

Little Shasta Acres

212 acres

Siskiyou County, CA



Bill Wright

SHASTA LAND SERVICES, INC.

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www.ranch-lands.com

212 acres Montague, CA

LOCATION:

This ranch is located in Siskiyou County, California about 3.5 hours north of Sacramento, CA and about 1 hour south of the California-Oregon border. Beautiful ranch just north of Mt. Shasta near the small rural town of Montague, CA.

Yreka, CA, the Siskiyou County seat, is the closest city to the ranch. Yreka is a beautiful and unique small town located just south of the Oregon border in California. Yreka was founded during the gold rush era when in 1851, prospectors found gold nuggets in the roots of plants churned up by their pack animals. Yreka was officially formed in 1857 and has become a hub for tourism, business and government in the area.

Ashland, OR is a city in southern Oregon, about 60 minute drive north of the ranch. A beautiful city, it's known for the Oregon Shakespeare Festival. Southwest of downtown, leafy Lithia Park surrounds Ashland Creek and features trails, duck ponds and a rose garden.

Medford, OR is an easy 75 minute drive northerly of the ranch and is home to is a population of 217,479, making the Medford MSA the fourth largest metro area in Oregon. The Medford airport, Rouge Valley International Airport, <http://jacksoncountyor.org/airport>, has excellent flight connections.

DESCRIPTION:

Beautiful cattle or horse ranch! About 212 acres with tremendous views out over the ranch to Mt Shasta as well as Table Rock to the east.

35 ac Flood irrigated

25 ac Wheel line sprinkler irrigated

72 acres sub irrigated meadow pasture

80 acres or so is spring range, ponds, headquarters, etc.

212 acres total

Currently the ranch is leased out on an annual basis for 40-45 pair from May thru November or so depending upon the year.

The headquarters is situated at the north end of the property and the home overlooks a view of the ranch and Mt. Shasta. Table Rock is off to the east.

The modern executive level home was constructed in 2005-2006 and is approximately 2,400 square feet – 4 bedrooms 2 ½ bath ranch style home. Excellent quality construction of the house and shop, no expense was spared, split HVAC system for each floor,

with 2 bedrooms on each floor, the house includes beautiful hardwoods including solid maple and oak flooring, solid cherry cabinets, oak windows and doors, and a wrap-around porch built with clear old growth redwood. The porch is just great for morning coffee and afternoon drinks looking out over the ranch pastures to Mt Shasta and Table Rock.

The ranch also has a very nice 3,600 sq. ft. shop on a concrete slab with 11 to 16 foot ceiling clearances & 2 10' rollup doors, a Pole Barn which holds about 200 tons hay storage, a small storage shed, and a set of corrals.

**ACREAGE,
APN #s ZONING:**

Approximately 212 acres according to the Siskiyou County Assessor's office. Assessor Parcel Number 039-120-130. The ranch has mixed rural agricultural zoning (AG-1 & AG-2 – B40) for with minimum parcel sizes of 40 acres. Potential for the new owner to split the parcel in multiple parcels.

WATER:

Irrigation water is provided by the Shasta Water Association. Water rights are about 2.54 cfs from the Little Shasta River which flows through the lower portion of the ranch. There are also an additional 100 acres of water right in the Montague Irrigation District which are not being used on the ranch.

There is a large pond along the westerly portion of the ranch that provides livestock water and waterfowl hunting opportunity! Filled with bass providing good fishing for the owner and used in the ranch irrigation tailwater recovery system, the pond could be enhanced to create even more recreation opportunities for the ranch – fishing, hunting, etc.

RECREATION:

Siskiyou County is renowned for its abundance of recreational opportunities! Visitors return year after year to explore and enjoy the many wonders of this beautiful natural resource. Gold Mining leaves a rich legacy in the mountain and river regions of Siskiyou County where panning for gold can still be seen in the sparkling river waters. Llama and horseback riding in the Marble Mountains draws many outdoor recreation enthusiasts to the backcountry while climbing and skiing are favorite pastimes for the adventurous on majestic Mt. Shasta's pristine slopes.

The fishing is spectacular in the high alpine lakes and the many clear mountain rivers of Siskiyou County which offer breathtaking scenery for a memorable experience. There are many fishing guide services available as well as river rafting guides to meet your water sporting needs. Boating and swimming access is offered at many of the lakes and reservoirs as well as campgrounds and picnic areas.

Those who prefer the solitude and quiet of the backcountry wilderness experience will enjoy the abundant hiking and nature trails available throughout Siskiyou County. The Pacific Crest Trail runs through the alpine high country and is a favorite among hikers. Wildlife and wildflowers abound for the avid outdoor enthusiast. Volcanic Mt. Shasta also offers wilderness access for mountaineers looking to climb to her 14,162 foot summit.

A few miles to the northeast of the ranch is the Shasta Valley Wildlife Area. 4,700 acres of Great Basin juniper woodland, riparian & seasonal wetlands, and crop lands, with Mt. Shasta as a backdrop. Known as the old Whiskey Lakes Ranch it was acquired by the State of California Fish & Game in 1991. Sandhill cranes, waterfowl, raptors, and shorebirds are commonly seen at Shasta Valley. Deer, porcupines, and coyotes are among the mammals that can be seen. There are three deep water reservoirs and numerous seasonal wetlands on the wildlife area. Great waterfowl hunting open to the public.

Siskiyou County has portions of 5 National Forests included within the County. The area offers wonderful recreational opportunities for all ages during any season. The Klamath County National Forest occupies over 1,700,000 acres alone 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.

The Klamath Basin just to the east of the ranch 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.

PRICE: ASKING PRICE - \$1,225,000

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

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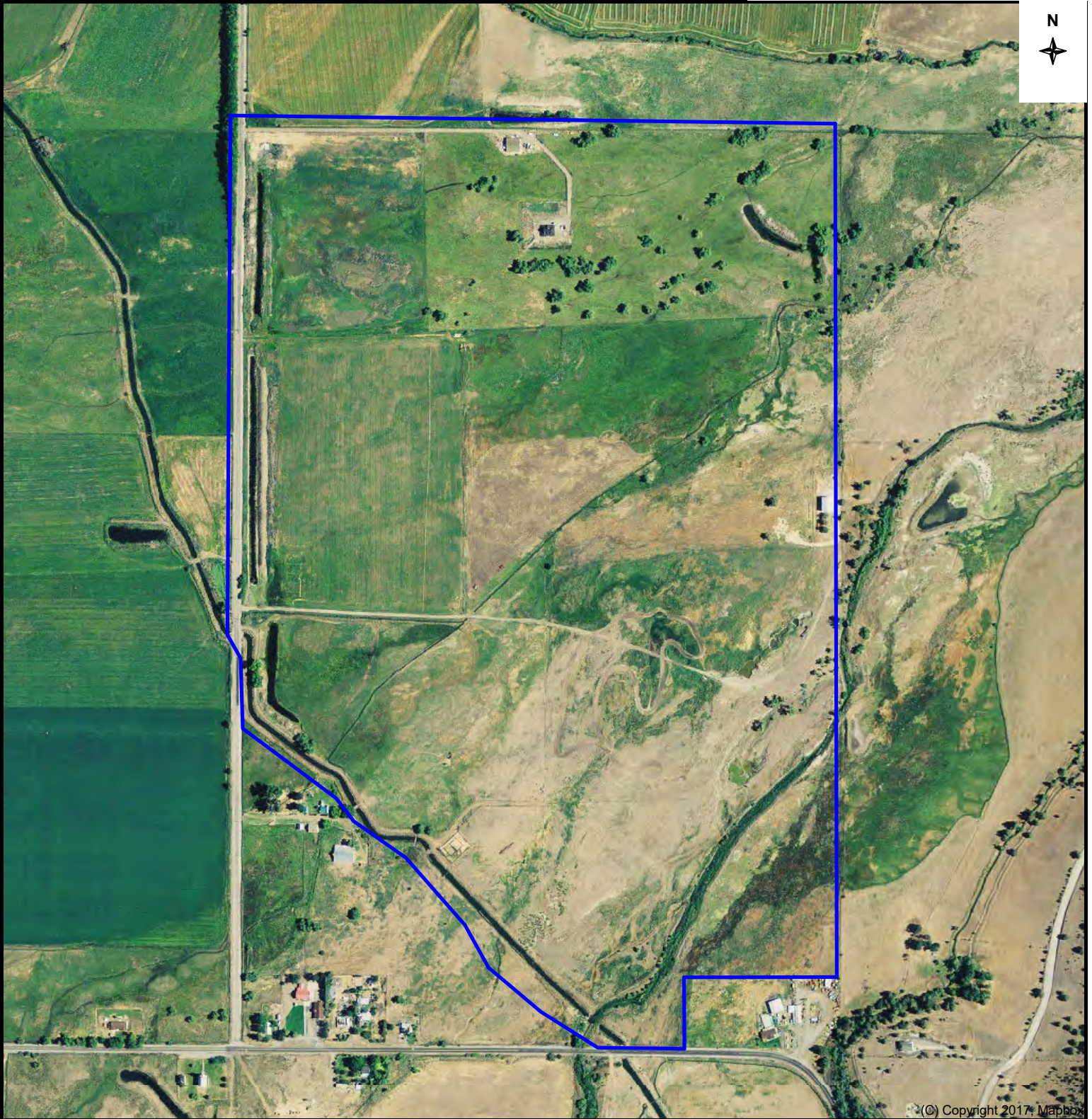
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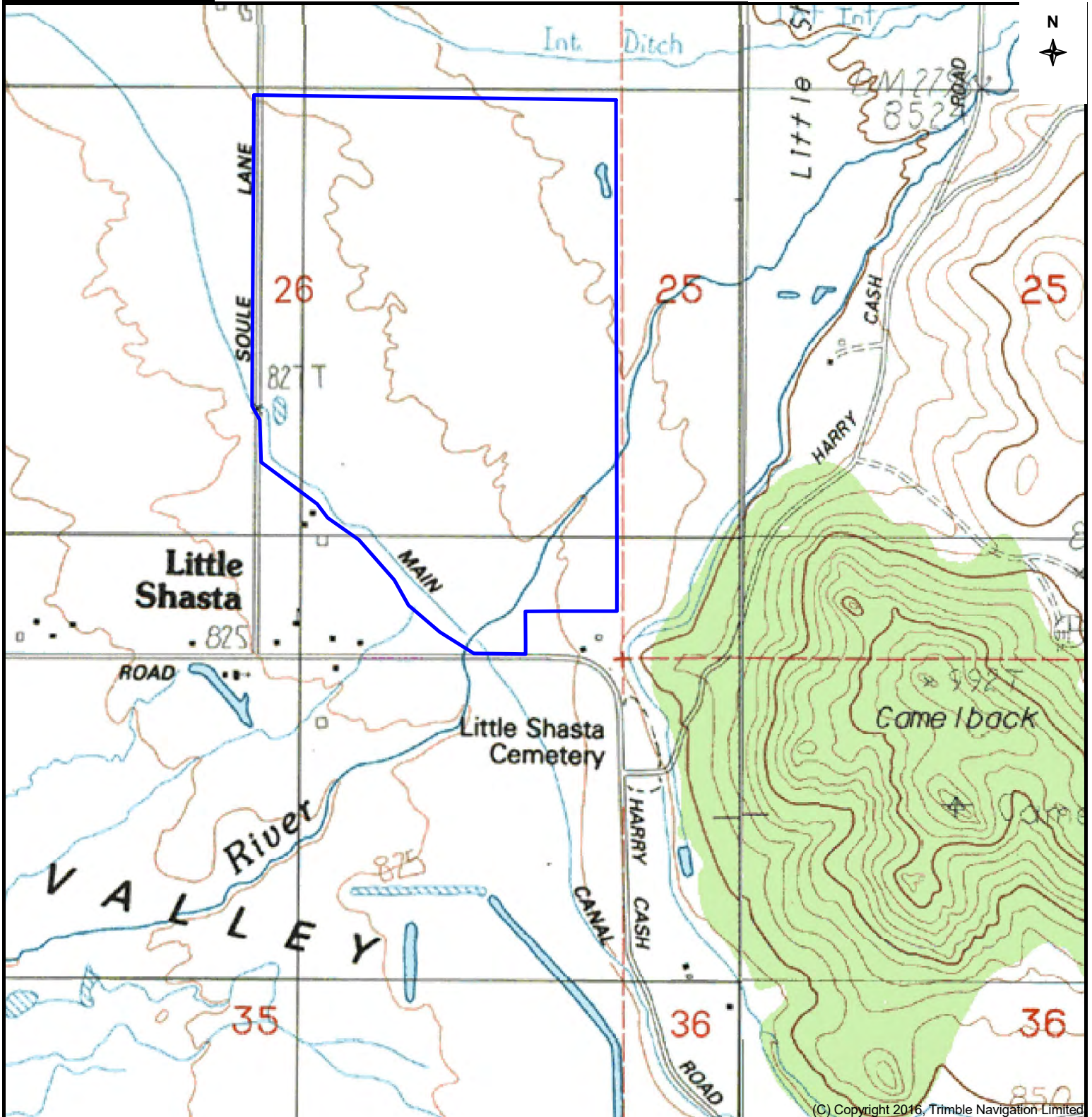
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