

Cloud Rim Ranch

Fort Jones, CA

1,158 acres



BILL WRIGHT
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CLOUD RIM RANCH

1,158 acres

LOCATION: The Cloud Rim Ranch has had only three ownerships in its operation history since the 1800's and has the second generation of a family running the ranch now. The ranch is located in the beautiful Scott Valley, near Fort Jones, CA, which is about halfway between Portland, OR and San Francisco, CA. The ranch is only about a 30 minute drive west of Interstate 5 in a beautiful valley.

DESCRIPTION: The Cloud Rim Ranch consists of about 1,158 acres, all contiguous, lying in a beautiful valley alongside Chaparral Hill, a timer studded mountain that creates the easterly boundary of the ranch. Level farm and pasture ground along with gently rolling hillsides – a good combination for a cattle and hay ranch. The ranch has had excellent care over its history and is in turnkey condition.

ACREAGE: Approximately 1,158 deeded acres according to the Siskiyou County Assessor's Office. 16 Siskiyou County Assessor Parcel Numbers:

024-130-030 024-130-160 024-130-170 024-160-020 024-160-040 024-160-060

024-160-220 024-160-230 024-160-240 024-160-360 024-160-370 024-160-380

024-160-390 024-470-140 024-480-040 024-480-050

WATER: The Cloud Rim Ranch has excellent water resources. The ranch has an adjudicated water right out of Kidder Creek plus 2 low lift pumps out of the large pond in the approximate center of the fields provides irrigation water via flood irrigation and wheel line sprinklers. The pond is refilled via underground water movement in between irrigations.

LAND USE: An operating ranch since the late 1800's, the Cloud Rim Ranch is currently running about 100 pair, while farming and irrigating about 400 acres. Alfalfa with typical grain hay rotations as well as irrigated pastures. The hillsides sweeping down from the timber generate good spring and early summer feed for the cattle. Hay is both sold on the open market and fed to the cattle when overwintered on the ranch. A timbered area at the southerly end of the ranch with a hay barn has made for a good location to overwinter the cattle and provided shelter while calving.

Alfalfa (and grain hay rotation) 350 acres
Irrigated pastures 55 acres
Hillside Range & Timber 753 acres

Acreage amounts are variable depending upon weather and planting. The ranch could easily be converted to the historical cattle operation of around 400 pair.

IMPROVEMENTS: There are 3 homes on the ranch including the main ranch home which originally built on the ranch in 1890. This stately residence was updated and restored in 1966 and appears to be in excellent condition. The main home is approx. 4,000 sq ft with 6 bedrooms,

3 bathrooms and an expansive country kitchen with walk in cooler and freezer. The headquarters compound also includes a 4 car carport, garage, tack room, corrals, separate office building, swimming pool, hot tub enclosed gazebo, one bedroom guest house, and a historic century old barn constructed with wooden pegs!

The second home on the ranch 2 story home, 2,700 sq. ft. 5 bedrooms, 3 bathrooms and a 1 car garage. Situated on the westerly side of the county road overlooking the pastures and hay fields with a view towards Chaparral Hill.

The third home is a 1,700 sq. ft. 3 bedroom, 2 bath and a 1 car garage. Currently rented out, either one of the additional homes would make good managers or caretakers quarters.

COMMENTS:

The deer hunting zone is B6 with the landowner eligible for “landowner tags. A new owner might consider the Private Lands Management (PLM) program to enhance the habitat and hunting opportunities.

There are countless recreational opportunities in the surrounding area with camping, hiking & horseback riding ATV, fishing and hunting in the surrounding mountains. The Marble Mountain Wilderness Area is just to the west of the ranch – 241,000 acres with 89 lakes and 2 major Wild and Scenic river systems. The Klamath National Forest surrounds the ranch communities and consists of over 1.7 million acres of forests and mountains straddling the California and Oregon border. Plenty of winter recreation is available in these mountains as well developed ki area in nearby Mt. Shasta and Mt. Ashland.

PRICE: Reduced Asking Price \$4,300,000

For more information and an appointment to see the Cloud Rim Ranch, please call:

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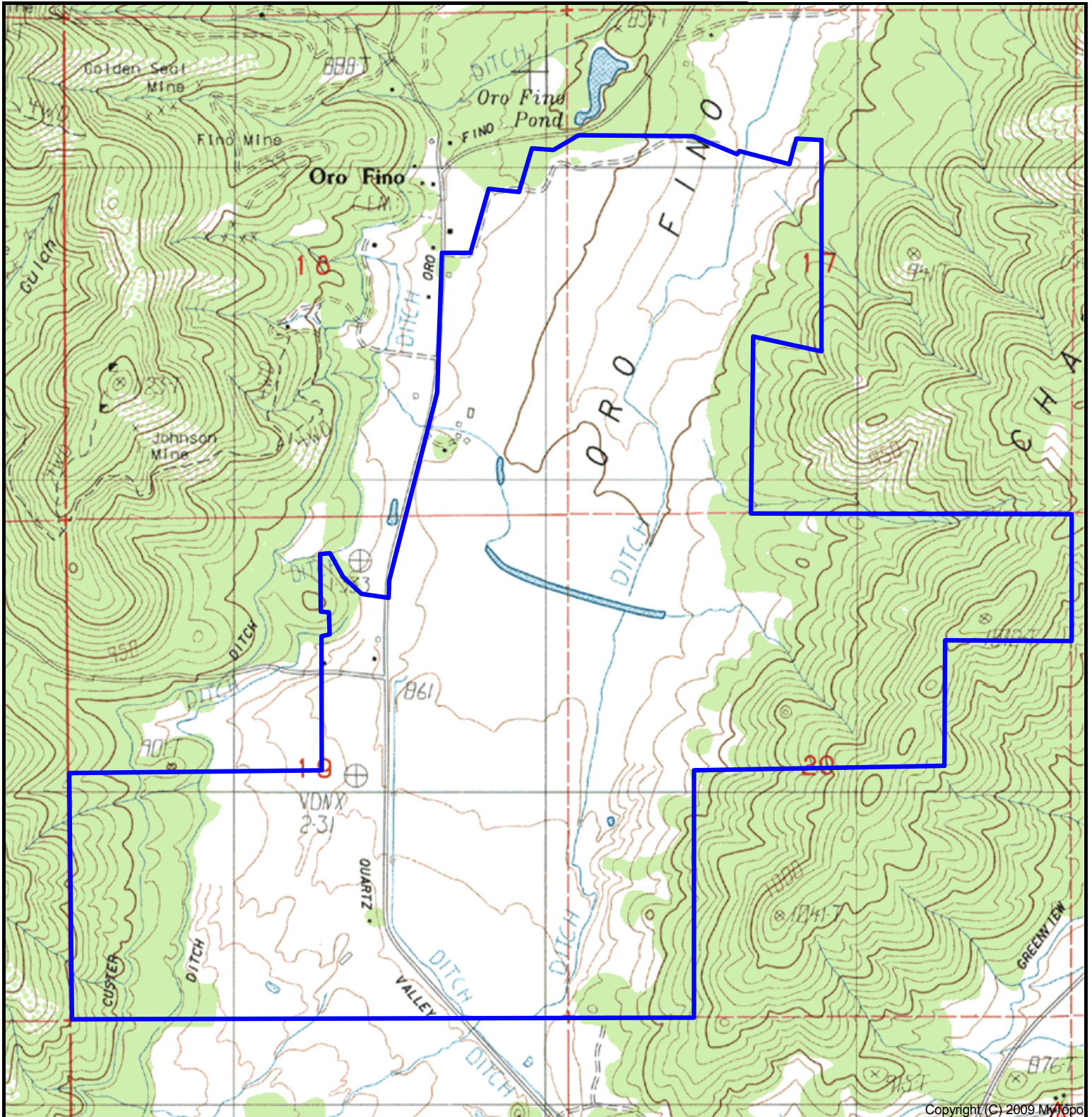
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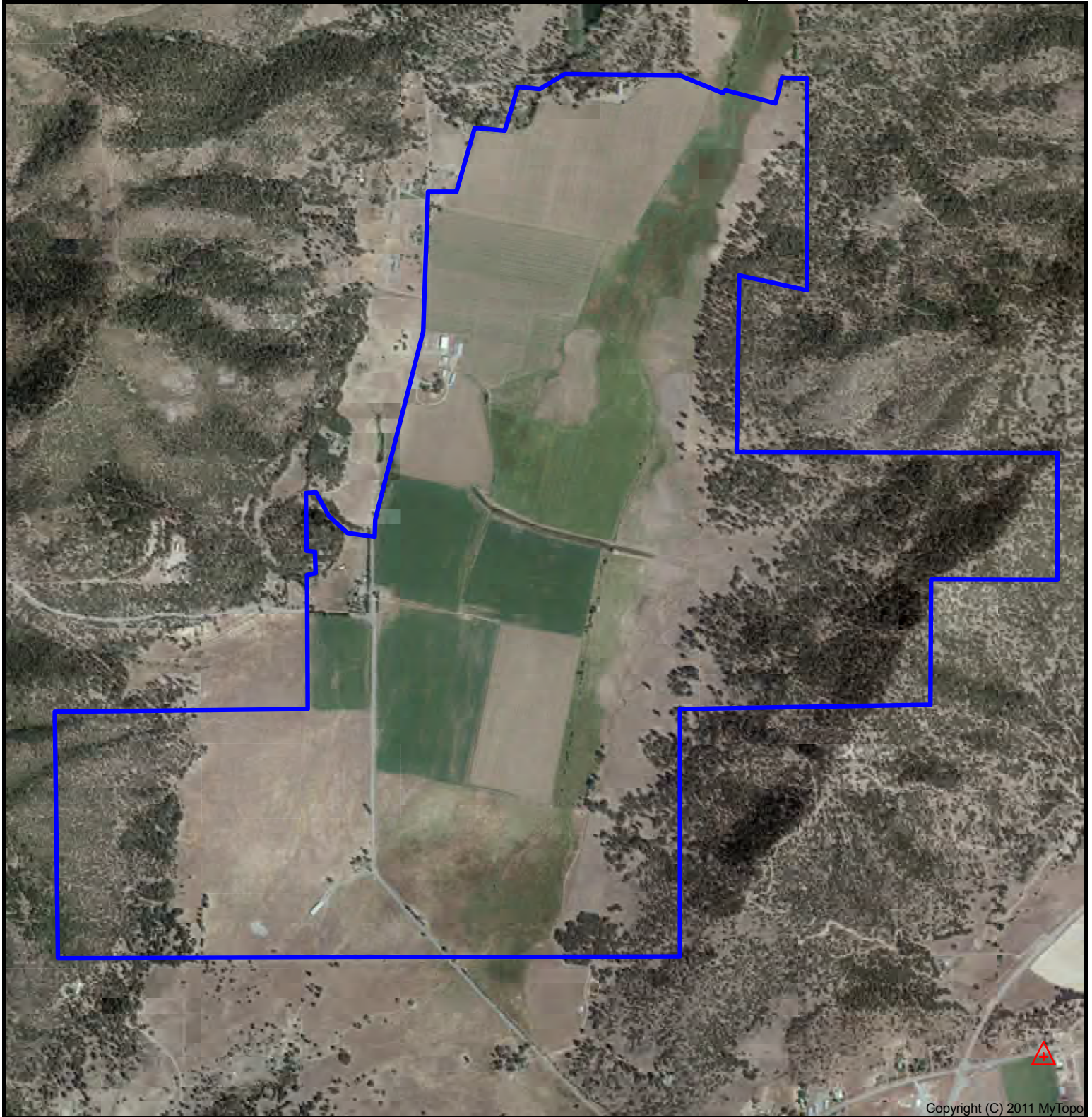
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1,158 acres – fields & timbered hills- alfalfa fields and pastures





Main Residence originally built in 1890 – beautifully restored and situated on the ranch





Cloud Rim Ranch office next to the residence





Timbered hills and hay fields





Irrigated pastures for both cattle and or hay





Cloud Rim Ranch – 1,158 acres in the Scott Valley – Fort Jones, CA

