



# *Calistoga Realty Co., Inc.*

*Wine Valley Properties*

BRE #00930058

## **Crazy Creek Ranch**



**Crazy Creek Ranch - 485+/- Acres in a bucolic valley between Middletown and Hidden Valley Lake. Currently being used as a licensed glider port with an 1800' landing strip and potential for expansion up to 3500'. Property has frontage on Hwy 29 which w/ current mixed zoning, it would allow rural residential, highway commercial, light industrial or a planned development. Ideal for a fly in residential community. Mostly level w/rolling hillsides.**

**\$2,950,000**

VirtualTour <https://www.youtube.com/watch?v=SWkpTPicg6w&feature=youtu.be>

*1473 C Lincoln Ave., Calistoga, CA 94515 (707) 942-9422*

**Agent One Page - Lots & Land**

21613986 19970 S State Hwy 29

Middletown, 95461 / 10000

A List Price:  \$2,950,000



<b>Lots &amp; Land / Acreage</b>		<b>Original LP:</b> \$3,400,000
<b>Lot Desc:</b>	Fenced, Secluded, View	<b>Selling Price:</b>
<b># of Lots:</b>	1 Lot	<b>DOM/CDOM:</b> 374/374
<b>Lot SqFt:</b>	21130956/(Realist Public Rec)	<b>Surveyed:</b> No
<b>Acre(s):</b>	485.1000/(Realist Public Rec)	<b>Corner Mrk:</b> Yes
<b>Bldg Pad:</b>	No	<b>Min Rights:</b>
<b>Demo Report:</b>		<b>Soil Report:</b> Yes
<b>Well GPM:</b>		<b>Subdivision:</b>
<b>Sale Cond:</b>	Offer As Is	<b>APN:</b> 014-280-18-00
<b>Showing</b>		<b>2nd APN:</b>
<b>Occupancy:</b>	Owner	<b>Zoning:</b>
<b>Own Name:</b>		<b>Unit/Blk/Lot:</b>
<b>Own Phone:</b>		

[Additional Pictures](#)      [Virtual Tour](#)

**Showing:** Appt. Only, Contact List Agent  
**Lockbox Loc:** No Lockbox      **Cross Street:** Grange      **TBrosmap:** .  
**Directions:** Hwy 29 to Grange Road, follow the sign for Crazy Creek Gliderport.  
**Conf/Show Inst:** Call Listing Agents for Appt. to show. Do not go direct without an appointment. See attached past planned development information

**Marketing Rmks:** Crazy Creek Ranch - 485+/- Acres in a bucolic valley between Middletown and Hidden Valley Lake. Currently being used as a licensed glider port with a 1800' landing strip and potential for expansion up to 3500'. Frontage on Hwy 29 which w/current mixed zoning, it would allow rural residential, possible highway commercial, light industrial or a planned development. Check w/ Lake County Planning. Ideal for a fly in residential community.

<b>List Office:</b> Calistoga Realty Co Inc / ECALIS	707-942-9422	<b>Fax:</b> 707-942-0253
<b>List Agent:</b> Brian G Durnian / E00580	707-942-9422	<b>Fax:</b> 707-942-0253
<b>Co List Off:</b> Hidden Valley Lake Realty/BHIDDEN	707-987-3172	<b>Fax:</b> 707-987-3117
<b>Co List Agent:</b> John Larkin / B325218	707-987-3172	<b>Fax:</b> 707-987-3117
<b>LA Email:</b> Jombies@Aol.com	<b>Co LA Email:</b> john@hiddenvalleylake.com	
<b>List Type:</b> Exclusive Right	<b>CSO:</b> 2.5	<b>Dual/Var:</b> No <b>Subj Crf Conf:</b> No
<b>TIC:</b> No	<b>PUD:</b> No	<b>Com Int Dev:</b> No <b>Probate Sale:</b> No
<b>List Date:</b> 06/14/16	<b>Expiration Date:</b> 09/21/17	<b>\$/Acre:</b> \$6081.22
<b>On Market Date:</b> 06/20/16	<b>Contingent Date:</b>	<b>Pending Date:</b>
<b>COE Date:</b>	<b>DOM/CDOM:</b> 374/374	<b>Terms:</b>
<b>Sales Concess:</b>	<b>Sold Remarks:</b>	<b>Off Mkt Date:</b>
<b>Sale Conc Amt:</b> 0.00	<b>Sale Conc Rmks:</b>	<b>Selling Price:</b>
		<b>SP%OP</b> 0.00

<b>Sold By:</b>	<b>Agent:</b> /
<b>District:</b>	<b>Elem:</b>
<b>HOA:</b> No	<b>Amount:</b> \$0.00 /
<b>Lease/Amount:</b>	<b>Lease Term:</b>
<b>Crops:</b> None	<b>Middle:</b>
<b>Current Use:</b> Other	<b>High:</b>
<b>Topography:</b> Mostly Level, Rolling	<b>Fee Incl:</b>
<b>Views:</b> Hills, Panoramic, Pasture, Valley	<b>Lease Expires:</b>
<b>Zone Allows:</b> Agricultural, Farm/Ranch, Mixed, Residential	
<b>Existing Struct:</b> Barns with Elec, Modular/Mobile	
<b>Fencing:</b> Perimeter	
<b>Perc Test:</b>	
<b>Sewer/Septic:</b> Standard Septic	

<b>Soil:</b>	
<b>Surface Water:</b> Seasonal Creek	
<b>Utilities:</b> Elec Avail	
<b>Water Source:</b> Well Private	



Lake County IT Dept. Lake County IT Dept., Source: Esri, DigitalGlobe, GeoEye, Earthstar (Now CNES/Airbus DS, USDA, USGS, AeroVIG, GeoEye, IGN, GE, AeroVIG, and the GIS Community, 014-290-11



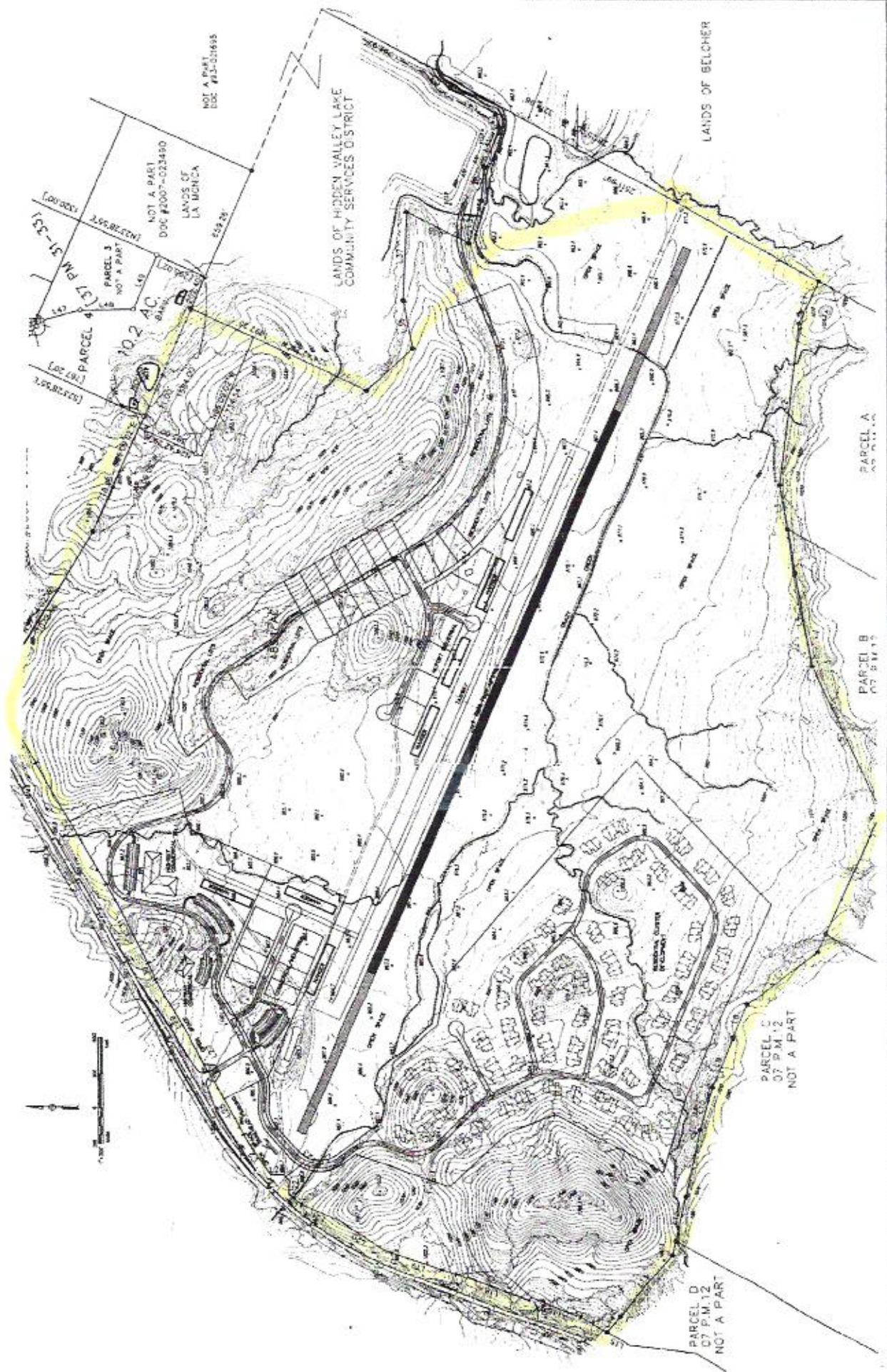
Print Date: 07/1/2015


### Crazy Creek

built with Web AppBuilder for ArcGIS

All parcel boundaries are approximate. Discrepancies in acreage, shape and location are common. This map is not the legal survey document to be used in single site determinations. Consult your deed for a legal parcel description.

## Lake County, CA



NO. 248	DATE	2-9-09
BY	DATE	
CHECKED BY	DATE	
APP. NO.	07-70657	3407
 <b>RUZICKA ASSOCIATES</b> CONSULTING ENGINEERS 1000 S. 10TH ST., 1ST FLOOR, SUITE 100 SAN JOSE, CA 95128		
<b>PRELIMINARY MASTER PLAN</b> <b>CRAZY CREEK AIRPARK</b> <b>19970 ST HIGHWAY 29 MIDDLETOWN, CA</b>		
CRAZY CREEK DEVELOPMENT, LLC JIM & CONNIE INGREBO, SEAN BOYLAN MIDDLETOWN, CALIFORNIA		
<i>014-280-18</i>		

# PROPOSED CONCEPTUAL DESIGN CRAZY CREEK AIRPARK

PREPARED FOR: BY: NURSERY  
 REVISIONS: STACY CERRAS, STEPHEN BENTLEY, AND  
 JAMES H. HARRIS, JR. 10/15/2010

DATE: 10/15/10  
 DRAWN BY: J. HARRIS, JR.  
 CHECKED BY: R. HARRIS, JR.

PROJECT: CRAZY CREEK AIRPARK  
 LOCATION: 10000 N. 100TH ST., EDEN PRAIRIE, MN 55424  
 CLIENT: NURSERY



DESIGNED BY: NURSERY  
 PREPARED BY: STACY CERRAS, STEPHEN BENTLEY, AND JAMES H. HARRIS, JR.  
 DATE: 10/15/10









SLIPPER TRAILERS

(6) GUEST CABINS

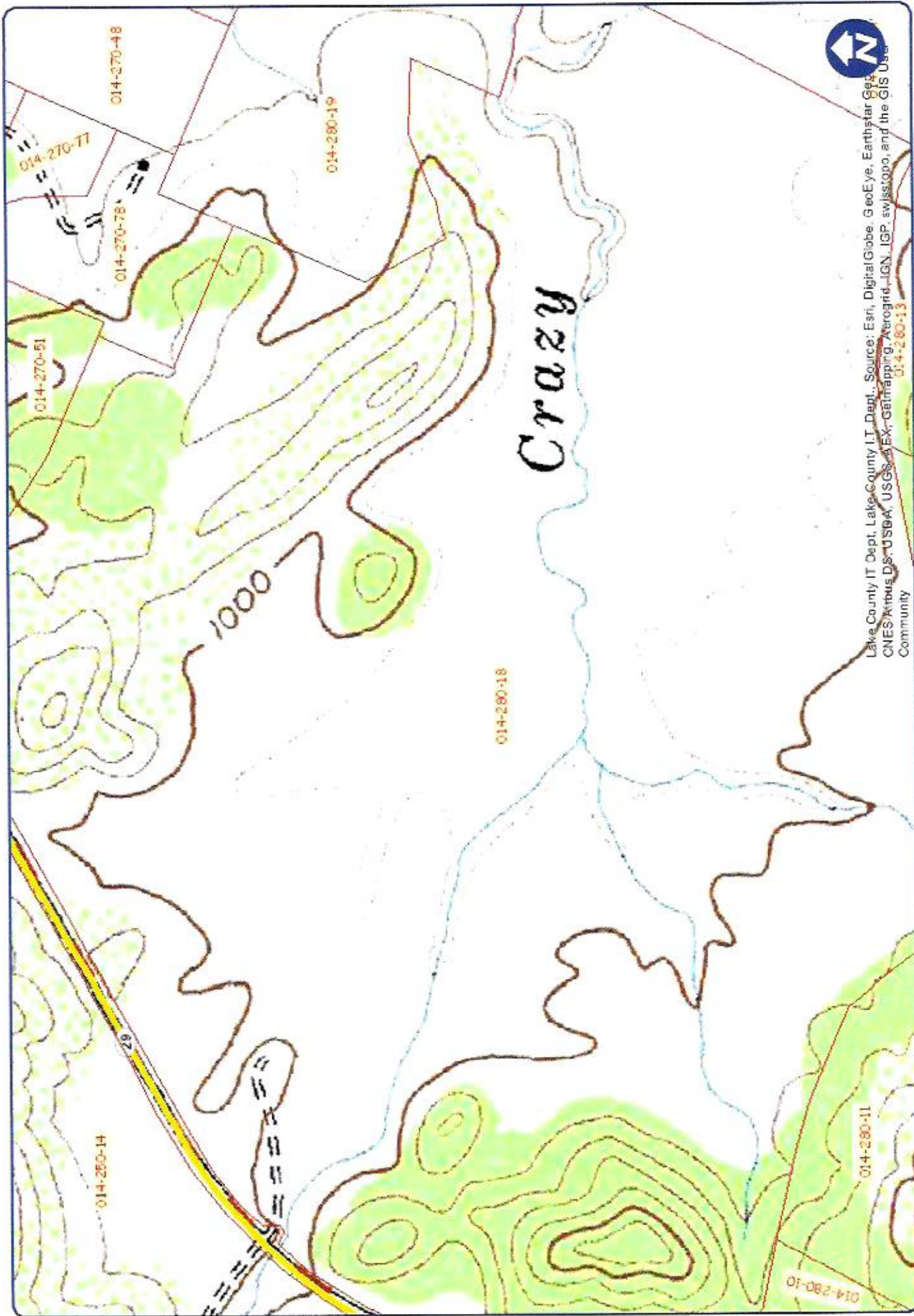
SALOONS

MAIN RESIDENCE

(4) TOWER

10700

9750



Lake County IT Dept, Lake County IT Dept., Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, IGP, swisstopo, and the GIS User Community

Your Map Title Here  
built with Web AppBuilder for ArcGIS



Lake County, CA

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Print Date: 6/21/2015



LY NOL GUILD

(30)  
CRAZY CREEK  
FLY IN  
CUSTOM HOMES

PAVED RUNWAY (3500 FEET W/ 1000 FEET OVERHANG)

REAL AVIATION

# State of California

Department of Transportation  
Division of Aeronautics  
has issued an

## AIRPORT PERMIT



### Middletown Gliderport

To \_\_\_\_\_  
Owned by \_\_\_\_\_ E. J. Indrebo  
Operated by \_\_\_\_\_ E. J. Indrebo  
Located at \_\_\_\_\_ Latitude: 38°46'13" N. Longitude: 122°34'21" W.  
\_\_\_\_\_ 19970 Highway 29, Middletown, California  
\_\_\_\_\_ Lak-6

Has received Permit No. \_\_\_\_\_

Operation of an airport is hereby authorized under this permit issued pursuant to the laws of the State of California and the rules and regulations of the Department of Transportation subject to any conditions imposed by the department. This display certificate is not the Airport Permit.

July 12, 1991  
DATE

  
Jack D. Kemmerly  
CHIEF, DIVISION OF AERONAUTICS



# State of California

## AIRPORT PERMIT

### FOR A SPECIAL USE AIRPORT

Pursuant to California Public Utilities Code Section 21662, the California Department of Transportation, Division of Aeronautics, hereby issues this Airport Permit No. Lak-6 to:

MIDDLETOWN GLIDERPORT  
19970 Highway 29  
Middletown, California

Latitude: 38°46'13" N.  
Longitude: 122°34'21" W.

Owned and Operated by: E. J. Indrebo  
P. O. Box 575  
Middletown, California 95461

This permit is issued to reflect a new special use airport.

This permit is subject to the following conditions:

1. Airport is to be maintained in accordance with Federal Aviation Administration Advisory Circular 150/5300-13 and plans dated May 15, 1990, revised May 29, 1991 and approved by the Department June 26, 1991.
2. Approved traffic patterns:
  - o Right traffic Runway 09, 1,000 feet AGL.
  - o Left traffic Runway 27, 1,000 feet AGL.
3. Airport approved for day use only.

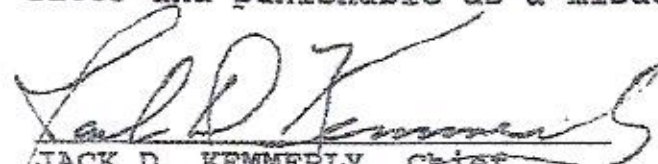
The physical status of this special use facility is described below:

Runway 09/27

- o Physical length: 4,000 feet.
- o Runway 09 Threshold displaced: 500 feet.
- o Runway 27 Threshold displaced: 500 feet.
- o Length usable for landing:
  - Runway 09, 3,500 feet.
  - Runway 27, 3,500 feet.
- o Length usable for takeoff:
  - Runway 09, 3,500 feet.
  - Runway 27, 3,500 feet.
- o Runway is unlighted.

This permit shall remain in effect until such time as it is revoked or suspended, pursuant to Public Utilities Code Section 21668. Any airport expansion project may generate the requirement for an amended Airport Permit pursuant to the provisions of Public Utilities Code Section 21664.5.

Failure to operate pursuant to this permit or without a permit is a violation of Public Utilities Code Section 21663 and punishable as a misdemeanor.

  
JACK D. KEMMERLY, Chief  
Division of Aeronautics  
Department of Transportation  
State of California

July 12, 1991





# Parcel Viewer

built with Web AppBuilder for ArcGIS

## Parcel: 014-280-18

Approx Acres	498.695
Jurisdiction	County
Base Zoning District	SPLIT
Full Zoning - 1	RR-FF-SC-WW
Full Zoning - 2	M2-DR-FF-SC-WW
Full Zoning - 3	
General Plan - 1	RR
General Plan - 2	RC
General Plan - 3	I
Supervisor Dist	1
Census Tract	13
Data Updated On	4/2/2017
TRA	062003
Current Document #	2008R0021770
Current Document Date	12/26/2008
Owner Mailing Address	22255 SHEVELAND ROAD
City	MIDDLETOWN
State	CA
ZIP	95461
Parcel Address	19970 S STATE HWY 29
City/Town	MIDDLETOWN CA
Year Built (if available)	0
Tax Year	2016
Assessed Land Value	979,113
Assessed Crop Value	0
Assessed Structure Value	26,408
Assessed Net Value	1,005,521

[Zoom to](#)

600ft

38.77866 -122.56325 Deg

