

WHITEHAWK RANCH

Clio, California



A one-of-a-kind private residential and recreational community in the Sierra's, offering unparalleled luxury, privacy, and access to nature. Whitehawk Ranch is ideally located near both Reno, Nevada, a growing tech hub with an international airport and Truckee, California, known for its rich history and year-round recreational activities, including world-class ski resorts.

For over 100 years, from the late 1800s, Whitehawk Ranch was home to Mohawk Valley pioneers who operated it as both a working cattle ranch and a popular guest ranch. In 1979, Hugh (Al) White purchased the property with the vision of transforming it into a world-class residential and recreational community. By 2000, Mr. White's dream came to fruition, with the completion of a championship 18-hole golf course, lodge, guest facilities, swimming pool, tennis courts with area for our Pickle Ball devotees, rec/weight room, community center, and RV/boat storage area.

Snuggled in a serene, pristine environment, this exceptional community is a microcosm of luxury, sustainability, and recreational diversity. Designed with an emphasis on privacy, comfort, and convenience, this low-density enclave features just 286 exclusive properties, tucked into 956 acres, allowing residents to enjoy expansive private spaces amidst lush, scenic surroundings. Nestled at the headwaters of the Feather River, the community features a 650,000-gallon water storage tank powering a high-pressure fire hydrant system, lush greenbelts that serve as natural firebreaks, and streams feeding helicopter-accessible ponds. With pristine water re-sources, state-of-the-art infrastructure, including advanced water and sewer systems, alongside an on-site fire department, Whitehawk Ranch has been meticulously crafted to provide a fire resilient community with a high-quality living experience.



PROPERTY SERVICES INC.

WHITEHAWK RANCH

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If adventure calls, Whitehawk Ranch is in proximity to an abundance of pristine lakes, endless backcountry trails, rivers, and roads to explore. The area is also home to four 18-hole championship golf courses, offering unmatched access to nature's beauty. Picture towering pines, rugged mountains, crystalline lakes, and lush valleys, the perfect backdrop for making memories that will last a lifetime.

Whether you're a retiree, an outdoor enthusiast, or someone seeking a fresh start, Whitehawk Ranch offers a lifestyle like no other.

Come for the natural beauty. Stay for the community.



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THE OFFERING

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18 Single Family Residential Lots with all underground utilities, paved roads, fire hydrants, water and sewer included.

Properties sold in bulk, for future residential home development or single family lot re-sale opportunities.

Homeowner amenities include:

- pool
- jacuzzi
- tennis courts
- bocce courts
- gazebo
- picnic area with pond
- community center
- available exercise facility
- RV/Boat storage area (based on availability)

Whitehawk offers a gravity fed water system, a private sewer system, on-site fire department & low density living with hiking trails out your back door. Utilizing a bountiful supply of fresh spring water, our gravity fed system brings water, along with underground electricity, telephone, sanitary sewer and high-speed internet to each homesite. The WHITEHAWK RANCH Mutual Water Company provides sewage treatment and water services to the owners of property at WHITEHAWK RANCH. Other utilities are provided by local utility companies.

FIRE PROTECTION – WHITEHAWK RANCH (and the WHITEHAWK RANCH Volunteer Fire Department) officially became part of the Graeagle Fire Protection District (GFPD). GFPD provides fire protection utilizing strategically located fire hydrants throughout the community.

ROAD MAINTENANCE AND SNOW REMOVAL - Road maintenance and snow removal are provided by the WHITEHAWK RANCH Homeowner's Association. At present, all roads within the WHITEHAWK RANCH subdivision are private.

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ARCHITECTURAL CONTROL/CC&R'S - To assure continuity and quality within the subdivision, an Architectural Review Committee has been established. All plans must be approved through this committee and adhere to the CC&R's. Natural materials and native landscaping are emphasized.

HOMEOWNER'S DUES: (1) Current dues for homesites and custom homes throughout the development are \$111.00 per month; Monthly water & sewer for vacant lots \$105.74 per month.

The Community Service District (CSD) assessment, is included in owner's yearly tax bill, along with the on-site Fire Department assessment. The allocated amount for the 2026-27 tax year and is estimated \$835.50 for our Community Recreational center and open space, including maintenance and reserves and \$236.76 for our on-site fire protection services.

RECREATIONAL AMENITIES – The on-site Golf Club at Whitehawk Ranch and Lodge at Whitehawk Ranch are privately owned and open to the public. Additionally, the Community Center offers meeting space with a commercial kitchen, big screen television, with a large and small meeting room. Other amenities include the community pool with jetted hot tub, cabana with men's and women's changing rooms, tennis courts, pond with an allocated area for our furry family members, Bocce Ball courts and Pickleball, exercise facility (optional at \$290.00 annual family membership, \$145.00 annual single membership), gazebo area for private parties and community trails. All are available for property owners and their guests.



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ADDRESS		LOT #	ACRES	APN #
46	FOREST HEIGHTS	24	0.21	133-350-027
52	FOREST HEIGHTS	25	0.22	133-350-028
62	FOREST HEIGHTS	26	0.21	133-350-029
96	FOREST HEIGHTS	29	0.22	133-350-032
104	FOREST HEIGHTS	30	0.21	133-350-033
141	HAWK RIDGE	31	0.19	133-350-034
150	FOREST HEIGHTS	33, 34, 35, 36, 37, 38, 39, 40	5.05	133-380-001
151	FOREST HEIGHTS	49,41, 42, 43, 44	3.5	133-380-002
115	FOREST HEIGHTS	45/46	0.45	133-380-003
12	FALCON RIDGE	47	0.24	133-380-004
26	FALCON RIDGE	48	0.22	133-380-005
97	FALCON RIDGE	50A/51	0.66	133-350-072
73	FALCON RIDGE	52/53	0.38	133-350-068
47	FALCON RIDGE	54/55	0.42	133-350-069
103	FOREST HEIGHTS	56	0.31	133-350-059
70	FOREST HEIGHTS	57/58	0.42	133-350-070
57	FOREST HEIGHTS	59/60	0.33	133-350-071
21	FOREST HEIGHTS	61/62A	0.58	133-350-073

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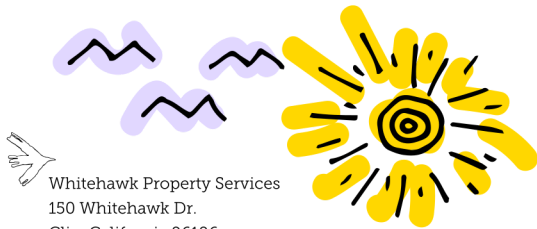
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MAP OF WHITEHAWK RANCH



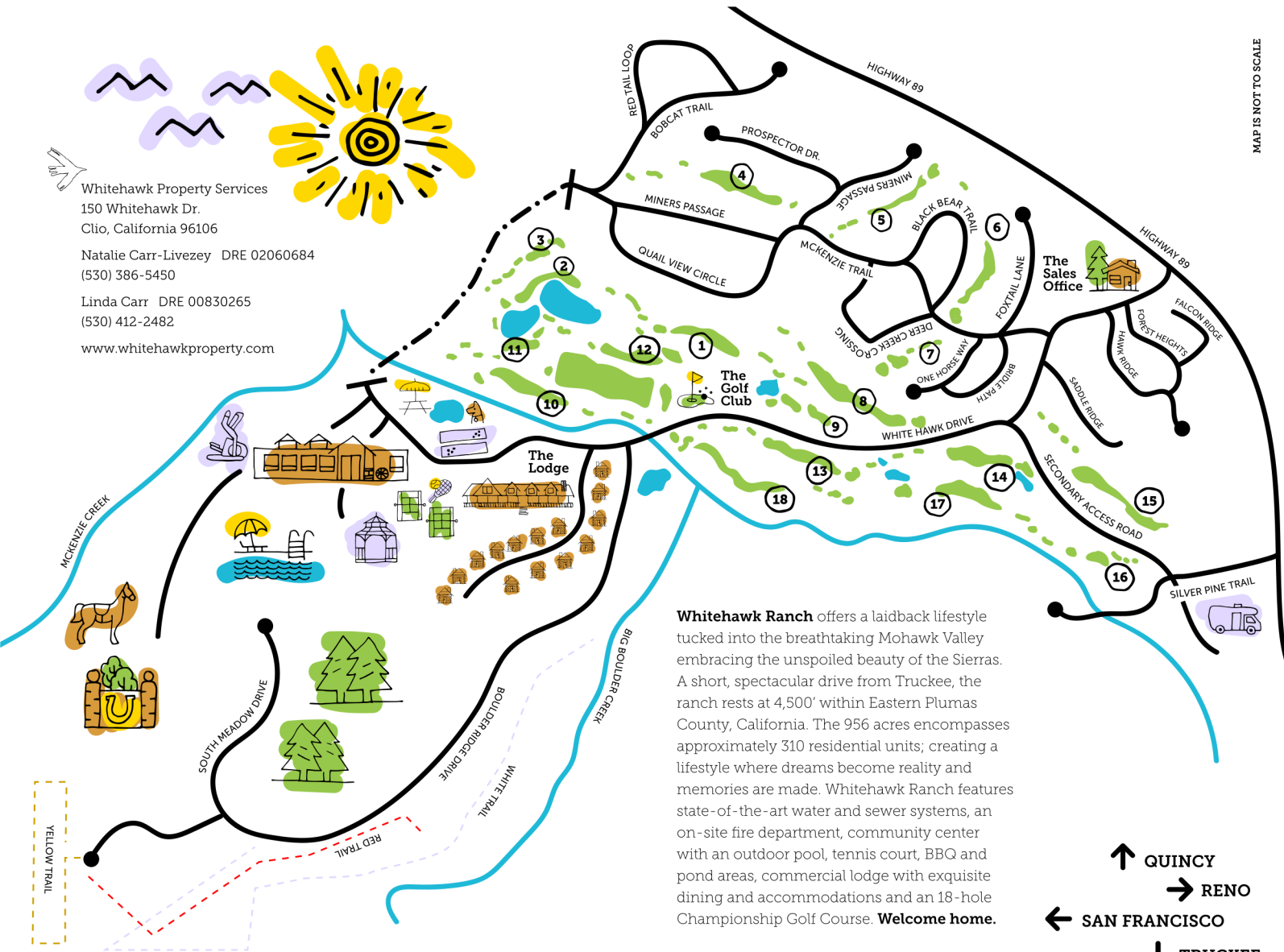
Whitehawk Property Services
150 Whitehawk Dr.
Clio, California 96106

Natalie Carr-Livezey DRE 02060684
(530) 386-5450

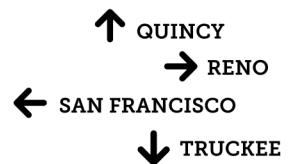
Linda Carr DRE 00830265
(530) 412-2482

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MAP IS NOT TO SCALE



Whitehawk Ranch offers a laidback lifestyle tucked into the breathtaking Mohawk Valley embracing the unspoiled beauty of the Sierras. A short, spectacular drive from Truckee, the ranch rests at 4,500' within Eastern Plumas County, California. The 956 acres encompasses approximately 310 residential units; creating a lifestyle where dreams become reality and memories are made. Whitehawk Ranch features state-of-the-art water and sewer systems, an on-site fire department, community center with an outdoor pool, tennis court, BBQ and pond areas, commercial lodge with exquisite dining and accommodations and an 18-hole Championship Golf Course. **Welcome home.**



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For more information or to schedule a private tour
please contact:

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PROPERTY SERVICES INC.

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520-412-2482

Natalie Livezey, Broker Associate
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