, 1 bath)
- #12 – Palamino (1 bed, 1 bath)
- #13 – Percheron (2 bed, 1 bath)
- #14 – Pinto (1 bed, 1 bath)

Cabin Unit List

Rates:

Studio Cabin - \$285 per night
 2 bedroom 1 bath cabin \$380.00 per night
 2 bedroom 2 bath cabin \$410.00 per night
 + Plumas County Tenant Occupancy Tax of 9%

| Unit # | Cabin Name | Unit Type | Unit Sq. Ft. |
|--------|-------------------|----------------------|--|
| 1 | On the Pond (OTP) | Studio Cabin | 500 sq. ft. + 150 sq ft. covered porch |
| 2 | Morgan | Studio Cabin | 500 sq. ft. + 150 sq ft. covered porch |
| 3 | Belgian | 2 Bed / 2 Bath | 800 sq. ft. + 280 sq. ft. covered porch |
| 4 | Clydesdale | 2 Bed / 1 Bath Cabin | 800 sq. ft. + 280 sq. ft. covered porch |
| 5 | Mustang | Studio Cabin | 500 sq. ft. + 150 sq ft. covered porch |
| 6 | Shire | Studio Cabin | 500 sq. ft. + 150 sq ft. covered porch |
| 7 | Thoroughbred | Studio Cabin | 500 sq. ft. + 150 sq ft. covered porch |
| 8 | Friesian | 2 Bed / 2 Bath | 800 sq. ft. + 280 sq. ft. covered porch |
| 9 | Lipizzan | Studio Cabin | 500 sq. ft. + 150 sq ft. covered porch |
| 10 | Appaloosa | Studio Cabin | 500 sq. ft. + 150 sq ft. covered porch |
| 11 | Buckskin | Studio Cabin | 500 sq. ft. + 150 sq ft. covered porch |
| 12 | Palamino | Studio Cabin | 500 sq. ft. + 150 sq ft. covered porch |
| 13 | Percheron | 2 Bed / 1 Bath Cabin | 800 sq. ft. + 280 sq. ft. covered porch |
| 14 | Pinto | Studio Cabin | 500 sq. ft. + 150 sq ft. covered porch |

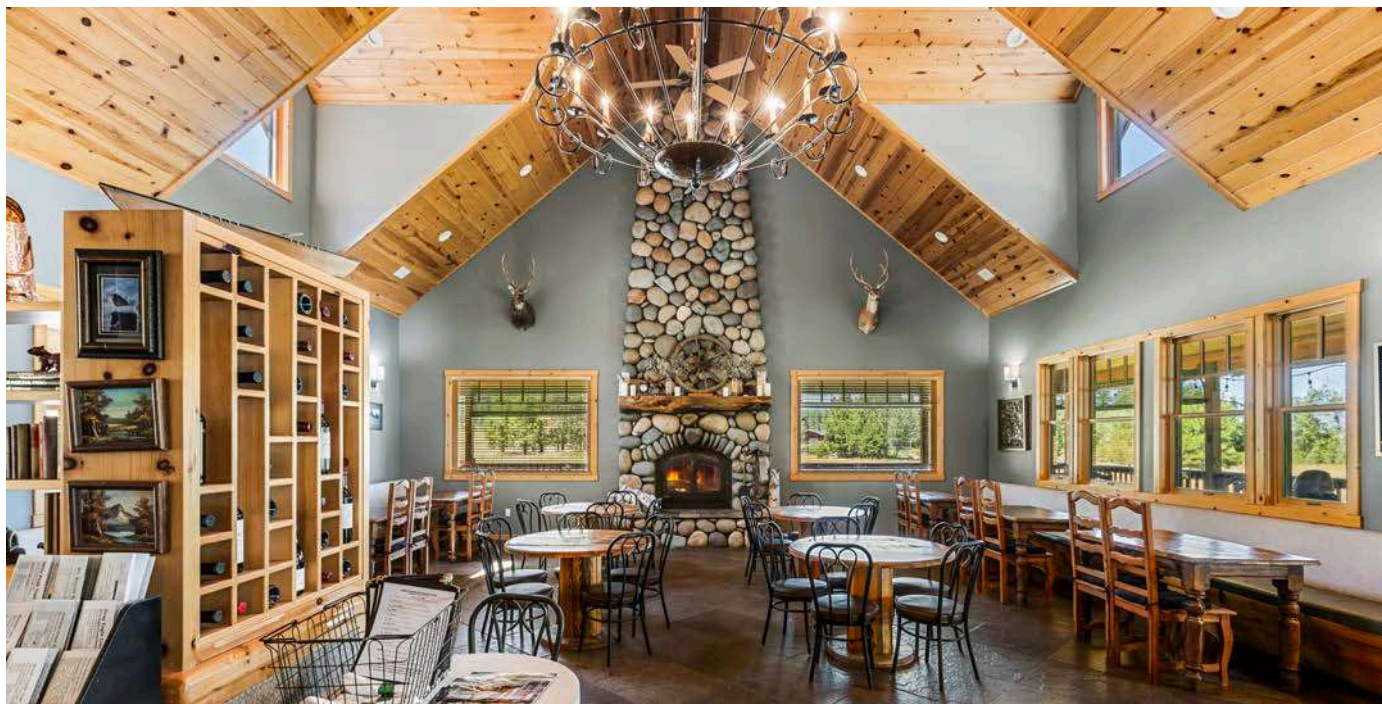
Private Cabins



Private Cabins



The Restaurant



The Golf Club at Whitehawk Ranch



The Lodge at Whitehawk Ranch is located across the street from the 10th hole of The Golf Club at Whitehawk Ranch and approximately 0.3 miles from the Clubhouse. The award winning 18 hole championship golf course designed by Dick Bailey was rated 11th best Public Golf Course in California (2006) by “Golf Week” magazine. The Golf Club at Whitehawk Ranch was honored with the “Environmental Award” from the California Golf Writer’s Association for outstanding foresight, care and planning to improve and preserve the environment. Also located within 10 miles from the Lodge at Whitehawk Ranch are 4 additional 18 hole courses.

Nearby Activities



In addition to being within 20 minutes driving distance of five championship golf courses, The Lodge at Whitehawk Ranch has access to tennis courts, a swimming pool, hiking, biking and fishing. These are just a few (of the many) things guests can do while enjoying their stay at The Lodge.



Biking and Hiking

Pack your mountain bike and enjoy miles of the most beautiful mountain trails with endless views and over 20 crystal blue lakes await in the surrounding Lakes Basin area.



Tennis

Don't forget to pack your rackets for some tennis that's within walking distance from your cabin. You may also enjoy pickleball as well.



Swimming

Pool is open Memorial Weekend to Labor Day weekend. The hot tub will remain closed for the time being. The pool is owned by the HOA and they are nice enough to allow our guests to use it. The Lodge has no control over when the pool is opened or closed for the season or for maintenance. We will try our best to give you as much notice of any closures as we can.



Fishing

Bring your fishing gear and enjoy the Lakes Basin Recreation Area with more than 20 wondrous lakes for boating, fishing or relaxing by the water.



California Outdoor Properties, Inc. is pleased to have been selected as the Exclusive Agent for the seller of this offering. All information has been obtained from sources deemed reliable by California Outdoor Properties, Inc. However, the accuracy of this information is not guaranteed or warranted by either California Outdoor Properties, Inc., or the sellers. Prospective buyers are charged with making and are expected to conduct their own independent investigation of the information contained herein. This offering is subject to prior sale, price change, correction or withdrawal without notice, and any offer presented does not have to be accepted.



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