

1,360 acre Siskiyou Ranch

Siskiyou County, CA



For more information and an appointment to see this property, contact:

Bill Wright
SHASTA LAND SERVICES, INC.
358 Hartnell Avenue, Suite C
Redding, CA 96002
(530) 221-8100

www.ranch-lands.com

1,360 acre Siskiyou Ranch

- LOCATION:** This ranch is located in Siskiyou County, California about 3 hours north of Sacramento, CA just south of the California-Oregon border. Very private, the property is at the end of Brownell Lava Bed Road about a 25 minute drive of Tulelake, CA.
- Klamath Falls, OR is the closest larger city and is located about an hour drive to the north up Highway 97. Klamath County, Oregon, is located just east of the Cascade Mountains and just north of the Oregon/California border and sits near the southern shore of Upper Klamath Lake. Klamath County has a population of about 66,000 and the city of Klamath Falls' population was about 21,000 at the 2010 census. The area has 7 elementary schools, 1 junior high school and 2 high schools. Klamath Community College and the Oregon Institute of Technology offer advanced education opportunities. There are complete medical facilities available in Klamath Falls.
- DESCRIPTION:** This ranch consists of approximately 1,360 acres, a roughly rectangular shaped ranch. The ranch is in a little valley at the end of an approximate 7 mile gravel road off State Highway 161. There is an older hay barn, a smaller barn and a small shop building. Plenty of room to locate & build your own home or hunting cabin!
- The westerly and southerly boundaries adjoin thousands of acres of USA lands which provide miles of recreation opportunities!
- CROPS:** According to the landowners and tenant, there are currently about 190 acres that were irrigated to organic alfalfa under a pivot and wheel lines for years. This year the current tenant has ranch has about 80 acres planted to organic grain hays with the well head operated by a diesel engine and irrigated via wheel lines. The balance of the ranch is sagebrush and junipers utilized for hunting, recreation and spring grazing.
- ACREAGE, APN #s ZONING:** Approximately 1,360 acres according to the Siskiyou County Assessor's office. Assessor Parcel Numbers 001-080-221, 001-080-300, 001-080-310, 001-080-320, and 001-090-011. The ranch has mixed rural agricultural zoning for with minimum parcel sizes of 40 to 80 acres. There are believed to be 4 legal parcels.
- WATER:** The ranch has a well with a 125 hp electric motor reportedly capable of pumping about 900 gpm that was utilized for the pivot and wheel lines. The ranch also installed a solar livestock well with two large round water troughs that's was installed in 2017.

The ranch also reported has an adjudicated right to Tulelake Irrigation Water (TID) thru the “P” Canal for a 1 acre site that has not been utilized.

The ranch also installed two Quail Guzzlers on the range – both had nice coveys of quail when I toured the ranch!

RECREATION: Mule deer, goose, and dove hunting can all be found on the ranch. The Klamath Basin Wildlife Refuge has outstanding waterfowl hunting. The California deer hunting zone is X-1, with the ranch eligible for a “landowner” tag. A new owner might consider the Private Lands Management (PLM) program to enhance the habitat and hunting opportunities on the ranch. Late season deer hunting, especially with alfalfa fields nearby, can be terrific!

The area offers wonderful recreational opportunities for all ages during any season. The Klamath County National Forest occupies over 1,700,000 acres. Siskiyou County is a premier destination for fishermen. The McCloud River is famous the world over for its spirited, gorgeous redband trout, and the Upper Sacramento River is a favorite for its miles and miles of easy access. Both within easy access of the ranch for day trips.

There are more than 82 lakes and streams alone just in neighboring Klamath County. The Klamath Basin also has 150,000 acres of wildlife refuges devoted primarily to waterfowl, including the largest concentration of wintering Bald Eagles in the continental United States. The area has five golf courses, downhill and cross-country skiing, along with a variety of health and fitness clubs. Only about an hour north of the ranch is the beautiful Running Y Resort; a wonderful community with an Arnold Palmer designed championship 18-hole golf course!

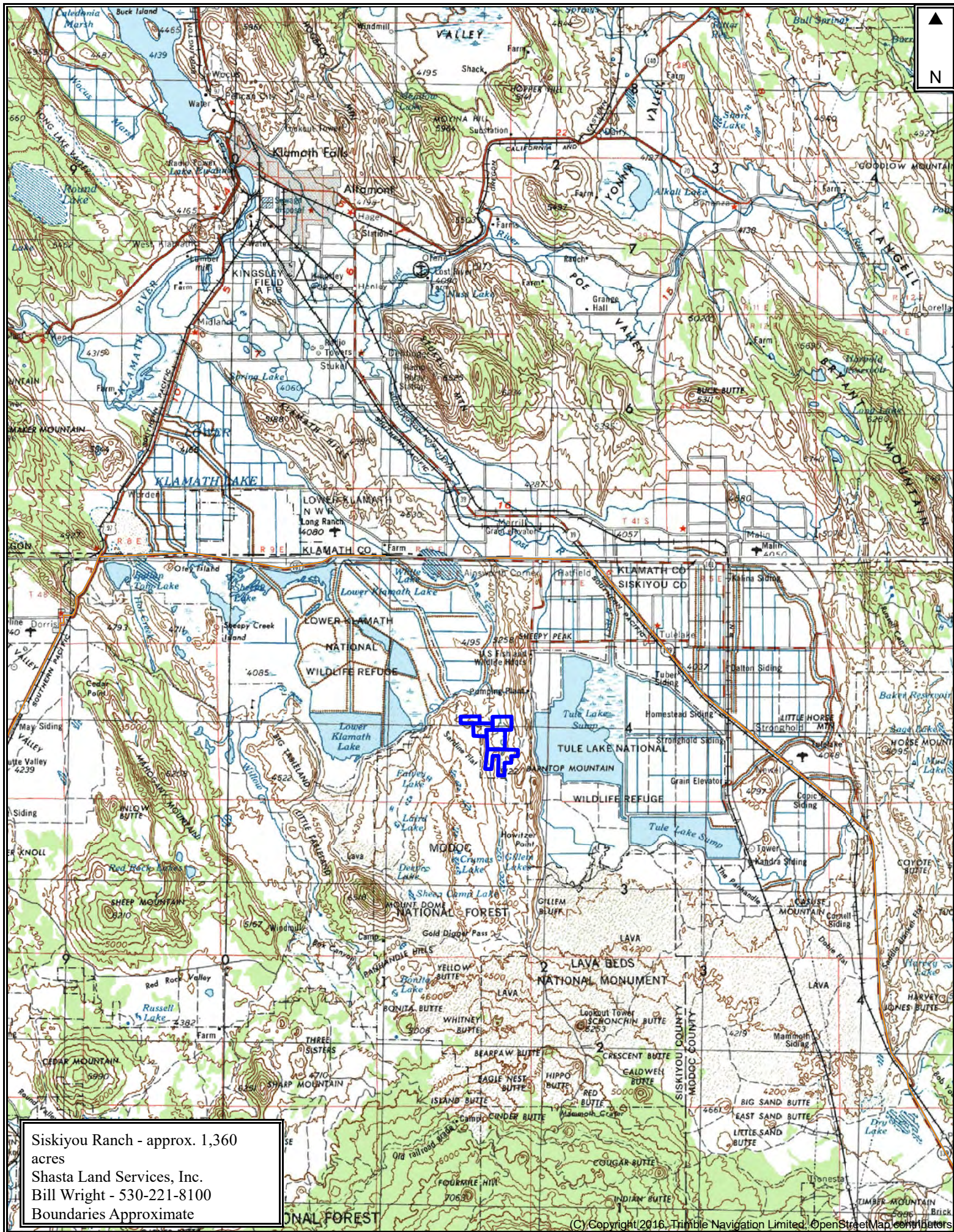
PRICE: **REDUCED TO \$875,000! about \$644 per acre straight thru!**

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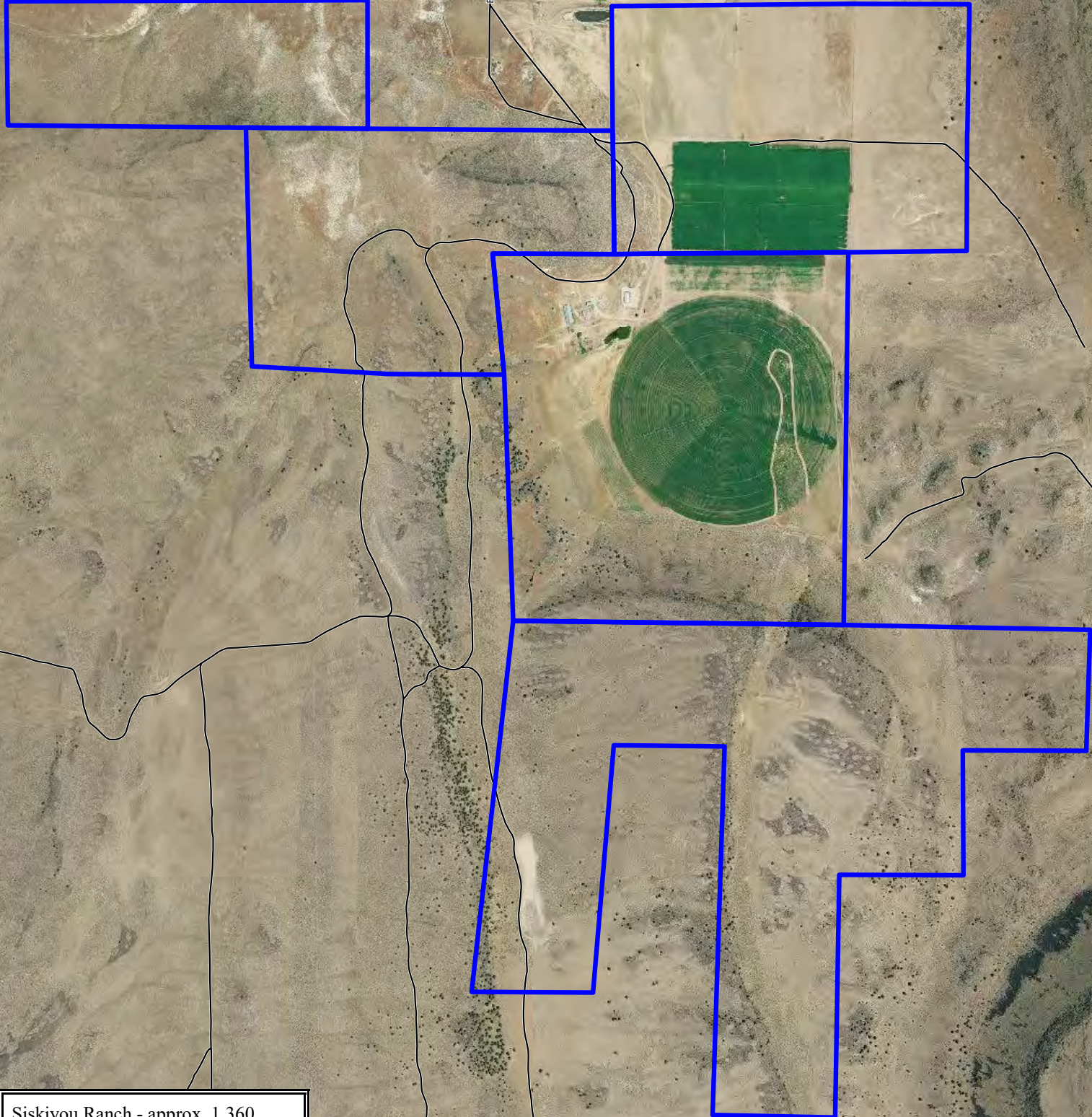
The above information was obtained from sources deemed reliable, but Shasta Land Services, Inc. and the Seller do not assume responsibility for its accuracy or completeness. A prospective buyer should verify all data to their own satisfaction and seek the advice of legal counsel on issues such as water rights, grazing leases & permits, tax consequences, zoning, etc. Buyer is to rely solely on their own independent and due diligence as to the feasibility of the ranch for their own purpose. Maps, acreage and square footage estimates, and field sizes that may be included in this brochure are for general information only and are not of "survey" or expert quality. This Property is subject to prior sale, price change, correction, or withdrawal from the market without notice.



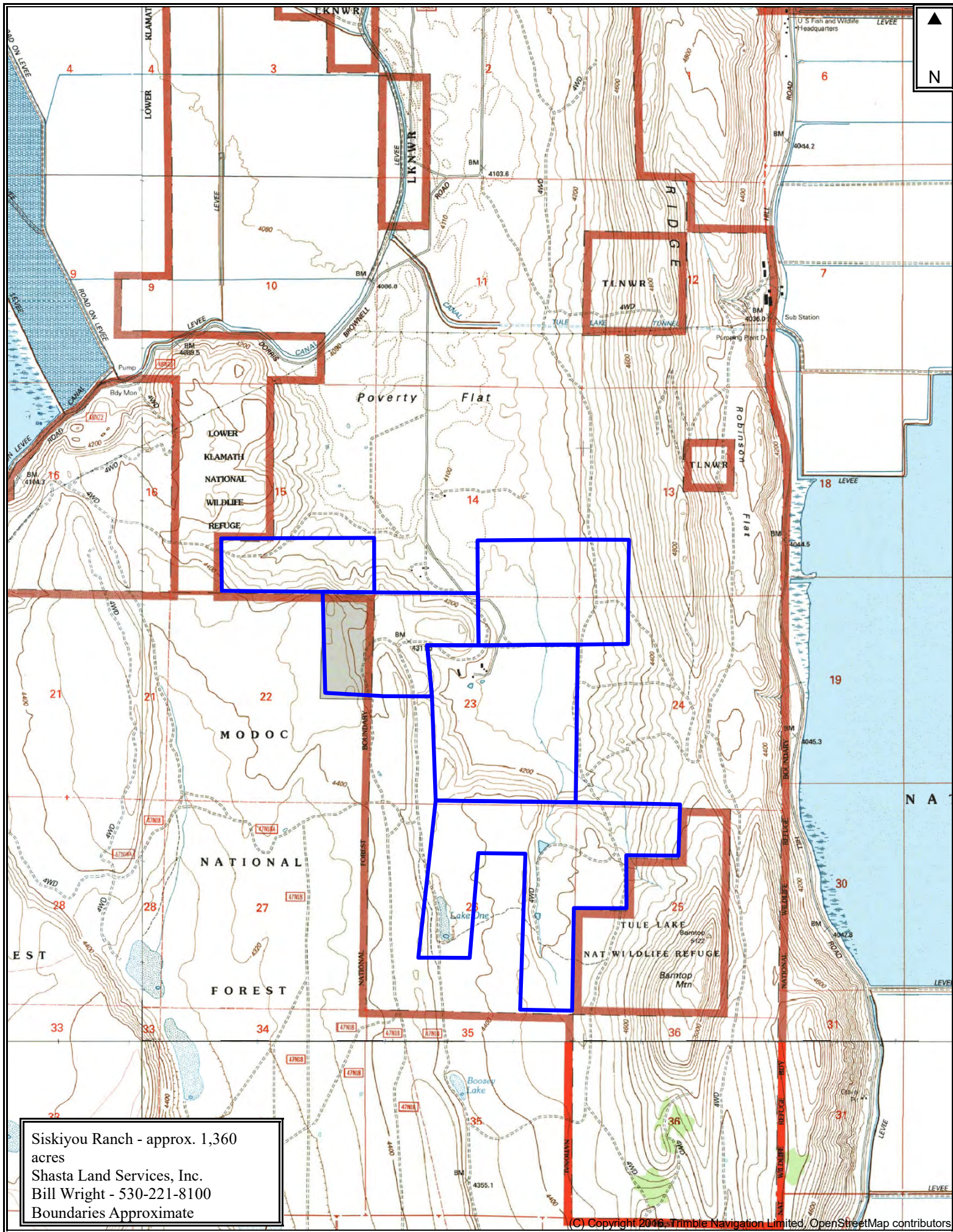
Siskiyou Ranch - approx. 1,360 acres
 Shasta Land Services, Inc.
 Bill Wright - 530-221-8100
 Boundaries Approximate



Brownell Lane Bdr Road



Siskiyou Ranch - approx. 1,360
acres
Shasta Land Services, Inc.
Bill Wright - 530-221-8100
Boundaries Approximate







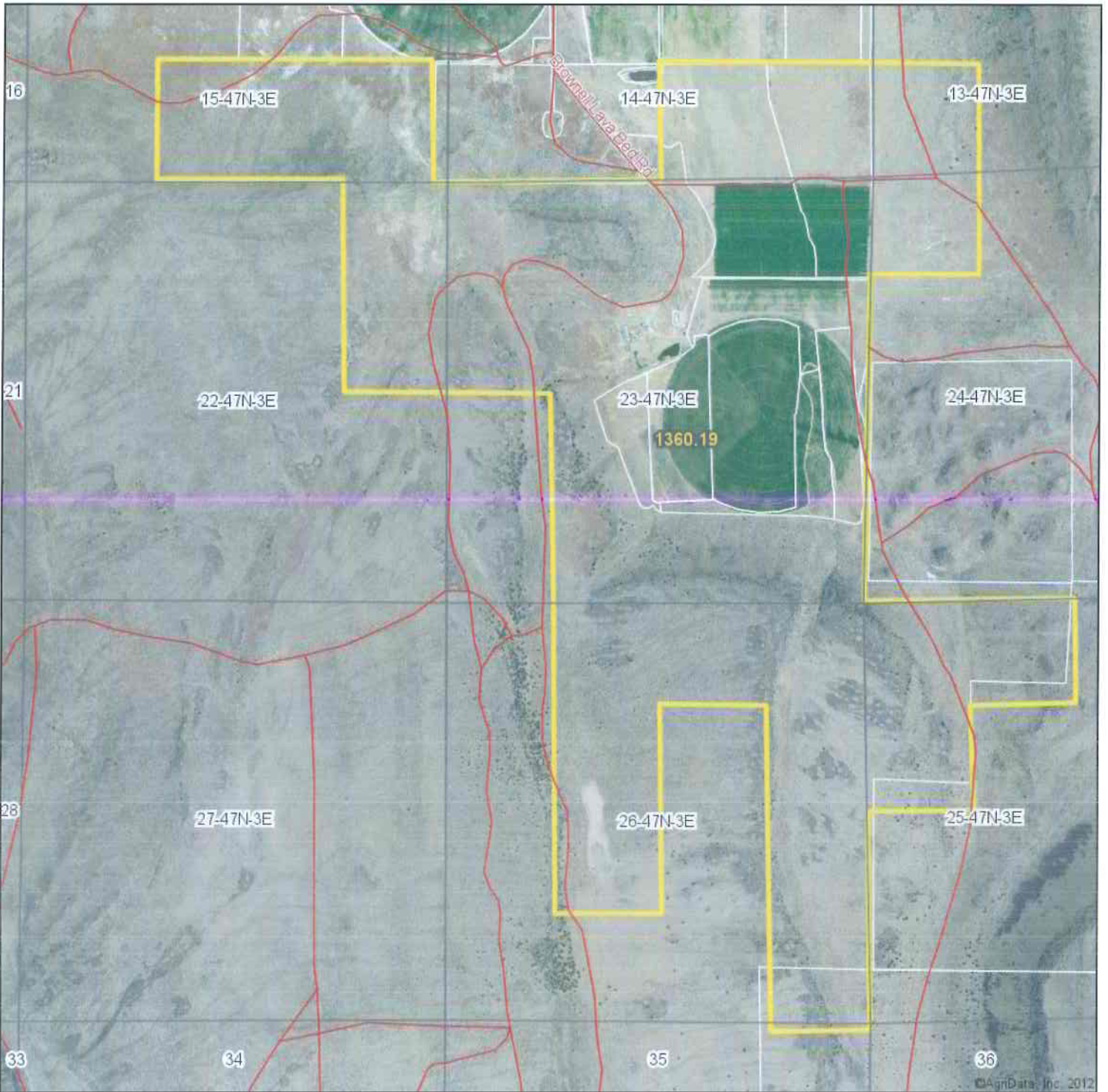








Aerial Map



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Maps provided by:



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23-47N-3E
Siskiyou County
California

map center: 41° 53' 35.89, 121° 35' 58.42

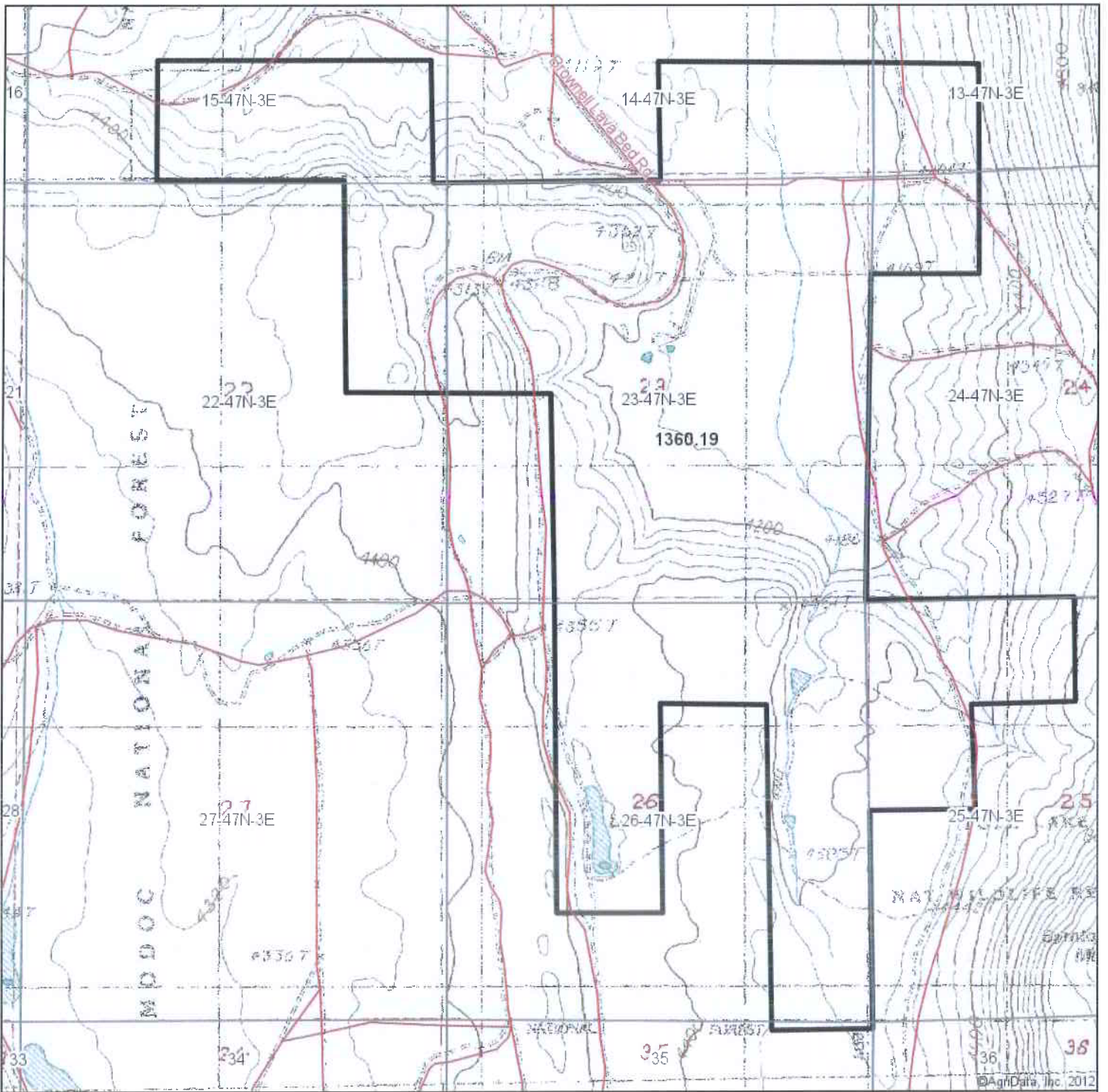
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3/15/2013

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

Topography Map



Maps provided by:



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23-47N-3E
Siskiyou County
California

map center: 41° 53' 35.89, 121° 35' 58.42

scale: 23773



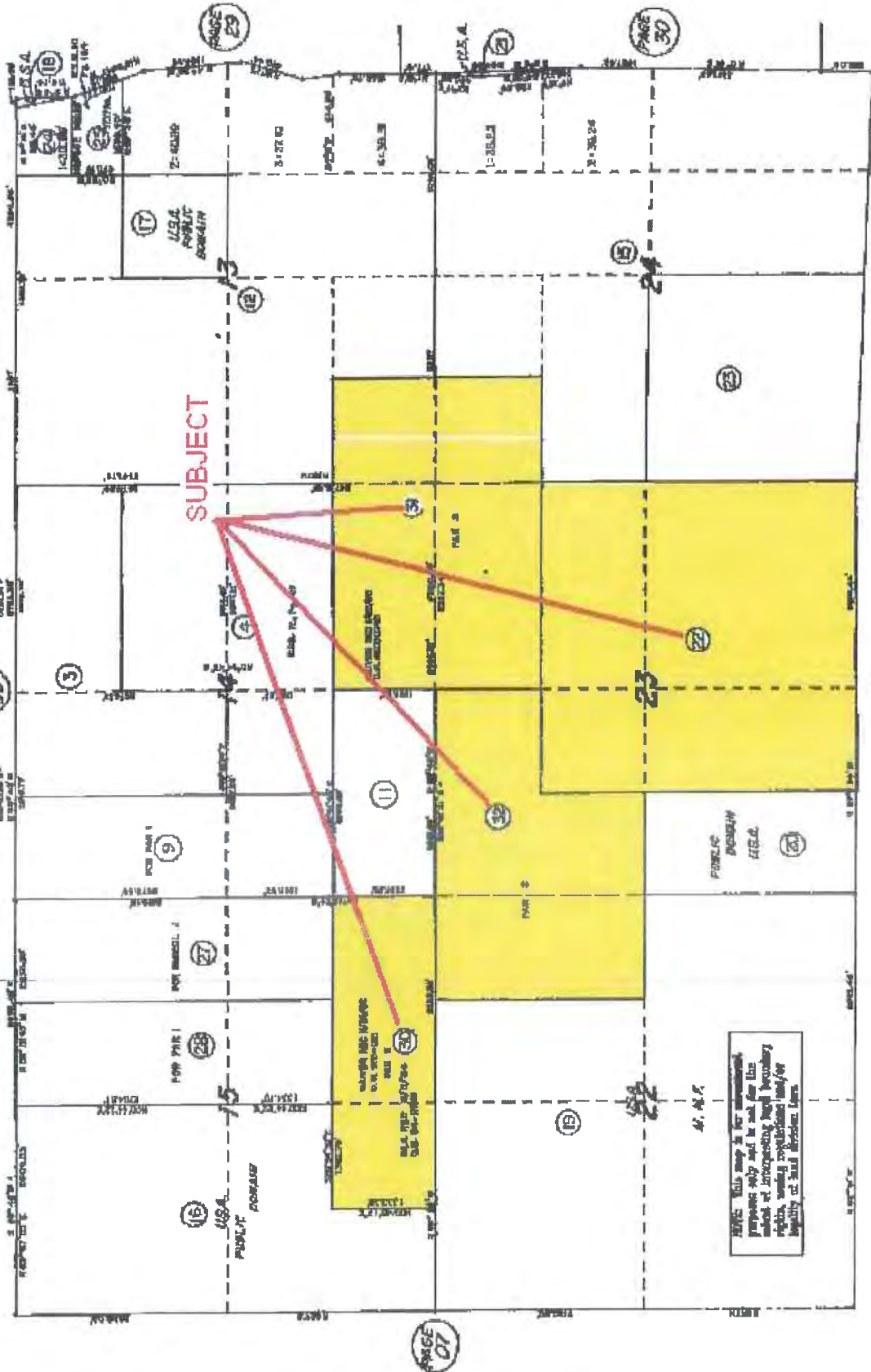
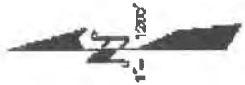
3/15/2013

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

Tax Area Code
119-07
001-08

747N R3E

ASSR 19-29
R3E R5-000



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Section County Assessor's Office

001-09

Tax Area Code
119-07

SUBJECT

T47N R3E

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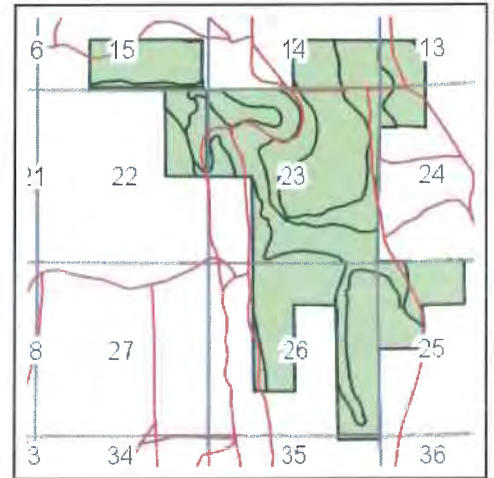
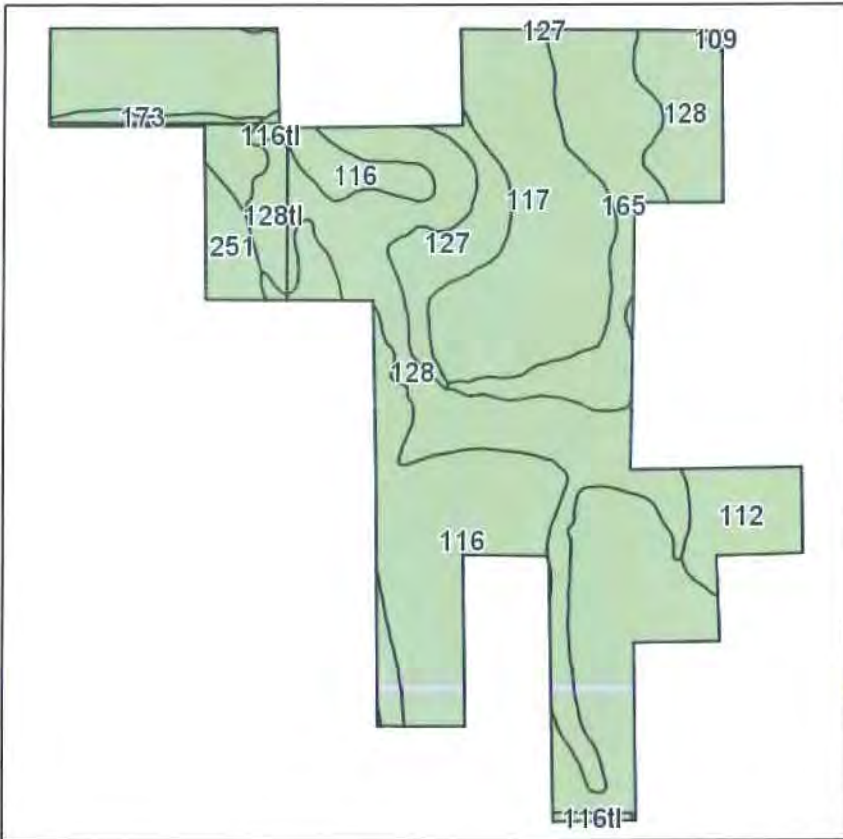
BOOK 2

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Stibrev County Assessor's Office

**EXHIBIT I
SOILS MAPS**

Soils Map



State: **California**
 County: **Siskiyou**
 Location: **23-47N-3E**
 Township: **Tulelake**
 Acres: **1360.2**
 Date: **3/15/2013**



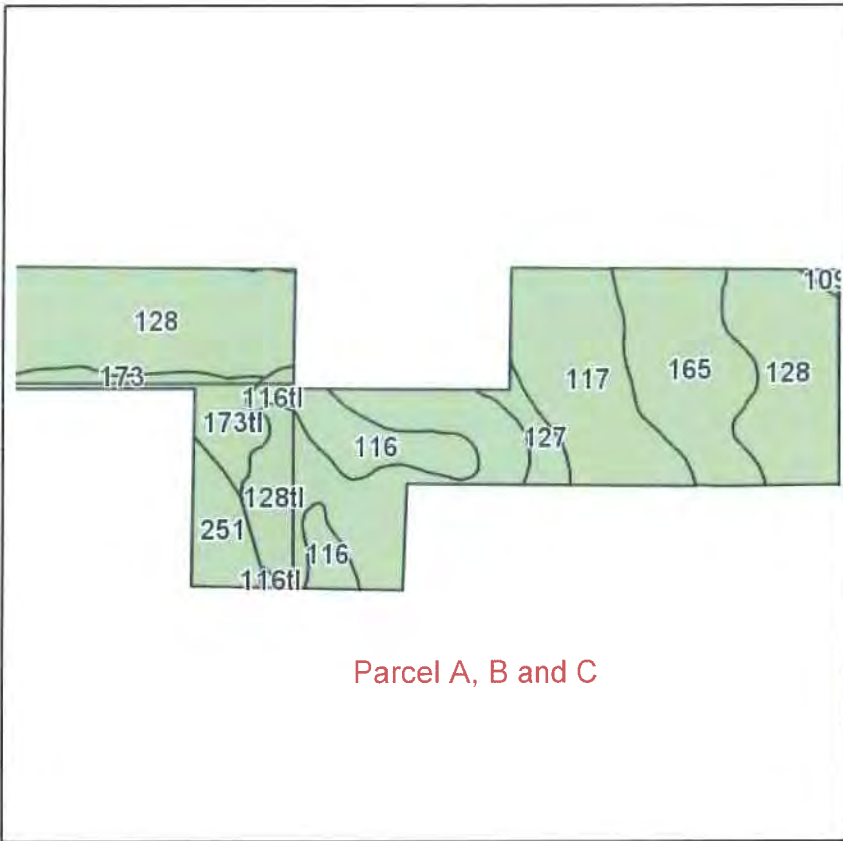
Maps provided by:



Field borders provided by Farm Service Agency as of 5/21/2008.
 Soils data provided by USDA and NRCS.

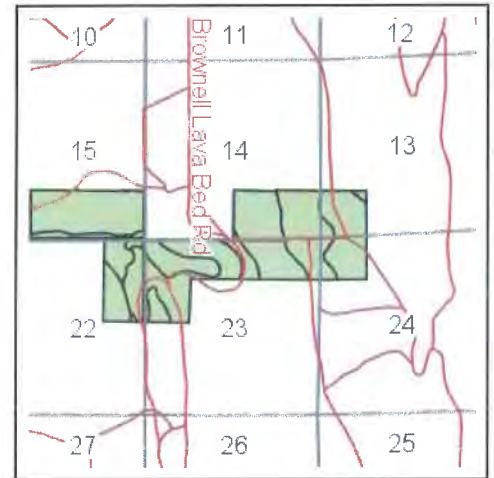
Code	Soil Description	Acres	Percent of field	Non-Irr Class	Irr Class	Alfalfa hay Irrigated
128	Hedox-Porterfield complex, 15 to 30 percent slopes	424.8	31.2%		Ve	
116	Dunnlake-Rangee complex, 0 to 5 percent slopes	382	28.1%		Ve	
117	Eastable loam, 0 to 5 percent slopes	213.7	15.7%	IVe	IVe	5
165	Rojo sandy loam, 2 to 9 percent slopes	127.4	9.4%	IVe	IVe	4.5
112	Dunnlake-Bucklake complex, 2 to 15 percent slopes	60.6	4.5%	Vle		
127	Hedox-Porterfield complex, 5 to 15 percent slopes	58.5	4.3%	Ve	Ve	
251	Simpson-Deven families association, 1 to 20 percent slopes.	28.8	2.1%	Vle		
128tl	Hedox-Porterfield complex, 15 to 30 percent slopes	23	1.7%	Ve		
173tl	Searles-Truax-Orhood complex, 2 to 15 percent slopes	21.4	1.6%	Vle		
173	Searles-Truax-Orhood complex, 2 to 15 percent slopes	9.7	0.7%	Vle		
116tl	Dunnlake-Rangee complex, 0 to 5 percent slopes	8.7	0.6%	Ve		
109	Demox-Rubbleland complex, 15 to 50 percent slopes	1.6	0.1%	Vlle		
Weighted Average						1.2

Soils Map



Parcel A, B and C

Field borders provided by Farm Service Agency as of 5/21/2008.
Soils data provided by USDA and NRCS.



State: **California**
County: **Siskiyou**
Location: **23-47N-3E**
Township: **Tulelake**
Acres: **550.1**
Date: **3/6/2013**

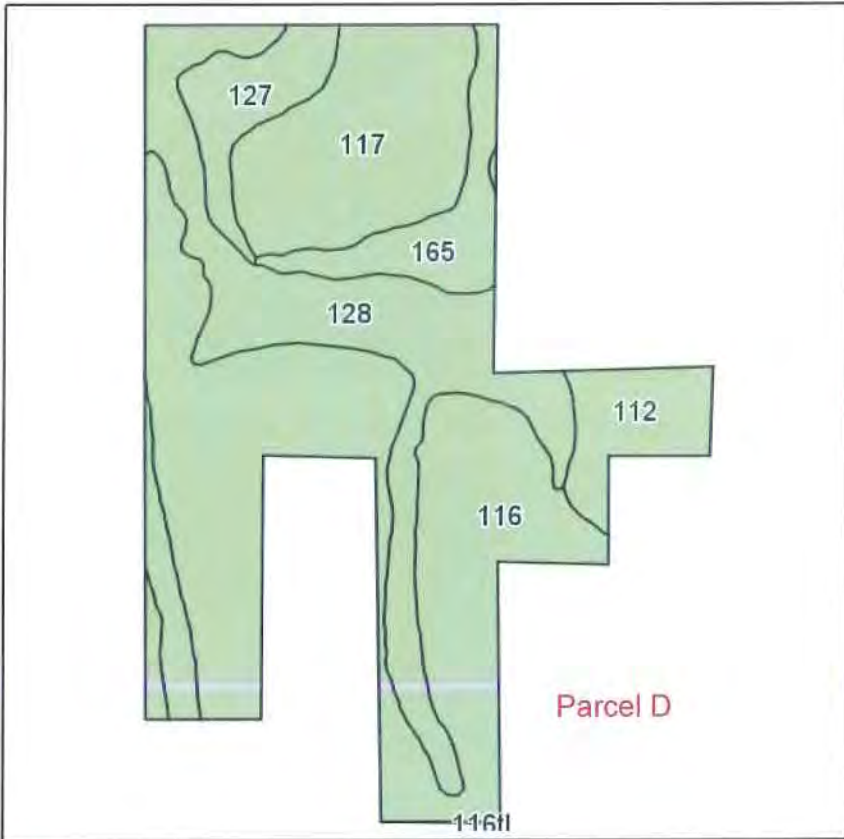


Maps provided by:

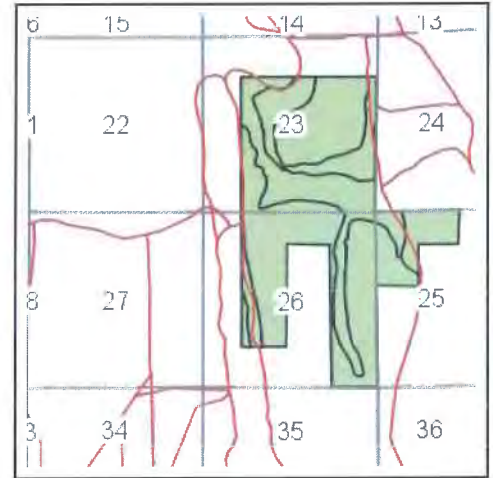


Code	Soil Description	Acres	Percent of field	Non-Irr Class	Irr Class	Alfalfa hay Irrigated	Barley Irrigated	Irish potatoes Irrigated	Oats Irrigated	Pasture Irrigated	Wheat Irrigated
128	Hedox-Porterfield complex, 15 to 30 percent slopes	247.3	44.9%	Ve							
117	Eastable loam, 0 to 5 percent slopes	85.4	15.5%	IVe	IVe	5	90		120	10	80
165	Rojo sandy loam, 2 to 9 percent slopes	76.3	13.9%	IVe	IVe	4.5	85	330	110	10	75
116	Dunnlake-Rangee complex, 0 to 5 percent slopes	43.2	7.9%	Ve							
251	Simpson-Deven families association, 1 to 20 percent slopes.	24.4	4.4%	Vle							
128tl	Hedox-Porterfield complex, 15 to 30 percent slopes	22.9	4.2%	Ve							
173tl	Searles-Truax-Orhood complex, 2 to 15 percent slopes	21.6	3.9%	Vle							
127	Hedox-Porterfield complex, 5 to 15 percent slopes	13.4	2.4%	Ve	Ve						
173	Searles-Truax-Orhood complex, 2 to 15 percent slopes	9.4	1.7%	Vle							
116tl	Dunnlake-Rangee complex, 0 to 5 percent slopes	4.3	0.8%	Ve							
109	Demox-Rubbleland complex, 15 to 50 percent slopes	1.9	0.3%	Vlle							
Weighted Average						1.4	25.8	45.9	33.9	2.9	22.8

Soils Map



Field borders provided by Farm Service Agency as of 5/21/2008.
Soils data provided by USDA and NRCS.



State: **California**
County: **Siskiyou**
Location: **26-47N-3E**
Township: **Tulelake**
Acres: **799.3**
Date: **3/6/2013**



Maps provided by:



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Code	Soil Description	Acres	Percent of field	Non-Irr Class	Irr Class	Alfalfa hay Irrigated	Barley Irrigated	Irish potatoes Irrigated	Oats Irrigated	Pasture Irrigated	Wheat Irrigated
116	Dunnlake-Rangee complex, 0 to 5 percent slopes	337.4	42.2%	Ve							
128	Hedox-Porterfield complex, 15 to 30 percent slopes	191.8	24.0%	Ve							
117	Eastable loam, 0 to 5 percent slopes	127.9	16.0%	IVe	IVe	5	90		120	10	80
165	Rojo sandy loam, 2 to 9 percent slopes	49.8	6.2%	IVe	IVe	4.5	85	330	110	10	75
112	Dunnlake-Bucklake complex, 2 to 15 percent slopes	47.7	6.0%	Vle							
127	Hedox-Porterfield complex, 5 to 15 percent slopes	44.3	5.5%	Ve	Ve						
116tl	Dunnlake-Rangee complex, 0 to 5 percent slopes	0.4	0.0%	Ve							
Weighted Average						1.1	19.7	20.5	26	2.2	17.5

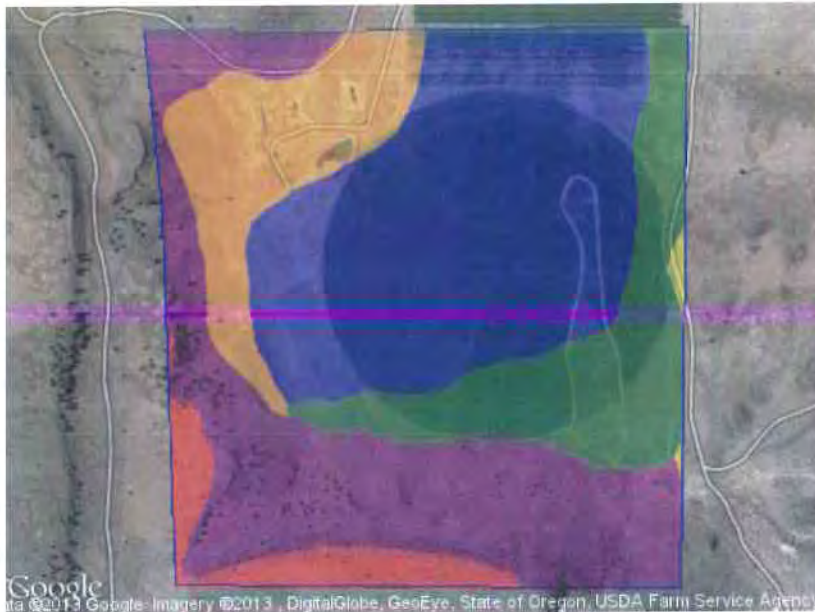
USDA Soils Report

Property Address:

Ownership

Parcel# (APN): 001-080-221-000
Owner Name: CIBULA ALVIN M
Mailing Addr: 993 MARKET ST REDDING CA 96001-0529

USDA Soils Estimate



Symbol Name	Slope Grad Comp.	Irr. Cap. Class	Non-Irr. Cap. Class	Storie Index	Acres	Parcel %
112 Dunnlake-Bucklake complex, 2 to 15 percent slopes	9		6	8	1.250	.37%
116 Dunnlake-Rangee complex, 0 to 5 percent slopes	3		6	6	17.311	5.08%
117 Eastable loam, 0 to 5 percent slopes	3	4	4	88	128.404	37.69%
127 Hedox-Porterfield complex, 5 to 15 percent slopes	10	4	4	45	44.117	12.95%
128 Hedox-Porterfield complex, 15 to 30 percent slopes	23		4	39	98.058	28.78%
165 Rojo sandy loam, 2 to 9 percent slopes	6	4	4	19	51.579	15.14%

Total Acres: 340.719

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USDA Soils Report

Property Address:

Ownership

Parcel# (APN): 001-080-300-000
Owner Name: CIBULA ALVIN M
Mailing Addr: 993 MARKET ST REDDING CA 96001-0529

USDA Soils Estimate



Symbol Name	Slope Grad Comp.	Irr. Cap. Class	Non-Irr. Cap. Class	Storie Index	Acres	Parcel %
116 Dunnlake-Rangee complex, 0 to 5 percent slopes	3		6	6	1.772	1.44%
116tl Dunnlake-Rangee complex, 0 to 5 percent slopes	3		6	6	.069	.06%
127 Hedox-Porterfield complex, 5 to 15 percent slopes	10	4	4	45	.054	.04%
128 Hedox-Porterfield complex, 15 to 30 percent slopes	23		4	39	110.817	89.92%
173 Searles-Truax-Orhood complex, 2 to 15 percent slopes	9		6	27	9.935	8.06%
173tl Searles-Truax-Orhood complex, 2 to 15 percent slopes	9		6	27	.599	.49%

Total Acres: 123.246

USDA Soils Report

Property Address:

Ownership

Parcel# (APN): 001-080-310-000
Owner Name: CIBULA ALVIN M
Mailing Addr: 993 MARKET ST REDDING CA 96001-0529

USDA Soils Estimate



Symbol Name	Slope Grad Comp.	Irr. Cap. Class	Non- Irr. Cap. Class	Storie Index	Acres	Parcel %
109 Demox-Rubbleland complex, 15 to 50 percent slopes	33		6	8	1.382	.58%
117 Eastable loam, 0 to 5 percent slopes	3	4	4	88	84.048	35.29%
127 Hedox-Porterfield complex, 5 to 15 percent slopes	10	4	4	45	11.625	4.88%
128 Hedox-Porterfield complex, 15 to 30 percent slopes	23		4	39	64.921	27.26%
165 Rojo sandy loam, 2 to 9 percent slopes	6	4	4	19	76.182	31.99%

Total Acres: 238.157

USDA Soils Report

Property Address:

Ownership

Parcel# (APN): 001-080-320-000
 Owner Name: CIBULA ALVIN M
 Mailing Addr: 993 MARKET ST REDDING CA 96001-0529

USDA Soils Estimate



Symbol Name	Slope Grad Comp.	Irr. Cap. Class	Non-Irr. Cap. Class	Storie Index	Acres	Parcel %
116 Dunnlake-Rangee complex, 0 to 5 percent slopes	3		6	6	44.281	21.84%
116tl Dunnlake-Rangee complex, 0 to 5 percent slopes	3		6	6	4.860	2.40%
127 Hedox-Porterfield complex, 5 to 15 percent slopes	10	4	4	45	3.899	1.92%
128 Hedox-Porterfield complex, 15 to 30 percent slopes	23		4	39	81.973	40.44%
128tl Hedox-Porterfield complex, 15 to 30 percent slopes	23		4	39	23.040	11.37%
173 Searles-Truax-Orhood complex, 2 to 15 percent slopes	9		6	27	.101	.05%
173tl Searles-Truax-Orhood complex, 2 to 15 percent slopes	9		6	27	19.072	9.41%
251 Simpson-Deven families association, 1 to 20 percent slopes.	8		6		25.491	12.57%

Total Acres: 202.717

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All the data shown here is deemed reliable, but is not guaranteed.

USDA Soils Report

Property Address:

Ownership

Parcel# (APN): 001-090-011-000
Owner Name: CIBULA ALVIN M
Mailing Addr: 993 MARKET ST REDDING CA 96001-0529

USDA Soils Estimate



Symbol Name	Slope Grad Comp.	Irr. Cap. Class	Non-Irr. Cap. Class	Storie Index	Acres	Parcel %
112 Dunnlake-Bucklake complex, 2 to 15 percent slopes	9		6	8	61.945	14.27%
116 Dunnlake-Rangee complex, 0 to 5 percent slopes	3		6	6	300.219	69.16%
116tl Dunnlake-Rangee complex, 0 to 5 percent slopes	3		6	6	.095	.02%
128 Hedox-Porterfield complex, 15 to 30 percent slopes	23		4	39	71.863	16.55%

Total Acres: 434.122

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