

Canyon Falls Ranch

Ono, CA

231 acres+-



BILL WRIGHT
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CANYON FALLS RANCH

231 acres+-

Ono, CA

LOCATION: Known as Canyon Falls Ranch with the North Fork of Cottonwood Creek flowing along the northerly boundary, the ranch is located just about 20 minute drive west of Redding, CA near the little town of Ono, CA. Redding is about halfway between Portland, OR and San Francisco, CA. Igo, CA is just up the road towards Redding and has the closest post office.

DESCRIPTION: The Canyon Falls Ranch consists of about 231 acres, all contiguous. Level and sloped flood irrigated (some with gated pipe) pasture ground along with gently rolling oak covered hillsides. There are open more level areas and some steeper rangeland areas – this is a good combination winter and summer cattle ranch. Elevations range from about 750 feet to 1,300 feet. Interior access is provided by a gated entrance off of Platina Road. Good dirt and gravel roads provide access to the balance of the ranch.

ACREAGE: Approximately 231.57 deeded acres according to the Shasta County Assessor's Office. Shasta County Assessor Parcel Number 044-060-054

WATER: The Canyon Falls Ranch has outstanding water resources with adjudicated water rights as well as a beautiful pond near the headquarters. The North Fork of Cottonwood Creek flows along the northerly and easterly boundaries of the ranch. The ranch has an adjudicated water right, the old Bee Creek Water District that has 5 active member ranchers who work together to maintain the diversion and ditch system, out of the North Fork of Cottonwood Creek. The creek provides wonderful wildlife habitat and is great for riding, hiking, and exploring.

The ranch water rights are managed with five (5) neighboring ranches and known as the Bee Creek Water District, with a licensed diversion out of the North Fork of Cottonwood Creek and this provides irrigation water via flood about 50-60 acres. The pond is kept filled through natural occurring runoff, irrigation field runoff as well as the ability to divert the Bee Creek Water District water right.

There are two (2) wells on the property. One is capped and not in use and there is a second well up by the entrance to the ranch that provides water for the home as well as the barns and garden/orchard. This well provides water for the home, fenced in yard landscaping, garden, and a small orchard. The water is pumped to a 5,000 gallon water storage tank. The water level in the tank is controlled by a hard-wired float and pump shut off system delivering gravity flow water to the house at about 60 pounds (psi). The gravity flow water system provides water to the house even if the electricity goes out – a huge benefit! There is an also water filter system at the headquarters as well as 400 amp electrical service.

LAND USE: An operating ranch, the Canyon Falls Ranch has about 50+ irrigated acres, about 40 acres planted to dryland grain hay crops, and the balance is winter rangeland. The ranch can run about 40-50 pair on the irrigated pastures plus grow your own hay crops.

IMPROVEMENTS: The headquarters is very private, situated on the easterly side of a little knoll. Constructed in 2003, the owner's residence is 2 story about 2,500 sq. ft. or so and has with 4 bedrooms, 1 study, and 3 bathrooms. The master suite and one guest bedroom is on the first floor level. There is also an attached 2 car garage & shop. There is a like new 70 x100 foot - 7,000 sq. ft. metal barn – three roll up doors, perfect for hay, equipment, and your recreational

vehicle storage. Up at the gated entrance there is a beautiful wood barn that provides great storage at the front area of the ranch.

GENERAL AREA: The ranch is near the small communities of both Ono and Igo, CA. Ono has a small general store and Igo has both 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 black bears are all found on the ranch. The pond provides excellent fishing! A great opportunity for a new family ranch with terrific recreation opportunities for a family.

PRICE: ~~\$1,395,000~~ **REDUCED ASKING PRICE TO \$1,195,000**

For more information and an appointment to see the Canyon Falls Ranch, please call:

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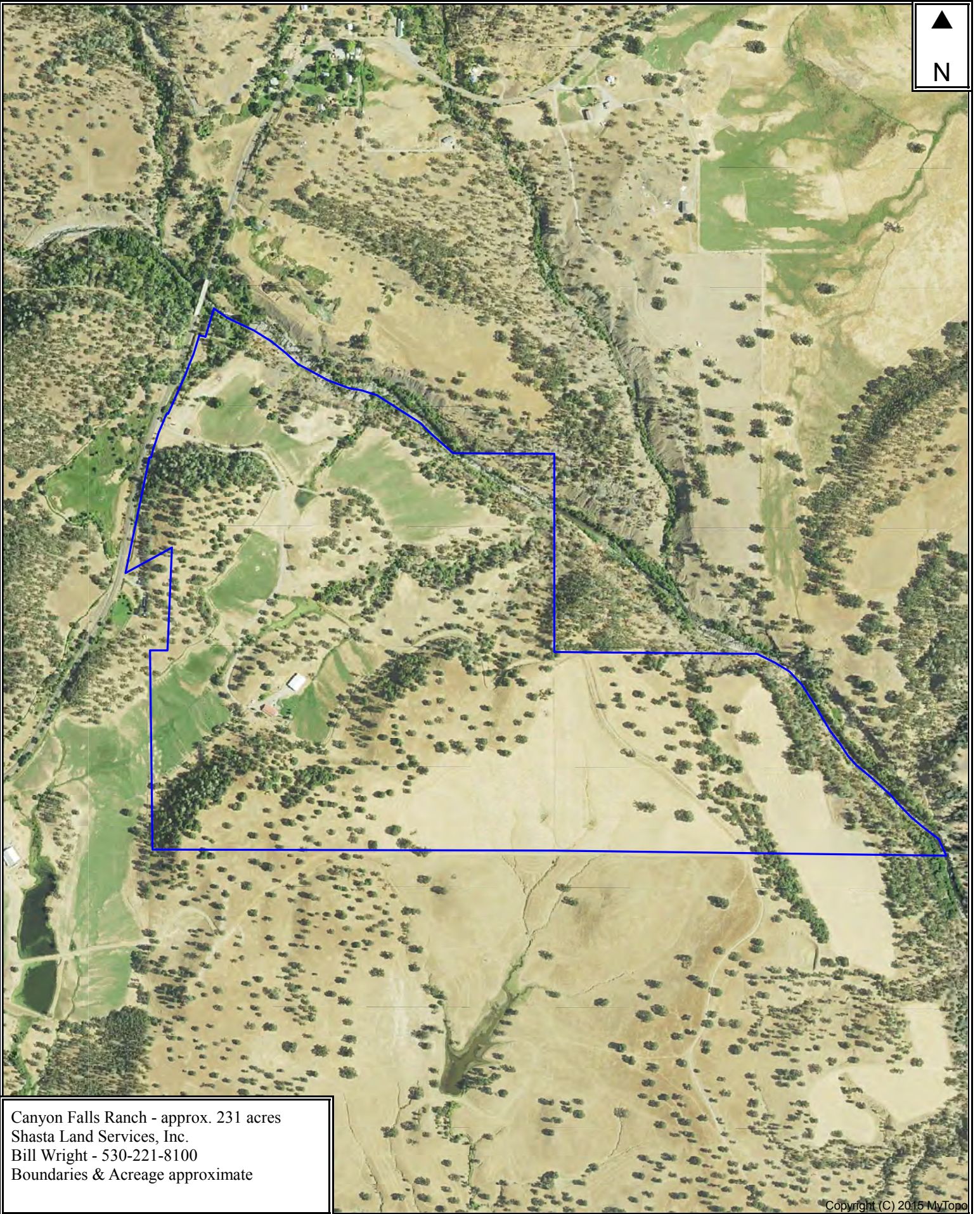
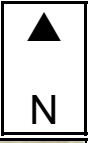
Office **(530) 221-8100**

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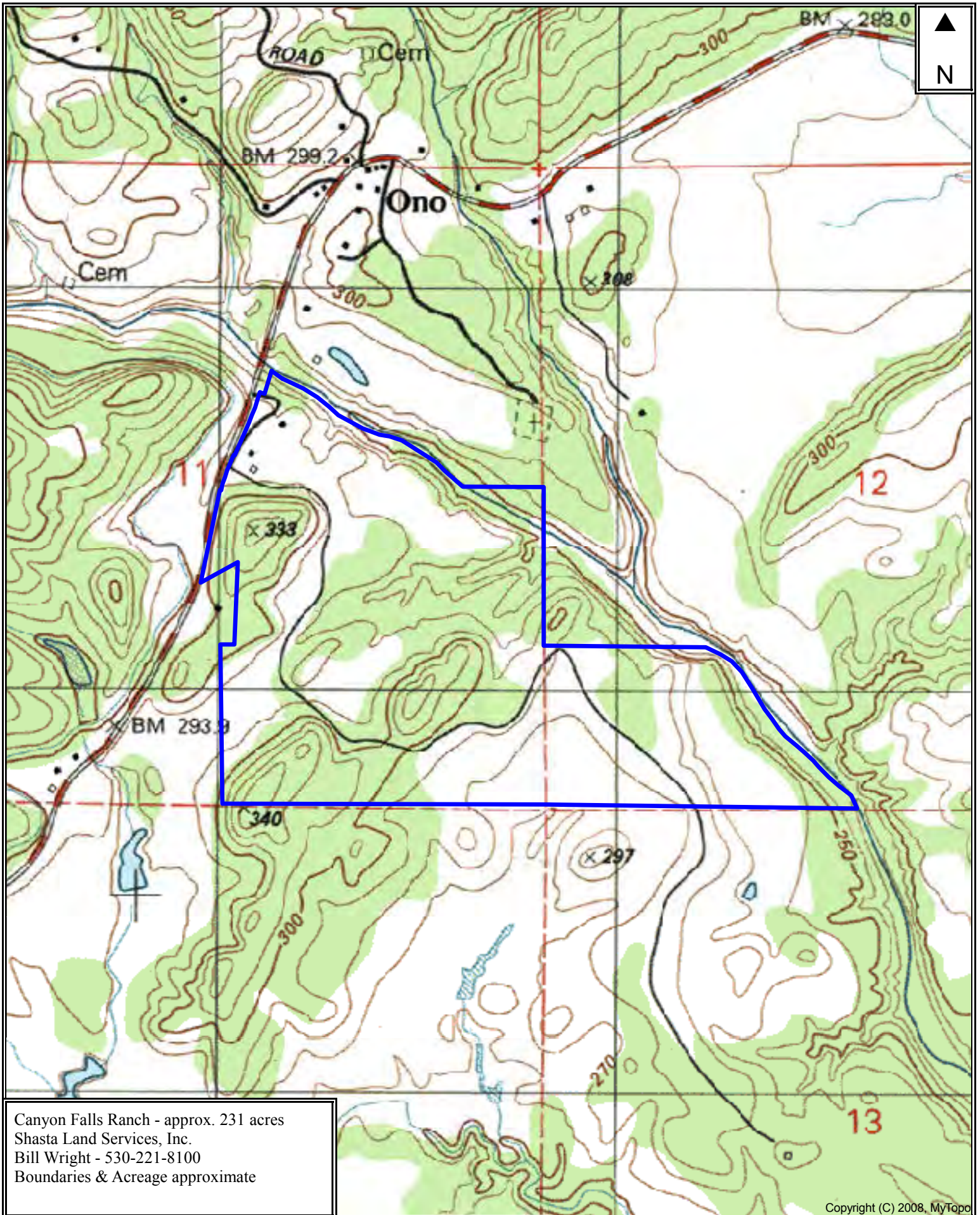
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Canyon Falls Ranch - approx. 231 acres
Shasta Land Services, Inc.
Bill Wright - 530-221-8100
Boundaries & Acreage approximate



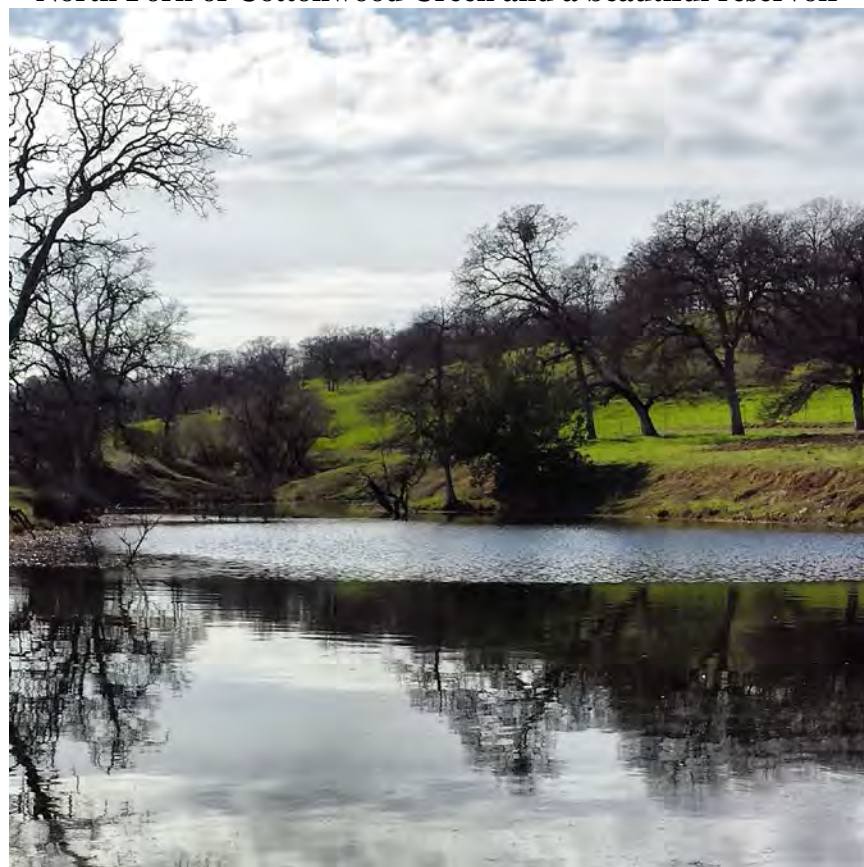
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231 acres, North Fork of Cottonwood Creek, irrigated fields, rolling oak covered hills



North Fork of Cottonwood Creek and a beautiful reservoir





Privately situated headquarters – views of the surrounding mountains





Currently running commercial cattle





Rolling oak covered hills and fields





Dryland grain harvested for hay below & views of the surrounding mountains

