

# **JWB Ranch**

**Ono, CA**

**392 acres+-**



**BILL WRIGHT**  
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**[www.ranch-lands.com](http://www.ranch-lands.com)**

# **JWB RANCH**

Ono, CA

**LOCATION:** The new 392 acre JWB Ranch is located just about 20 minute drive west of Redding, CA near the little town of Ono, CA which 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 JWB Ranch consists of about 392 acres, all contiguous. Level sprinkler and flood irrigated pasture ground along with gently rolling oak covered hillsides, 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 and a private paved road up to the ranch headquarters. Good dirt and gravel roads provide access to the balance of the ranch.

**ACREAGE:** Approximately 392 deeded acres according to the Shasta County Assessor's Office. There are four (4) Shasta County Assessor Parcel Numbers:

044-050-003 044-060-043 044-060-044 044-070-004

**WATER:** The JWB Ranch has outstanding water resources with water rights as well as 4 reservoirs. The ranch irrigates about 50-60 acres with a diversion on the North Fork of Cottonwood Creek. These reservoirs and streams provide excellent stock water as well as great wildlife habitat. The ponds provide excellent fishing for large & smallmouth bass, crappie, blue gill and catfish.

The ranch has an adjudicated water right, the old Bee Creek Water District, out of the North Fork of Cottonwood Creek. A diesel motor & pumps out of the 2 large reservoirs in the approximate center of the irrigated fields and this provides irrigation water via flood irrigation and large sprinklers. The pond is kept filled through the Bee Creek Water District water right.

There is also a well located up next to the knoll at the headquarters providing domestic water for the home as well as the barns and garden/orchard. Two 12,000 gallon underground water storage tanks are used to store ample water for all uses.

**LAND USE:** An operating ranch, the JWB Ranch is currently running about 50 pair year round on the irrigated pastures and winter rangeland. About 50-60 acres irrigated and the balance winter rangeland.

The ranch is currently running about 50 spring calving pairs and 2 bulls, putting up enough hay to supplement in the winter and also sell some extra hay.

**IMPROVEMENTS:** There are 2 homes on the ranch including the owner's residence and a smaller home perfect for other family use, a ranch foremen or caretaker residence. A gated entrance leads to a private paved road winding up to the knoll top headquarters with the headquarters compound. The compound area is paved for ease of maintenance down to the large Barn and shop.

The Owners Residence is approx. 4,342 sq. ft. – two story plus full basement ranch style home with 3 large bedrooms including master suite with fireplace, 4 full bathrooms and an expansive country kitchen and wet bar area. Plus a fully finished basement with media room & fireplace, pool table, bathroom, workout exercise room and an office. There is an attached large 3-4 car garage. The residence is fully landscaped with a vanishing edge pool overlooking the ranch and mountains, covered BBQ gazebo area as well as a pool house with a full bathroom, hot tub and sauna. Wonderful setting for family enjoyment and entertaining overlooking your ranch and the surrounding mountains.

This headquarters area has an approx. 9,400 sq. ft. barn with shop area – insulated with a bathroom and a walk in cooler for garden & orchard cool storage. The owner has it set up for a metal and wood shop, stores his boats, and cars there and even has his own paint shop set up.

The headquarters area also has a four horse stable & round pen, a large riding arena 100' x 400' that is sanded and sprinkled.

The second home on the ranch is situated on a smaller knoll inside the entrance to the ranch. The home has its own entrance gate off the main road. 3 bedroom, 2 bath modular home with a detached 2 car garage and breeze way. This home also has a beautiful view across the easterly portion of the ranch. The backyard has a gazebo with a BBQ area as well as a hot tub. There is also small horse barn/hay barn. In excellent condition, it is a good set up for either a second family home or a ranch caretaker/employee.

**PUBLIC, PRIVATE & SOLAR LOW COST ELECTRIC UTILITIES:** The JWB Ranch is extremely well set up with both public and private electrical service. PG&E provides service to the ranch gate and then the owner has installed a private utility line for about a mile up to the knoll top headquarters. At the ranch gate there is a 2,800 KW generator that will feed the electrical service in case of PG&E power outage.

The ranch also has a large solar system up at the headquarters that provides approximately 80-90% of the electrical power necessary for the entire headquarters. Currently there are 120 solar panels located out of sight on the barn roof. The owner indicates the system is easily expandable to provide 100% of the power needed.

**ZONING:** The ranch is zoned EA-AP (Exclusive Agriculture Agricultural Preserve). Real Estate taxes taxed under California's Land Preservation Act aka "Williamson Act", which can lower the property taxes considerably. The property is assessed on its agricultural income value, not fair market value. For more information about the Williamson Act and how real estate taxes are formulated please call the Shasta County Assessor's office at 530-225-3600.

**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 and provide outstanding hunting opportunities. The ponds provide excellent fishing for large & smallmouth bass, crappie, blue gill and catfish.

**PRICE:** Asking price is \$2,695,000 - **Owner willing to carry!**

**CATTLE & EQUIPMENT:** The owner is retiring and misc. equipment, including the ranch haying equipment, will be available at market price.

For more information and an appointment to see the 392 acre JWB Ranch, please call:

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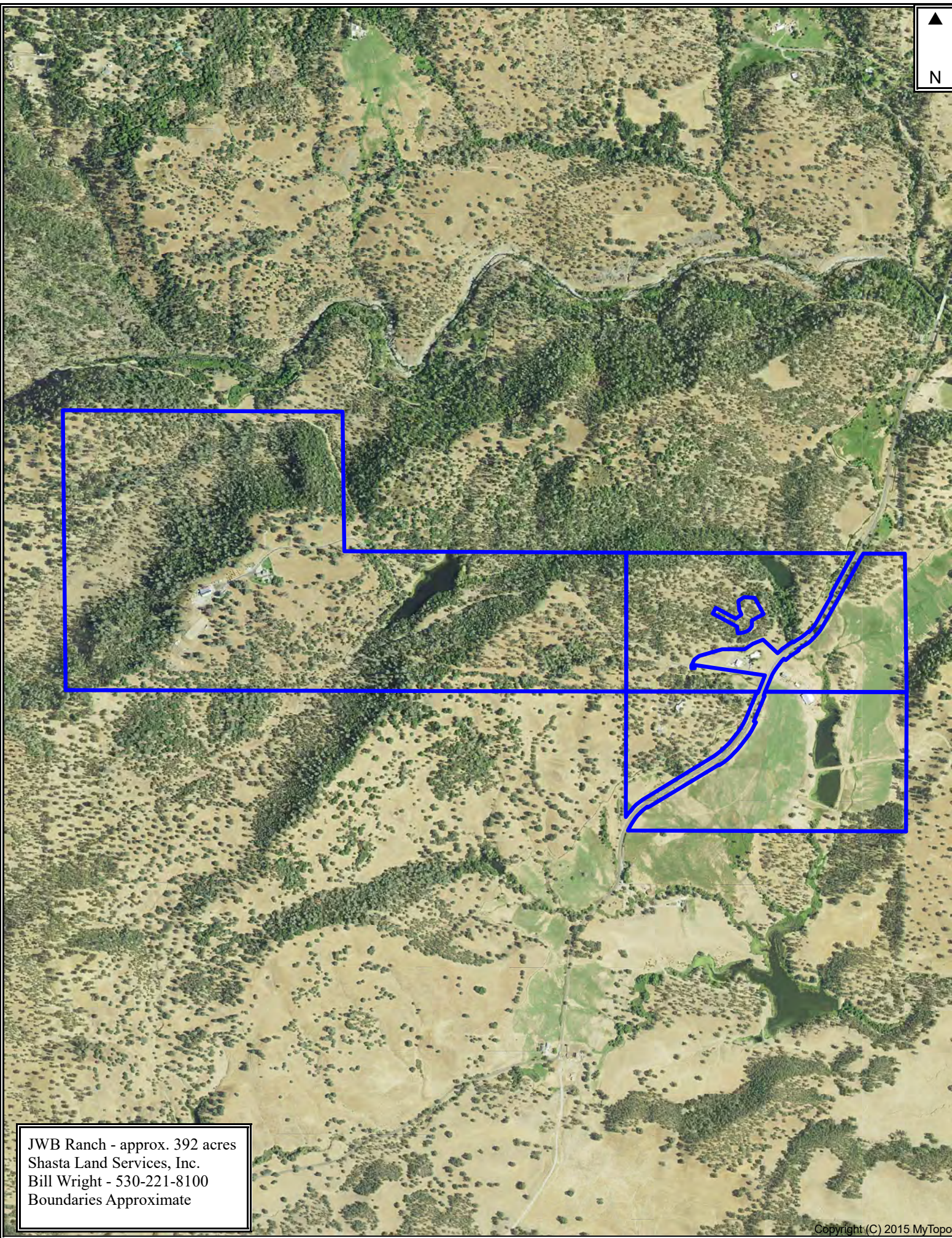
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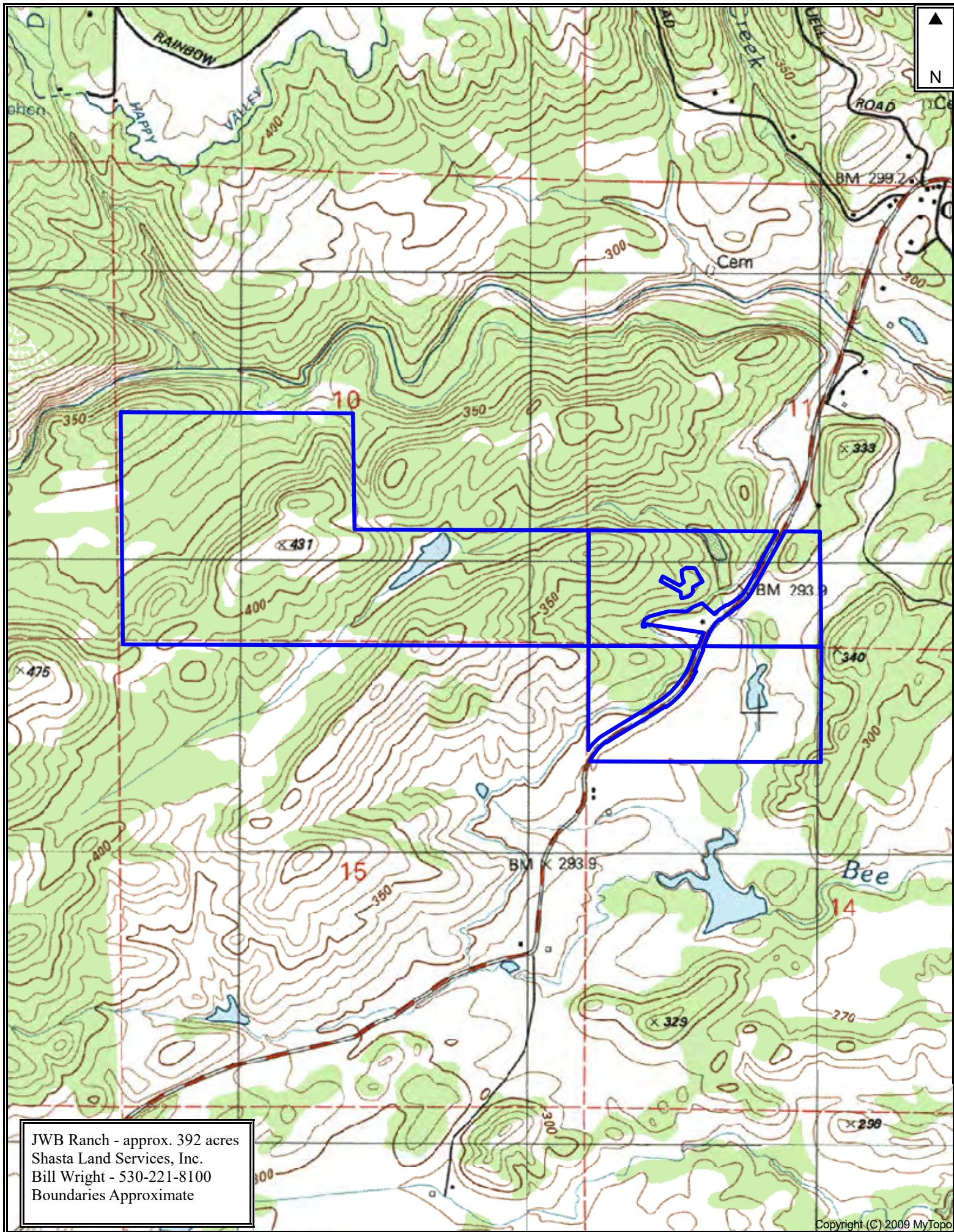
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Boundaries Approximate



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**Entrance to the JWB Ranch – about 1 mile of ranch private paved road up to main residence**





**392 acres – 4 reservoirs, irrigated fields, rolling oak covered hills**







**Main Residence is situated on the highest knoll top with commanding views over the ranch**





**Relaxing vanishing edge pool, BBQ area as well as pool house**





**4,300 sq. ft. including fully furnished basement with pool table & media room**





Kitchen overlooking the pool and 2<sup>nd</sup> floor Master Bedroom with fireplace





**Fully finished basement with media room, office and room for a pool table – plus an exercise room**





**Irrigated pastures and rolling oak covered hills**



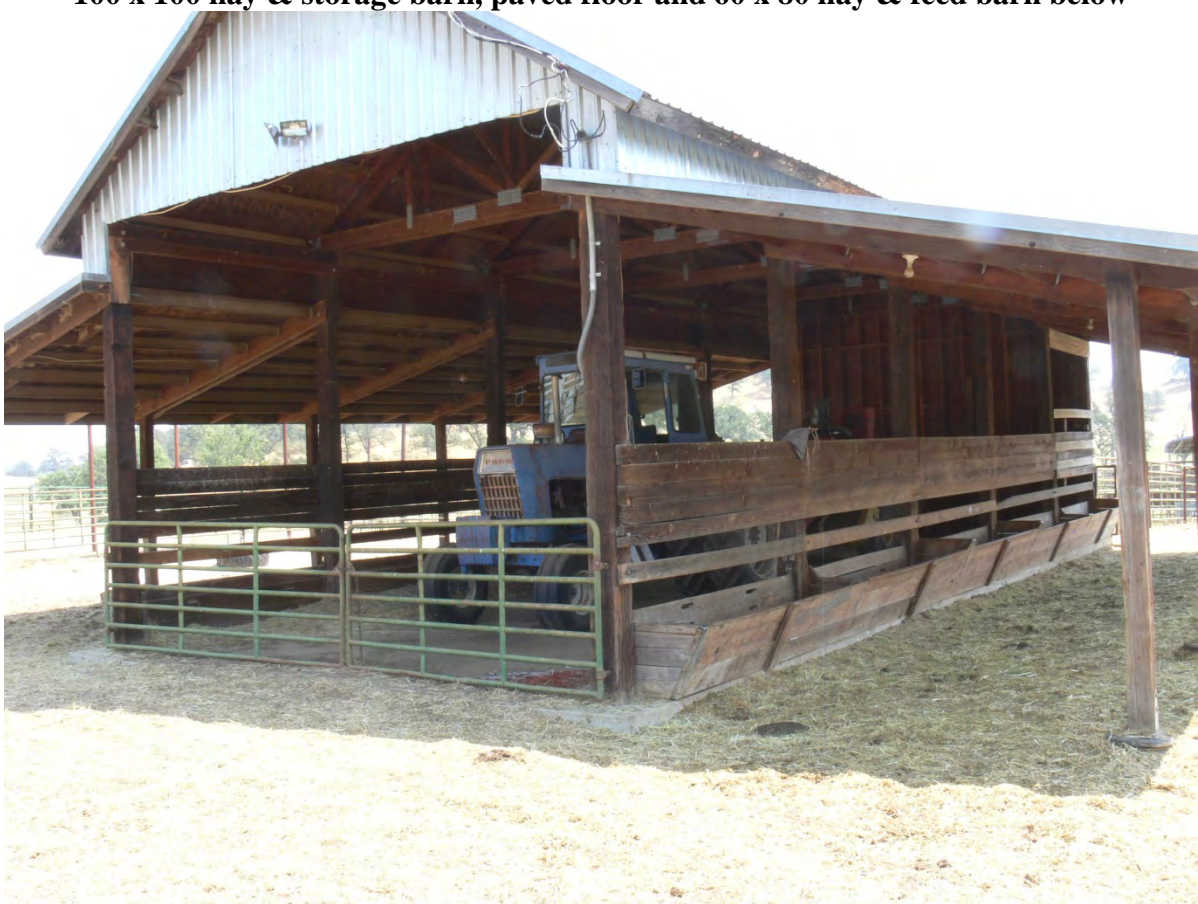


**4 Reservoirs for fishing, hunting & recreation – the ranch has great wildlife habitat**





**100 x 100 hay & storage barn, paved floor and 60 x 80 hay & feed barn below**







**A second residence with it's own entrance road on the ranch – great for family or caretaker**





Horse stables plus round pen and 100 x 400 arena – sanded and sprinkled





**Huge barn/shop up by the residential compound – all paved for good access from the house**

