

Still Waters Ranch Community

Penn Valley CA/Nevada County



360 Acres With Over 1 Mile of Uninhabited Shoreline on Englebright Lake

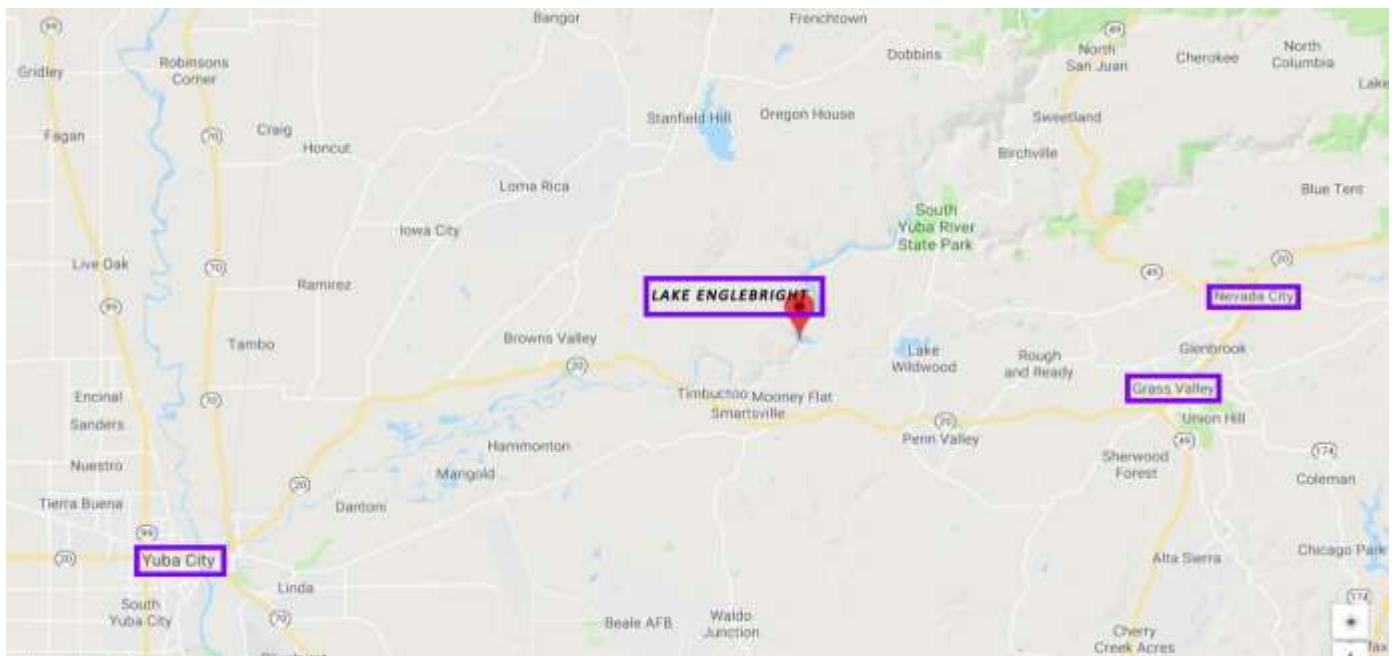
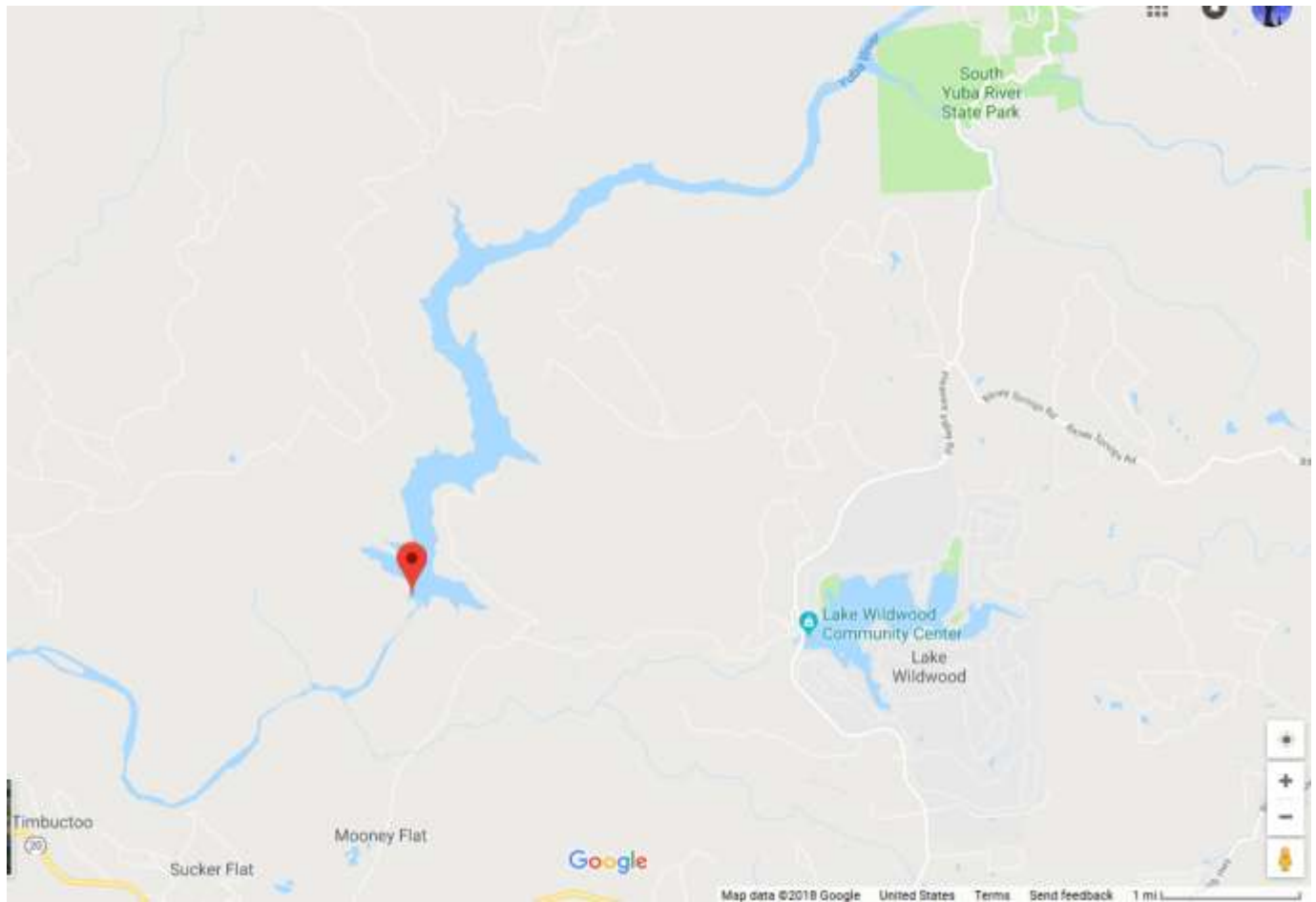
Still Waters Ranch is a breathtaking gated waterfront ranch community on 6 parcels totaling 360 acres in northern CA with over a mile of uninhabited shoreline on Englebright Lake in the Sierra Nevada foothills near the charming towns of Nevada City and Grass Valley in CA. The property is below the snowline allowing for year-around enjoyment. Still Waters Ranch has a private developed natural beach with total privacy and natural beauty including waterfalls, multiple springs, glamping amenities and a 2 story ranch house with three separate living spaces overlooking distant views. A strategic alliance is underway with Nevada County Planning Department to create an off-the-grid sustainable community with 100 homes called ***“Still Waters Sustainable Living Community” (SWSLC)*** on 360 acres.



Lake Englebright is named after Harry Englebright who was elected to the US House of Representatives in a special election in 1926. Harry Englebright was a mining engineer before entering politics.

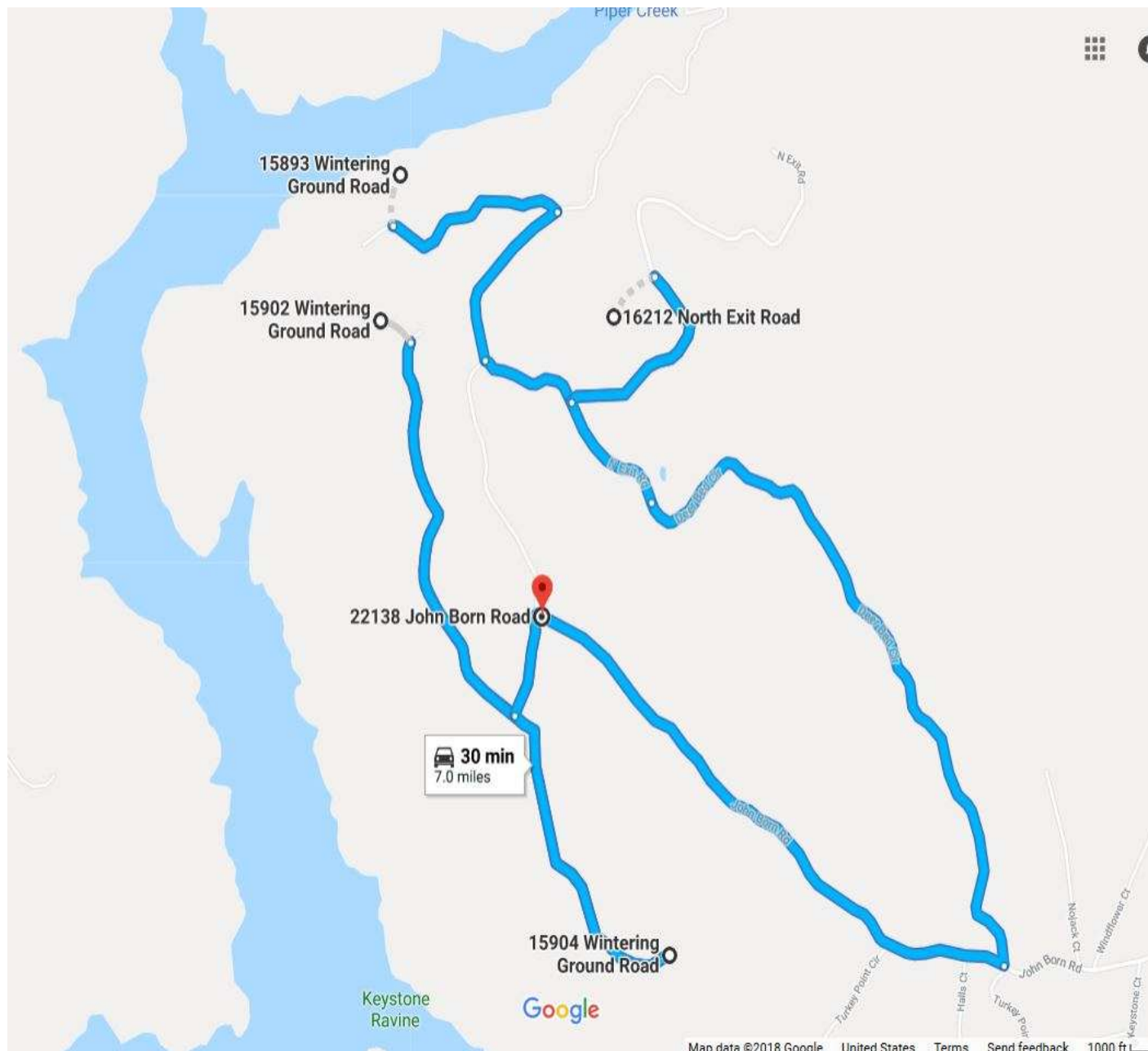
Lake Englebright is a large lake formed by the lower fork of the renowned Yuba River. The northern part of the Lake Englebright is formed from the incoming Yuba River and the lower part of Lake Englebright funnels the south bound lower fork of the Yuba River. The dynamics of the incoming Yuba River and the outbound Yuba River gives this lake an amazing

amazing high vortex energy field with amazing diversity in the energy spectrum as seen, felt and experienced differently in all 4 seasons. Still Waters Ranch is 16 miles to Grass Valley and another 4 miles to Nevada City off of Highway 20. Grass Valley and Nevada City have renowned histories from the gold rush with a historical legacy that draws ecotourism while attracting green living enthusiasts, artists, musicians and green driven projects. Nevada City still carries the old town nostalgia look with stunning 49'er history. Still Waters Ranch has 360 acres of total privacy and natural beauty, including multiple wells and springs, a stunning ranch house with three separate living spaces overlooking distant views, and has an infrastructure in multiple areas for developing long-term dreams. This is a one of a kind property that only becomes available once in a generation.



Still Waters Ranch comprises 6 parcels

Parcel 1	16212 Exit Rd, Penn Valley, CA 95946	40.00 acres	\$ 799,000
Parcel 2	15893 N Wintering Ground Rd, Penn Valley, CA 95946	20.53 acres	\$ 429,000
Parcel 3	15902 Wintering Ground Rd, Penn Valley, CA 95946	40.00 acres	\$ 449,000
Parcel 4	15904 Wintering Ground Rd, Penn Valley, CA 95946	40.60 acres	\$ 469,000
Parcel 5	22138 John Born Rd, Penn Valley, CA 95946	80.60 acres	\$ 625,000
Parcel 6	22138 John Born (Beach) Rd, Penn Valley, CA 95946	138.80 acres	\$ 1,125,000
TOTAL		360.53 acres	\$ 3,896,000



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This spectacular property creates a legacy waterfront property in California for families and generations to come. These offerings are truly unique and provide the opportunity to own over a mile of uninhabited shoreline on a lake below the snowline allowing for year-around enjoyment.

Features include a landscaped beachfront which includes multiple sitting areas, thousands of feet of natural stone walls, waterfalls, trails and ski boat access. A short walk down from the waterfront, there are two luxury glamping tents, both of which have French doors, a queen bed, solar electricity and decks which overlook the lake just a few feet from the water's edge. One glamping tent includes a hot water outdoor claw-foot bath. The property boasts access to over 80 miles of horseback riding trails and is a short drive from two quaint, historic towns. Still Waters Ranch is conveniently located only 90 minutes from world class snow skiing and just three hours from the San Francisco Bay Area.

COMMUNITY DEVELOPMENT PLANNING

Efforts are underway to structure a strategic alliance with Nevada County Planning Department to create a off the grid sustainable community called *"Still Waters Sustainable Living Community"* (SWSLC) on 360 acres. SWSLC would be modeled as a destination resort serving as an eco tourism attraction, but more important is how visitors, students and eco-tourists:

- a. **Learn about responsible travel to fragile, pristine natural areas where green communities conserve the environment protecting flora and fauna that sustains the lifestyle and well-being of community**
- b. **Become sensitized through education about the beauty and the fragility of nature that fosters a greater appreciation of our natural habitats and environmental sustainability**
- c. **Experience how living off-the-grid is a renewable and sustainable lifestyle of land stewardship that improves the eco-system while improving personal growth and social responsibility**
- d. **Understand and appreciate how permaculture design, green building technologies and integrative engineering are complimentary in water harvesting, food production, renewable energy and green home building systems**

A unique sustainable community on 360 acres would comprise 100 homes owned by homeowners forming a green sustainable HOA destination resort with additional green homes, cabins, yurts, cottages and tiny homes available for visitor lodging in various destination retreat programs. SWSLC would have many integrated systems from organic forest gardens, mixed use orchards, CSA (Community Supported Agriculture) program, horse ranching, free range chickens with unique chicken chalets/hen houses. An integrated solar farm would supply renewable energy. A structured water system would integrate a canal system for gardens, orchards, potable water and be made available to fire department crews for all emergencies. The water system makes use of water recycling, water conservation. A large multi-purpose Learning Center would serve many functions in various activities and programs including seminar and workshop programs, internships, destination resort activities, lectures, green fairs, tours, performance events and community events.

Visitors will experience the unique SWSLC lifestyle with direct involvement through many diverse edutainment aspects in living off-the-grid within a unique sustainable living community that creates its own renewable energy, grows its own food, harvests its own revitalized water and builds it own green homes using green materials, hemp block, green lumber programs, cross laminate timber and other green building materials.

Additional interest with ongoing meetings involve investors wanting to integrate a world class organic horse ranch with a diverse range of Horse Ranch retreat programs, horse riding activities involving youth & family camp programs, horseback guided tours, wilderness pack trips with overnight camp outs; Horse Rentals, Horse Riding Workshops, Youth Riding Camps, Miniature Horse Rides for young Children, Family Riding Programs. Efforts are underway to integrate the horse ranch retreat:

Horse Ranch Retreat

The Still Water Ranch has the optimum climate, terrain, soil and environment for a world class organic horse ranch that has a diverse range of Horse Ranch retreat programs and horse riding activities involving youth and family camp programs, horse-back guided tours, wilderness pack trips with overnight camp outs; Horse Rentals, Horse Riding Workshops, Youth Riding Camps, Miniature Horse Rides for young Children, Family Riding Programs, Demonstrations and Lectures.

A world class horse ranch retreat would also provide animal assisted therapy and natural horsemanship programs using psychotherapy involving horses and teaching horsemanship skills to children and adults with disabilities in cognitive, physical, mental, and emotional conditions. There would be a wide range of staff members including certified equine therapists, instructors, horse tour guides & wilderness guides working in many different programs, services and activities. There would be equine assisted therapy activities tailored for children and adults including troubled youth, juvenile wards of the court, autistic, physically handicapped, mentally retarded and other groups to experience equine therapy programs including: Horse & Llama Treks; Overnight Wilderness Pack Trips, Animal Therapy; Horse Whispering; Care Farming, Leading Horses & Llamas into a Petting Zoo, Horse Riding Games (for motor communication skills), Working in a Round Pen and Commanding a Horse Verbally.







