



# Riverhill Farm

## Historic property near Nevada City, CA

18.9 acres, with more than five acres in production

Idyllic residence and commercial farm just three miles from Nevada City, providing fresh vegetables and fruits to the Sierra foothill communities of Nevada City and Grass Valley and to Truckee. Highly productive, economically viable farm adjacent to the South Fork of the Yuba River that is also biodiverse, with more than 80 species of birds identified to date, a highly diverse and balanced insect population, bears, mountain lions, coyotes and more. Homesteaded by Italians in the late 1800's, the fertile soils of this historic property have been farmed organically for twenty years. Produce is marketed through two farmers' markets, the local natural foods co-op BriarPatch, a farm stand at the farm, and to local restaurants. The farm also created and supports the Good Food for All initiative to provide fresh produce to the Interfaith Food Ministry, a local food distribution non-profit that serves underprivileged members of Nevada City and Grass Valley. Irrigated by two wells yielding 80+ gpm and fully fenced farm fields, this property includes a 2007-built +-1,600 square foot 3 bedroom, 2 bath home, a barn that includes employee housing, a wash and pack building, a farm stand, a propagation high tunnel with bench heating system, water storage infrastructure, a pond, and more.

\$1,595,000 (Business and farm equipment sold separately)

Contact Gene Thompson, Coldwell Banker Grass Valley 530-273-8193

## Property highlights:

- +-18.91-acre parcel with five acres in established farm fields (one additional acre is leased from neighbors)
- +-1,600 square-foot custom home built in 2007, with 3 bedrooms, 2 baths, open farmhouse-style kitchen and dining room with wood stove, cozy living room with built-in bookcases, radiant heat flooring, attractive details
- Outbuildings include a 1,700+ sq. ft. barn (with employee housing, kitchen, bathroom), a 20' yurt and bathhouse, 1,000+ sq. ft. farm stand and toolshed, 450 sq. ft. wash and pack building, 950+ sq. ft. propagation high tunnel with bench heating system
- Certified Organic by CCOF
- A bird lover's paradise
- Two wells, each yielding 40+gpm
- Extensive above and below ground irrigation system which delivers water to the production fields, including 20,000 gallons of water storage in above-ground tanks
- Established markets include Nevada City Farmers' Market, Truckee Farmers' Market, BriarPatch Natural Foods Coop, farm stand on site, Three Forks Bakery and Brewery, other local restaurants, Tahoe Food Hub, Interfaith Food Ministry
- 85% of this farm's produce is sold within five miles of the farm, including berry u-pick at farm
- Historic stone walls, cairns built by Italian homesteaders in the 1800's
- Highly biodiverse, this farm exhibits the extraordinary potential of organic agriculture that balances production and economic viability while maintaining native habitat, including a restored seasonal riparian zone, with co-benefits for pollination and pest management
- Includes a pond

Business opportunity is sold separately, and includes Riverhill's customer email list, website, social media accounts, reputation in the communities served, tractor and tractor implements, tools and other equipment.

