

SNIDER RANCH

LOCATION: The Snider Ranch is located off of Snider Ranch Rd. The ranch can be accessed by Oak Run Rd from Palo Cedro a small rural community just east of Hwy I-5 and the city of Redding. Redding has all the amenities including two hospitals, shopping, Airport with commercial services, and professional services of all kinds. Also the Sacramento River famous for its trout, and Salmon fishing. Shasta Lake and Whiskey Town Lake are a short drive from the ranch. The Snider Ranch is just a mile or so from the small community of Oak Run.

DESCRIPTION: The ranch lays just below snow line. Access is off of a county paved road. In the past the ranch was part of a large cattle operation, and has large pole barn, a feed barn, and a feed lot. A portion of the ranch is irrigated and the balance is winter range (cattle feed from Nov to May). Oak Run Creek runs through the ranch and the ranch has a small water right from Oak Run Creek. There are two large reservoirs, one with a 40 Acre Foot water right, stocked with bass and Blue Gill. There are numerous springs on the ranch supplying water to the houses and ponds, along with the water right from Oak Run Creek, delivered gravity flow through a ditch to the ranch.

ACREAGE: 1049 acres winter range, and an additional approximately 60 acres irrigated. Total Deeded acres approximately **1109 Deeded acres by the County APN maps .**

WATER: The ranch has numerous springs, some developed and some not. There are numerous seasonal creeks and Oak Run Creek runs through the ranch, although the Oak run creek can run low in the late summer, I do not believe it dries up in this reach of the creek. The water rights adjudicated to the ranch is delivered to the property by a diversion and ditch. The water right is recorded in Shasta County Decree 5701 Schedule 11 Paragraph 9 and is for 0.370 CFS. The decree also states that the one of the springs has a .025 cfs water right assigned to the ranch. In addition there are two large reservoirs and several small ones.

IMPROVEMENTS: The Snider Ranch has lots of structures and three homes.

1. The Blue house approx.. 1919 sq. ft. at the entrance is old and has lacked much maintenance in several years. There is also a guest cottage attached to the home. The Caretaker resides in this home. There is a large garage/storage complex next to the home. A swimming pool and pool house adjoins this house.
2. Snider ranch has a feed lot and two large hay barns, First pole barn is 75 ft. high and has 14,000 sg. Ft. under metal roof. Second feed barn is 3,600 sg. Ft. and has a metal roof. The ranch has in addition concrete feed bunks, scale house, corrals, etc. Water is supplied from the Oak Run Creek diversion canal.
3. The Green House approx. 1549 sq. ft., has not been lived in recently. Lots of deferred maintenance. Behind the Green house is are large springs and spring house that feeds the main house and the Green house. There is also a barn by the Green House that served at one time as a bunk house. It is a tear down or maybe convert back to a barn.
4. The main house approx. 4,900 sq. ft. located in the middle of the ranch is in excellent condition. It is two bedroom house, with an office. The bedrooms include a massive master suite and bath with shower and tub, and there is a hot tub in the bedroom. The view from the great room

overlooking the largest reservoir and the ranch is spectacular. There is a koi pond on one of the porches. The house has a two car attached garage, and large shop building that served as a Koi fish hatchery.

RECREATION: The ponds are stocked with trophy Bass and blue gill. The ranch is home to black tail deer, Elk, quail, wild turkeys, wild pigs, plus other wildlife. A ranch of this size would really fit into a PLM program. This would enhance income potential or the owner and friend's enjoyment. The ranch also backs up to BLM ground.

LIVESTOCK: The Snider ranch has been leased out to a cattle tenant to graze cattle in the winter time. The tenant stated that the ranch handles two loads of spring calving cows. The previous owner used a portion of the ranch for a feed lot. The feed lot bunkers etc. are still on the ranch along Oak Run Rd.

COMMENTS: This is a very desirable ranch with lots of beauty and an abundance of wildlife. It has tremendous potential to improve the livestock carrying capacity. The water is what this ranch is about. Numerous springs, water right from Oak Run Creek and reservoirs. It just needs some TLC.

PRICE: \$2,500,000 cash to seller.

SHOWN BY APOINTMENT ONLY WITH 24 HOUR NOTICE. This is a trustee's sale.

BILL QUINN, BROKER ASSOCIATE LIC# 00820135

SHASTA LAND SERVICES INC

358 HARTNELL AVE SUITE C

PH 530-221-8100 CELL 530-604-4365

BILLQUINN@SHASTA.COM

WWW.RANCH-LANDS .COM

The above information was obtained from sources deemed reliable, but Shasta Land Services, Inc. does 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, leases, tax consequences, zoning, etc. Buyer is to rely solely on his/her independent and due diligence as to the feasibility of the property for their own purposes. Maps included in this brochure are for general information only and, while believed to be substantially accurate, are not of "survey" or expert quality. Property is subject to prior sale, price change, correction, or withdrawal from the market without notice.



Main House overlooking the pond, and Bass caught from pond





Other large pond on ranch. Great room in main house





Pool Table in great room next to wood burning fireplace





Barns next to feed lot. Green house by bunk house.





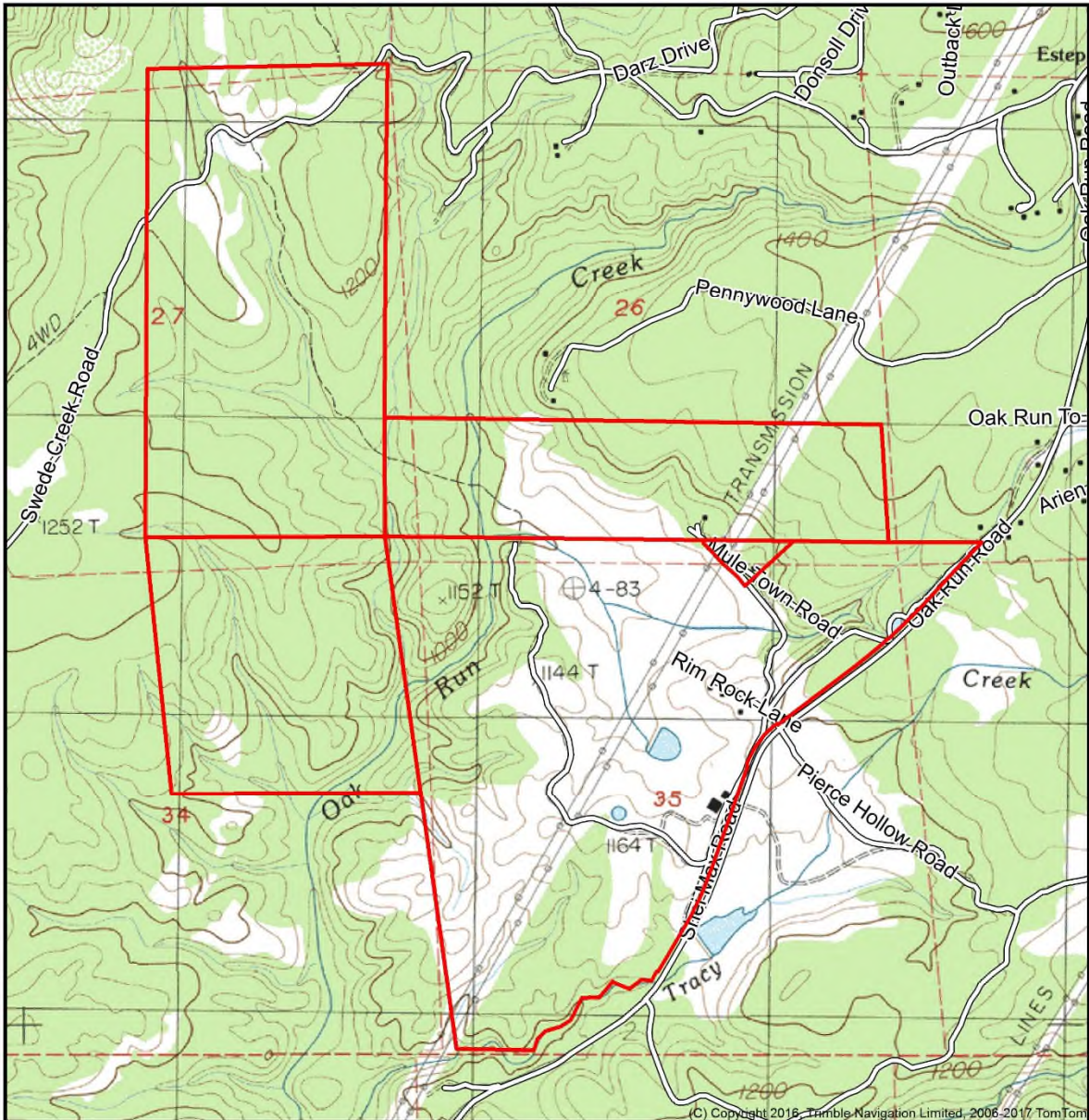
Blue house 3 bdrm 2bth, has in ground pool and pool house with two bdrms, 2bths. Feed barn





1109 +/- Acres / Shasta County
Exclusive Listing
Shasta Land Services Inc.
\$2,500,000
Minerals seller retain 50%

Bill Quinn, Broker Assoc.
Office: 530-221-8100
Cell: 530-604-4365
Billquinn@shasta.com
WWW.ranch-lands.com



DISCLAIMER: The information contained herein is as obtained by this broker from sellers, owners, or other sources. This information is considered reliable, neither this broker nor owners make any guarantee, warranty or representation as to correctness of any data or descriptions and the accuracy of such statements. The correctness and / or accuracy of any and all statements should be determined through independent investigation made by the prospective purchaser. Any offer for sale is subject to prior sale, errors and omissions, change of price, terms or other conditions or withdrawal from sale in whole or in part, by seller without notice and at the sole discretion of seller. Readers are urged to form their own independent conclusions and evaluations in consultation with legal counsel, accountants, and/or investment advisors concerning and all material contained herein.