

Henderson Springs Ranch

Shasta County, CA

MLS 21-3752

500 acres +-



**BILL WRIGHT & DAN RHODES
SHASTA LAND SERVICES, INC.**

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www.ranch-lands.com

HENDERSON SPRINGS RANCH

**500 acres+-
Big Bend, CA**

Henderson Springs is a 500 acre recreational paradise with 4 Lakes, a spring-fed creek and abundant water and wildlife. Currently operated as a premiere fly fishing-only resort it contains a lodge building and two additional residential structures plus support buildings. Total living area combined is over 10,000 sf and 18 bedrooms. Located minutes from the Pit River for additional fly fishing and kayaking opportunities. This waterfront ranch would make a remarkable and private family compound in the Northern CA wilderness.

General Info:

Henderson Springs is a 500 acre wildlife, fly fishing and outdoor-lifestyle paradise in remote Northern California. It contains four spectacular lakes and nearly a half mile of meandering spring-fed meadow creek, two ponds and many springs. Currently operated as a prime fly fishing-only destination resort, Henderson Springs is surrounded by wilderness. This waterfront ranch property would make a phenomenal family compound in a nature preserve-like setting.

Numerous artesian springs bubble forth on the property, supplying fresh, cold water for the lake's fish and wildlife, making for happy fishermen as well. Of particular note is the Hexagenia Mayfly hatch occurring on the lakes in May and June, this gigantic mayfly entices the lake's largest fish to feed on the surface with total abandon. Additionally, down the road from Henderson Springs is the Pit River, renowned for its blue ribbon trout fishing.

Living areas include a large and comfortable 5,500 sf lodge building with 8 bedrooms, a 2,000 sf guest cabin with six bedrooms and 2 bathrooms, and a primary residence comprising 2,200 sf, 3 bedrooms, 2 bathrooms and which overlooks Long Lake and a lovely aquamarine pond. This property is a nature lover's paradise. Wildlife abounds and includes eagles, osprey, turkeys, deer, and the occasional bear and mountain lion.

Additional improvements include a 75 ft swimming pool and spa, a 6kW hydro turbine fed via spring water, 48 solar panels, a 4,000 sf shop building with rollup doors, and a 2,000 sf garage/shop off the main lodge building and includes a Tesla charger.

Located only 1 hour from Redding and about 4.5 hours from Sacramento and the Bay Area.

See the Henderson Springs fly fishing website here: Hendersonsprings.com

Lodge Building:

The Lodge building is 5,500 sf and contains 8 bedrooms, 4 bathrooms, 2 large living rooms, a large kitchen with dining area, and 4 fireplaces – including an impressive 30-foot-high rock fireplace in the living room. The large living room windows look over the spacious back deck

and the meadow beyond and is the ideal place to relax with friends and family after an eventful day's fishing or adventuring. Leading down stairs from the back deck is a 75 ft heated swimming pool and spa with open views of the meadow and wooded hillside beyond. Attached to the Lodge is a large garage/shop with a Tesla charging station.

Main Residence:

The main residence is made of rare Port Orford cedar logs. It is a two story, 2,643 sf home with an open kitchen and living room area, it contains 4 bedrooms and 3.5 bathrooms, and is perched atop a hillside with lake and pond views.

Guest Cabin:

The unique guest cabin is beautifully constructed with hand hewn timber and boards taken from the ranch. It is comfortable, well appointed and contains 2,000 sf, 6 bedrooms, 2 bathrooms, and an open living room/kitchen layout and wrap-around deck.

Approximately 500 acres; Shasta County Assessor's Parcel Numbers as follows:

022-080-018 022-080-019 022-110-004

GENERAL AREA: The ranch is in Northern California, about an hour east of Redding, CA off State Highway 299E. The small town of Big Bend has a store, post office and school and to the west are the small communities of Hat Creek, Burney, McArthur and Fall River Mills, CA,

Recreation plays a major role in the local economy, particularly trout fishing on the Pit River, which is just minutes away, as well as Hat Creek and the Fall River, world renowned trophy trout fishing. The general area offers excellent opportunities for camping and picnicking, water sports, hunting and fishing, hiking and backpacking. There are abundant waterfowl and big game hunting opportunities. An 18-hole championship golf course is in nearby Fall River Mills. Skiing is available at Mt. Shasta, which is only a short hour's drive. Medical facilities are available in Burney with a hospital in nearby Fall River Mills.

Redding is the largest city and county seat for Shasta County and is about 40 miles to the west of Henderson Springs Ranch. 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 commercial airline connections – 2 runways, the longest runway is 7,003' x 150'.

PRICE: Asking Price \$6,900,000. Tremendous opportunity to acquire a spectacular fishing property with wonderful recreation and facilities in Northern California. All interested parties must be prequalified prior to an appointment to see the ranch. Broker Cooperation welcomed.

For more information to see the Henderson Springs Ranch, please call:

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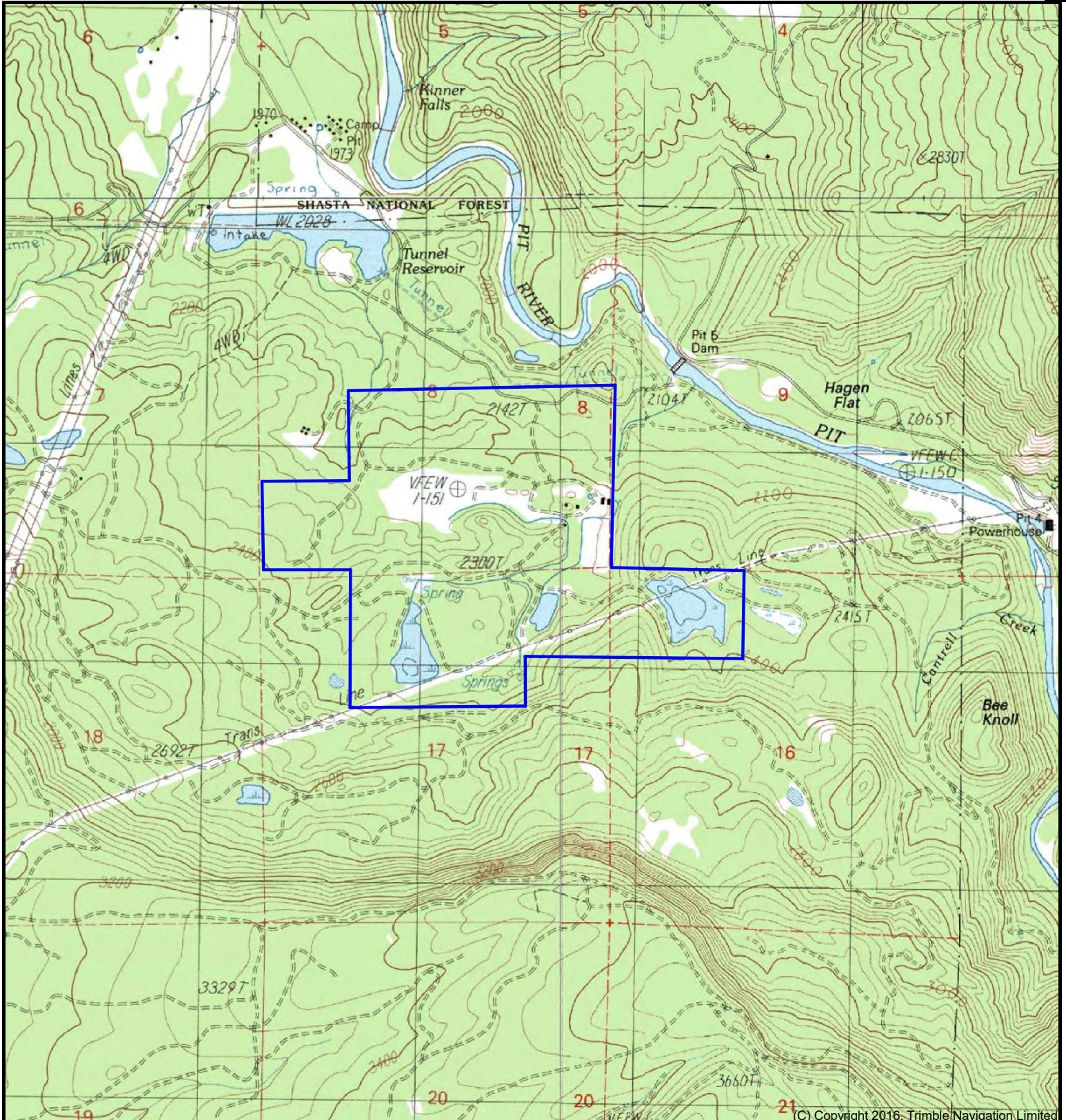
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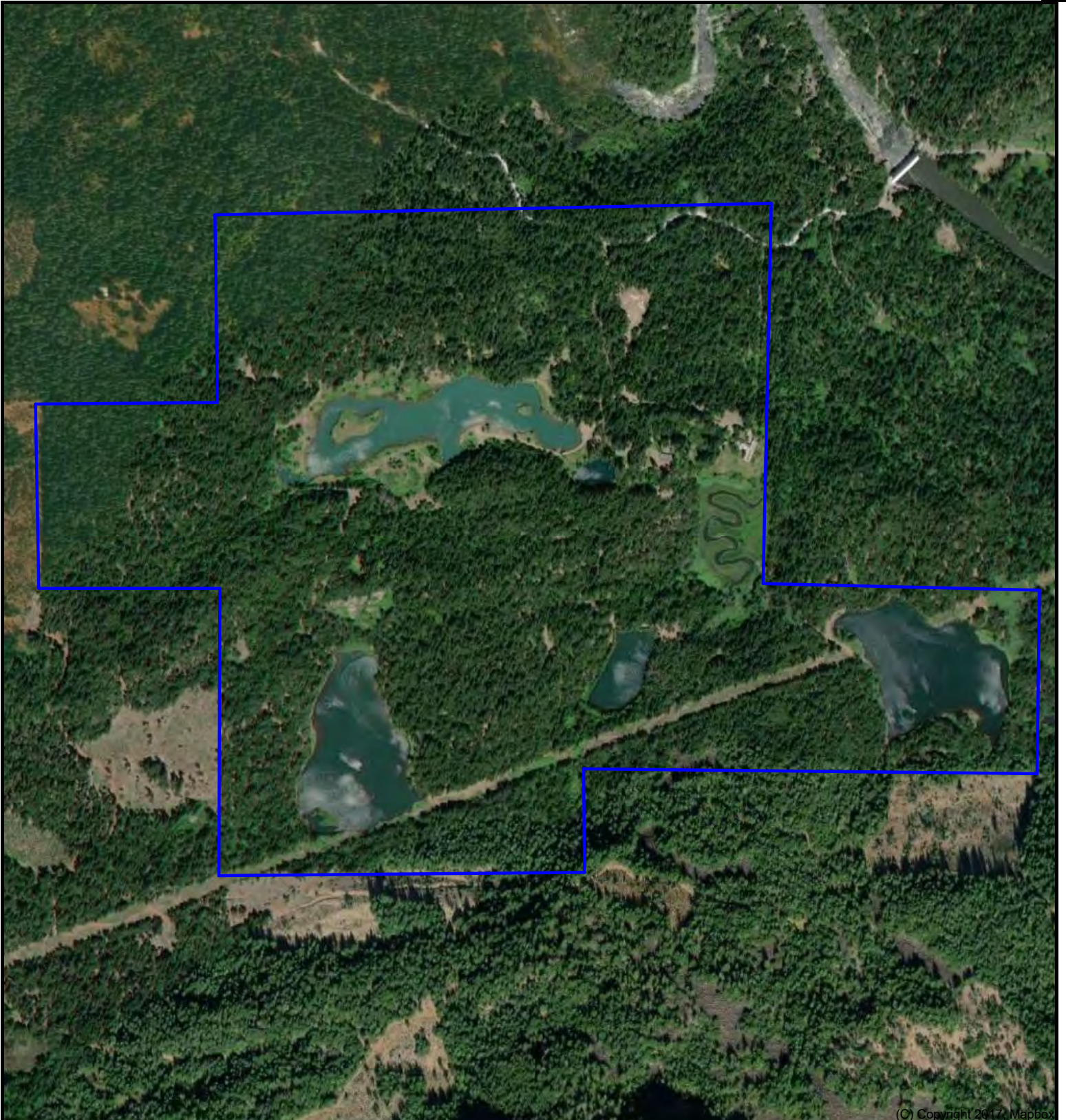
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