

Round House Ranch

Oak Run, CA

291 acres+-



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ROUND HOUSE RANCH

Oak Run, CA

LOCATION: The Round House Ranch is located just about 20 minute drive east of Redding, CA near the little town of Oak Run, CA which is about halfway between Portland, OR and San Francisco, CA. Oak Run, CA is just up the road towards Redding and has the grocery store, elementary school, and the post office.

DESCRIPTION: The ranch consists of about 291 acres. Flood irrigated pastures along with gently rolling oak and pine covered hills, open more level areas, and some steeper rangeland areas – this is a good combination winter and summer cattle ranch. Elevations range from about 1,400 feet to 1,700 feet. Winter temperatures are cool but not high elevation cold. Interior access is provided by a gated entrance off of Murphy Road, a paved county maintained road, and then a private paved and or graveled road into to the ranch headquarters.

ACRES: Approximately 291.11 acres; 5 Shasta County Assessor's Parcel Numbers 097-240-006, 007, and 020, 098-600-022, and 098-230-024

WATER: Oak Run Creek provides the water the ranch with a diversion providing irrigation water. **Adjudicated Water Rights under the Oak Run Creek decree** provide for .90 csf and springs on the ranch provide additional water to irrigate. The ranch also has 4 ponds/reservoirs scattered around the ranch including two near the headquarters.

These reservoirs and streams provide excellent stock water as well as great wildlife habitat. Water for the ranch headquarters comes from springs located just east of the headquarters. The springs have been enhanced for a good water supply to the headquarters by the owners since 2009. Dug out down to bedrock, rocked, covered rock with plastic then covered in dirt. Water then flows into a 2,500 gallon storage tank, flows down to a filter and light system. A small booster pumps boosts the water pressure from the existing 28 lbs. or so to a higher pressure for the house. The springs also create a water supply to a pond with a fresh water supply and a waterwheel. The pond just off the back of the house has a gazebo, fire pit area, views of the pastures, oak trees and riparian areas of the Round House Ranch. The water then flows through this pond and down to a second and larger reservoir tucked just at the end of a knoll.

LAND USE: An operating buffalo ranch for the owner, the Round House Ranch is currently running 15 head of buffalo using just the corrals and smaller fenced fields on the knoll near the headquarters. In the past the neighbor has leased the irrigated pastures and range to run up to 90 pair. This summer the ranch is running over 50 head of cattle and buffalo and the irrigated fields look just great!

Fields have been leveled, new and improved irrigation systems with gated pipe in the largest field. Currently the owner irrigates more than 54 acres with another 20 acres or so set up for irrigation but currently not utilized. Typically the owner harvest a first cutting of hay - about 150 tons or so off the pastures then the cattle graze for the balance of the year. The balance of the ranch is knoll, open meadows, well treed habitat cover with oaks trees and pines up towards the easterly portion of the ranch.

IMPROVEMENTS: Paved county road access leads to a gated entrance to a private gravel road winding down to the headquarters with the headquarters compound. The compound area is completely rocked for ease of maintenance. The headquarters compound area has the owner's residence, a bunkhouse, covered parking, a metal hay barn, a large metal shop/barn, and large metal equipment storage barn.

All the improvements on the ranch with the exception of an older home up near the entrance and one barn have been constructed since 2009. The following is a brief explanation of the improvements:

All new perimeter fencing and some cross fencing with steel pipe post and metal gates and 6 strand barb wire. The corrals are "buffalo" proof - 2 7/8" pipe and 1" sucker rod; painted green and excellent construction.

Built and rocked access roads, developed the springs and installed 2 – 2,500 gallon storage tanks, developed 4 ponds/reservoirs, new entrance gate, cleared brush up on the dry rangeland.

In 2009 the owner constructed a 3 bedroom 1 bathroom main residence including beautiful wrap around deck with great views out over the meadows and the ranch.

Also built a 2 bedroom 1 bath bunkhouse that has slept up to 12 guests! This bunkhouse has a large covered front porch overlooking the meadows and a covered parking area.

20 x 40 Covered parking area on the westerly side of the residence.

A large metal shop and barn – 40 x 56, 16 foot clearance with 2 rolling doors. open span for motorhome or any equipment storage, insulated. Each side of the barn also has a large steel shipping container with locking doors built into the barn. Custom made for very secure storage. 12 foot eave overhang along each side for even more covered storage area. Concrete floor. Set up for a portable generator wired into the house in case the power goes out.

82 x 100 equipment storage building, metal construction; 4 bays on easterly side and 32 x100 bay on west side.

There is also an older home up near the ranch entrance, a rental property in past years; it would make a great caretaker home. The owner has just remodeled this home last summer! The owner has a caretaker in place who would like to stay on for a new owner if possible. One of the original old barns is in the easterly area of the ranch; well cared for with a new metal roof since 2009.

ZONING: The ranch was acquired in three separate transactions and should be legally conveyable in three legal parcels. The Shasta County General Plan calls for "Unclassified" zoning, which is intended as a holding district until a precise principle zone district has been adopted by the county.

GENERAL AREA: The ranch is near the small community of Oak Run, CA. Oak Run has a small general store as well as the post office and an elementary school. Only about 25 minutes away from the ranch is Redding - the largest city and county seat for Shasta County about 20 miles to the west. Redding offers goods and services by local merchants and a variety of national franchises. Commercial and personal banking needs are met by a number of institutions. Two Redding hospitals as well as a private hospital serve the area's medical needs. Shasta College is located in just about 2 miles towards Redding and offers associate degrees in a variety of fields. Simpson College, located just beyond Shasta College, also offers a four-year degree program as

well as credential programs for teachers. University extension programs are also available for those wishing to pursue a four-year degree from CSU Chico. Redding (RDD) has a modern airport with airline connections – 2 runways; the longest runway is 7,003' x 150'. There is also a private FBO air facility, Redding Jet Center, available for both private and charter service with a 32,000 sq. ft. building and hanger

The famous “Sundial Bridge” is located in Redding on the Sacramento River near the Turtle Bay Museum. There are four nine hole and three eighteen-hole golf courses located in the Redding area, as well as two country clubs; The Golf Club at Tierra Oaks and Riverview Golf & Country Club Recreation opportunities are superb within a short distance: Shasta Lake, Whiskeytown Lake and Trinity Lake offer tremendous recreation; boating, water skiing, hiking, camping, and fishing, the Sacramento River, the McCloud River, Hat Creek, Fall River are readily accessible for world class fly fishing. Winter sports such as skiing, snowboarding, and snowmobiling are just a short drive away at Mt. Shasta and Lassen National Park and the surrounding mountains.

COMMENTS: Outstanding water resources, very accessible yet private. The wildlife habitat is tremendous with all the ranch water. Deer, quail, dove, wild turkeys, wild pigs, and even elk are all found on the ranch. The ponds could provide excellent fishing for a new owner. Wild Turkey hunting is remarkable!

PRICE: REDUCED ASKING PRICE - ~~\$2,200,000~~ now \$1,995,000

For more information and an appointment to see the Round House Ranch, please call:

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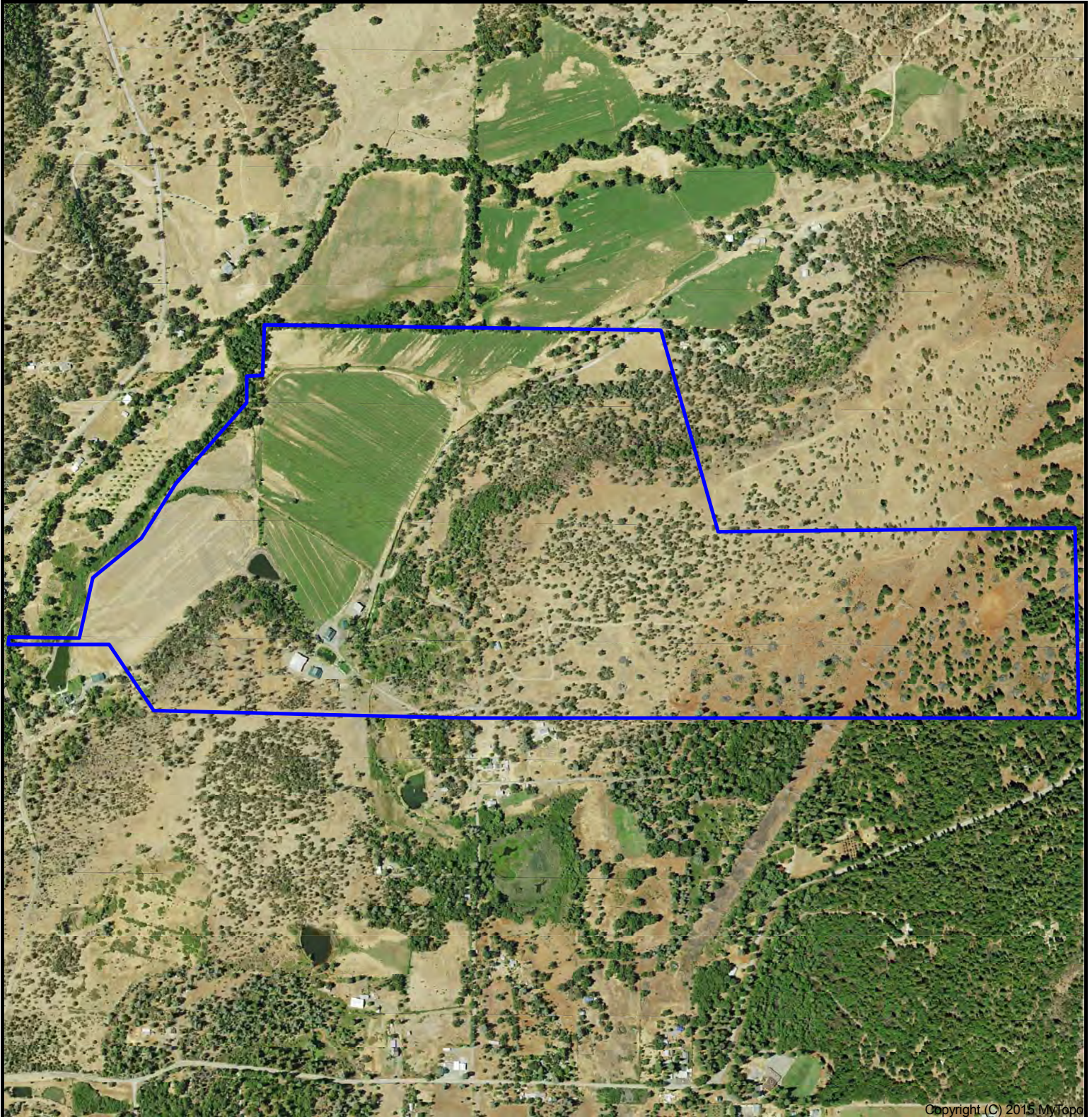
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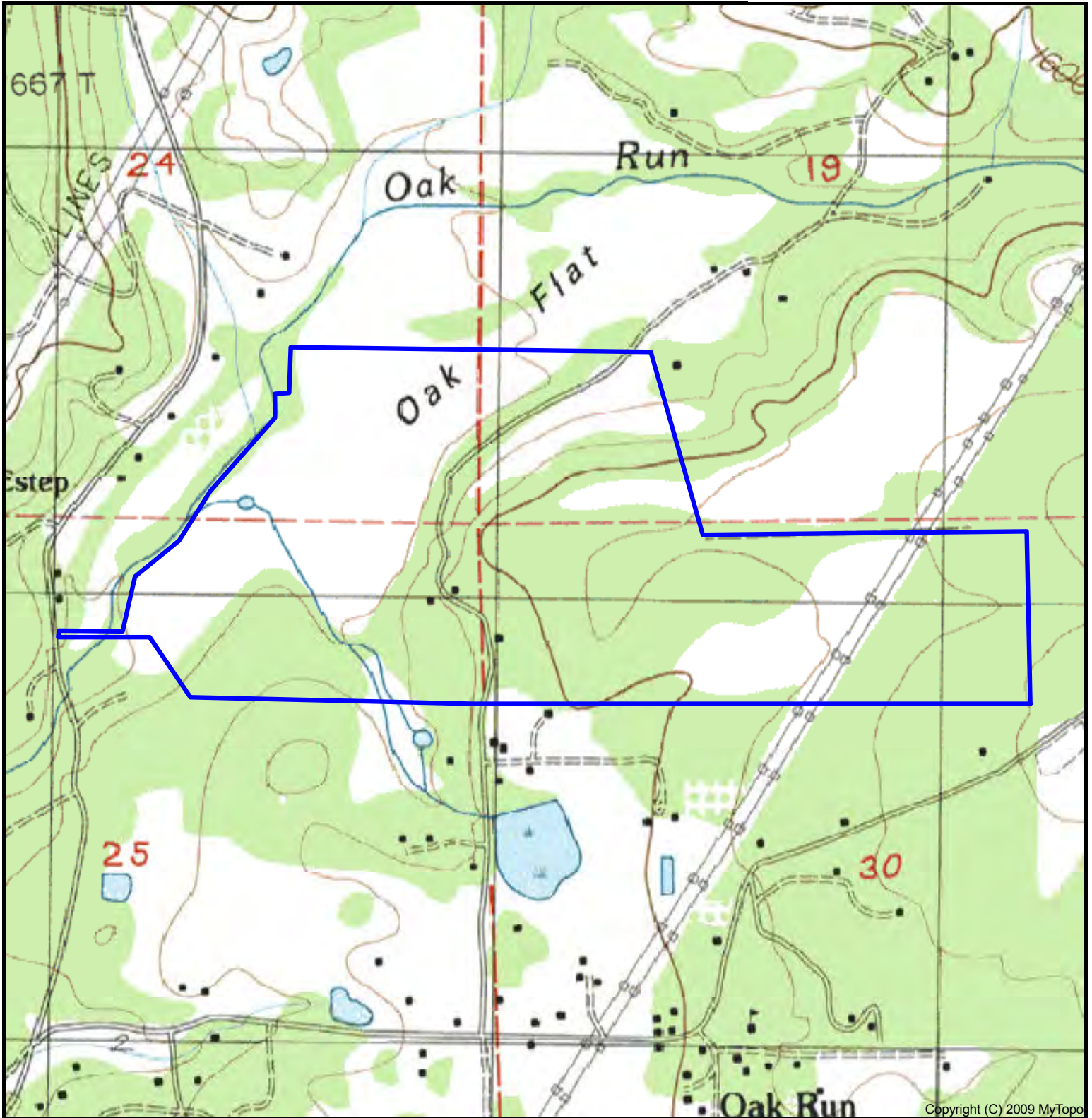
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291 acres – 4 ponds, flood irrigated fields, oak covered hills





Cabela's BLY 66°F ● 08-05-2014 07:08:08 PM
Deer, Elk, quail, dove, and waterfowl on your own private ranch





View from the deck above and elk in the fields





5 bulls in the fields -ranch has a snowfall at Christmas every once in a while – Lots more photos on the web site

