

# Indian Springs Ranch

Oak Run, CA

**1,109 acres+-**



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# INDIAN SPRINGS RANCH

Oak Run, CA

The Indian Springs Ranch is located about 20-minute drive east of Redding, CA near the small town of Oak Run, CA which is about halfway between Portland, OR and San Francisco, CA. Oak Run, CA is just a few miles up the road towards Redding and has a grocery store, elementary school, and the post office.

## **DESCRIPTION:**

Flood irrigated fields via water from the water right ditch flowing down into the ranch. Along with gently rolling oak and pine covered hills, open more level areas, and steeper rangeland areas – this is a good combination winter and summer cattle ranch. The owner does not push too hard and runs around 40-50 pair year-round along with several horses.

Winter temperatures are cool but not high elevation cold with elevations ranging from about 900 feet to 1,300 feet. Interior access provided by a gated entrance off a paved county-maintained road, and then a graveled road into the ranch headquarters. There are good dirt roads around the ranch making cattle, fences, and hunting easily accessible.

The 4,400 sq. ft main residence is located down inside the ranch overlooking the largest reservoir. There is a caretaker's home with two living quarters located just inside the gate overlooking the entrance and barns. Two other residences are located together about ¼ mile off to the north inside the ranch. Great secluded location for both guests and tenants. The ranch currently rents these homes out monthly.

There are four (4) Shasta County Assessor's Parcel Numbers: 097-190-007, 097-380-008, 097-390-002, and 097-390-003 consisting of about 1,109.46 acres per the Assessor Maps.

## **WATER:**

Oak Run Creek flows through the ranch providing excellent wildlife habitat and stock water. There are two large reservoirs with bass and blue gill along with several small ponds on the ranch. Three springs have been extensively developed with storage tanks to provide both domestic water to the homes and stock water out to the barns and corrals. Excess water flows out and down to the large reservoirs. There are several other springs scattered throughout the ranch.

The water right adjudicated to the ranch is delivered to the property by diversion and ditch to the ranch. water right is recorded in Shasta County Decree 5701 Schedule 11 Paragraph 9 and is for 0.370 CFS. The decree also states that one of the springs has a .025 cfs water right.

## **IMPROVEMENTS:**

All the improvements on the ranch apart from an older home up near the entrance and one barn have been rebuilt and improved by the landowner over the last 4 years or so.

The main house approx. 4,400 sq ft located in the middle of the ranch is in good condition with a newly remodeled kitchen open to a great room with a tremendous double-sided fireplace,

cathedral ceilings over an expansive view windows overlooking the ranch and reservoir. Two-bedroom house, 2 bathrooms with an office (or an additional bedroom). The massive primary bedroom and large main bath with walk in shower and tub. The view from the great room overlooking the largest reservoir and the ranch is spectacular. Extensive decking sweeping around 2 sides of the home provides wonderful overlooking the largest reservoir and up the valley of the ranch. Attached garage and an additional structure now used for storage and dog runs off to the side of the home. Underground utilities to the home along with a back up generator powered by propane.

There are three other residences located on the ranch for caretakers, guests, or rentals. Inside the entrance there is a home with two living quarters – a 3-bedroom 2 bath and a 1 bedroom 1 bath unit together. Located in the upper portion of the ranch with excellent views over the ranch, barns, and entrance.

There are two homes located near each other over to the north about ¼ mile or so. Secluded location - these homes have also been remodeled and fixed up. One a 3-bedroom 2 bath with a wood burning fireplace and the other a two story 2-bedroom 1 bath home with a wood burning stove.

There is a terrific set of four (4) classic red barns and pipe corrals and loading chute. The largest barn has had a sand floor laid down to provide a covered riding arena. There is also a livestock-scale house, a tack room with a horse stall for grooming and a large shop with three roll up doors. Attached 3-sided equipment storage along the southerly side.

#### **GENERAL AREA:**

The ranch is near the small community of Oak Run, CA. Oak Run has a small general store as well as 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 from 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 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 celebrated “Sundial Bridge” is 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 new owner could improve the carrying capacity for more year-round cattle or convert to spring/winter grazing for yearlings. The wildlife habitat is tremendous with all the ranch water, rolling oak covered foothills and terrain. Deer, quail, dove, wild turkeys, wild pigs, and even elk are all found on the ranch. The ranch lends itself to the CA PLM (Private Lands Management Program) which in return for wildlife habitat improvements can extend hunting seasons and tag opportunities. The ponds could provide excellent fishing for a new owner.

**PRICE:** \$4,575,000

For more information and an appointment to see the Indian Springs Ranch, please call:

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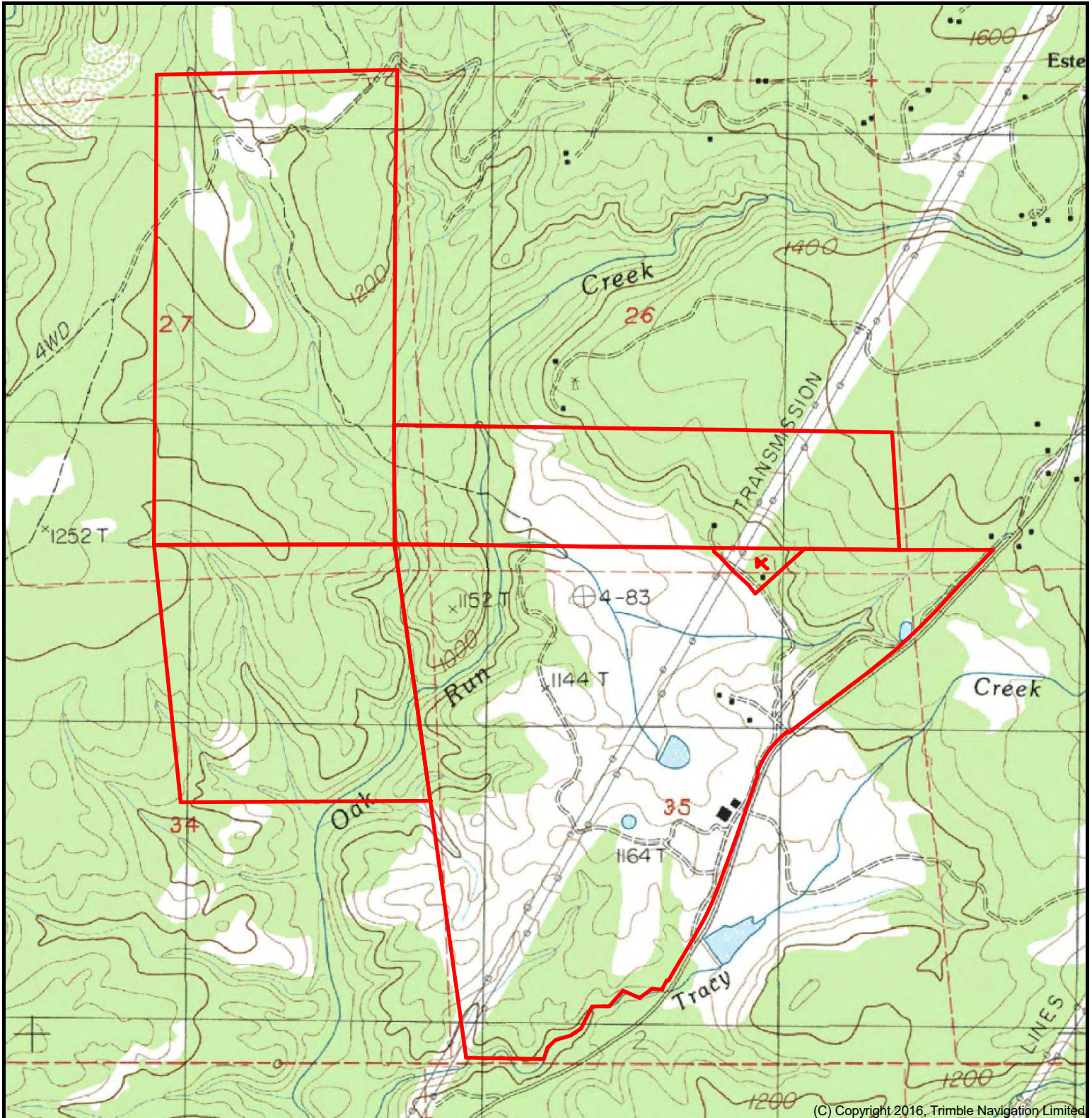
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**TNP 25004**



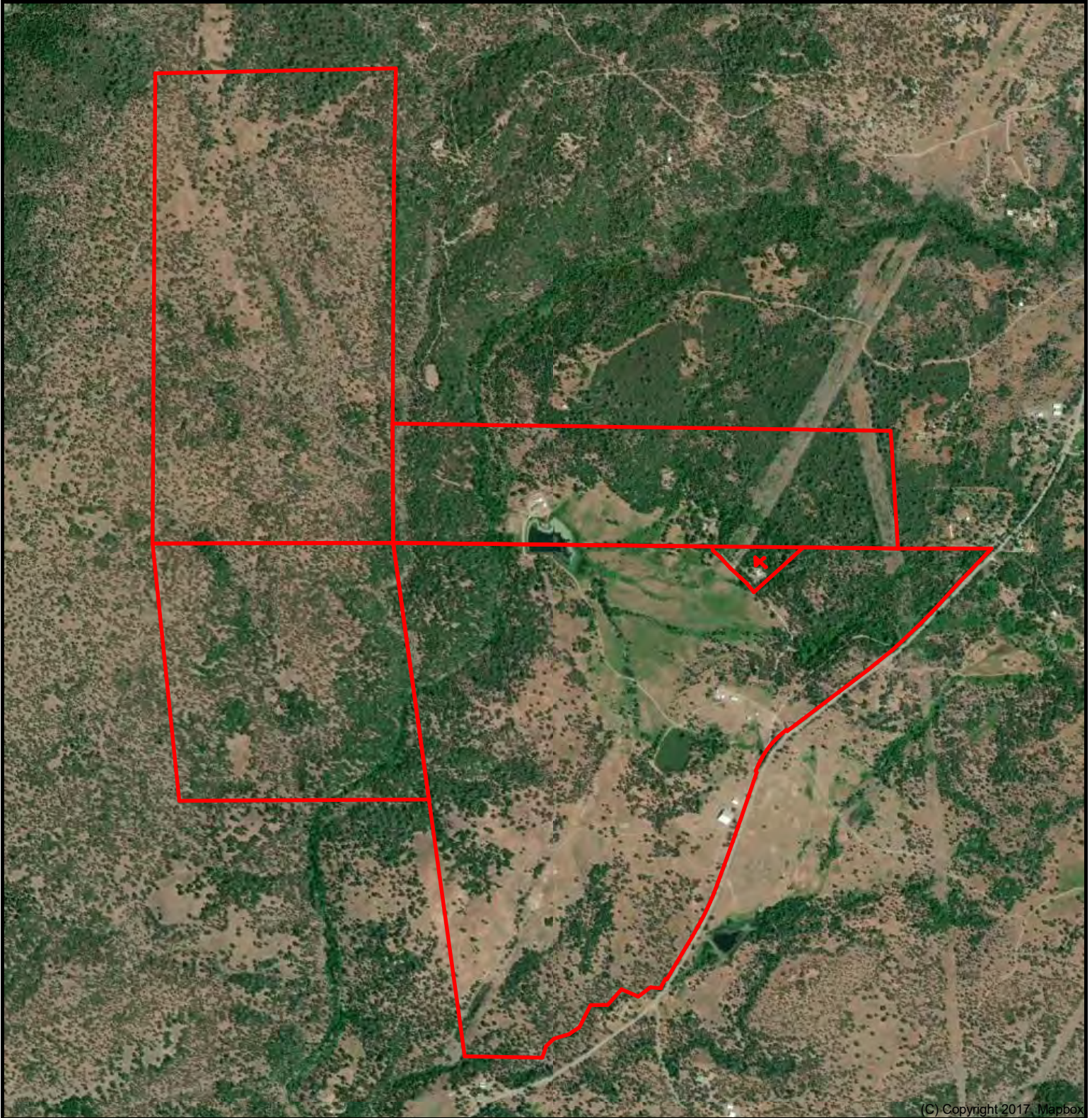
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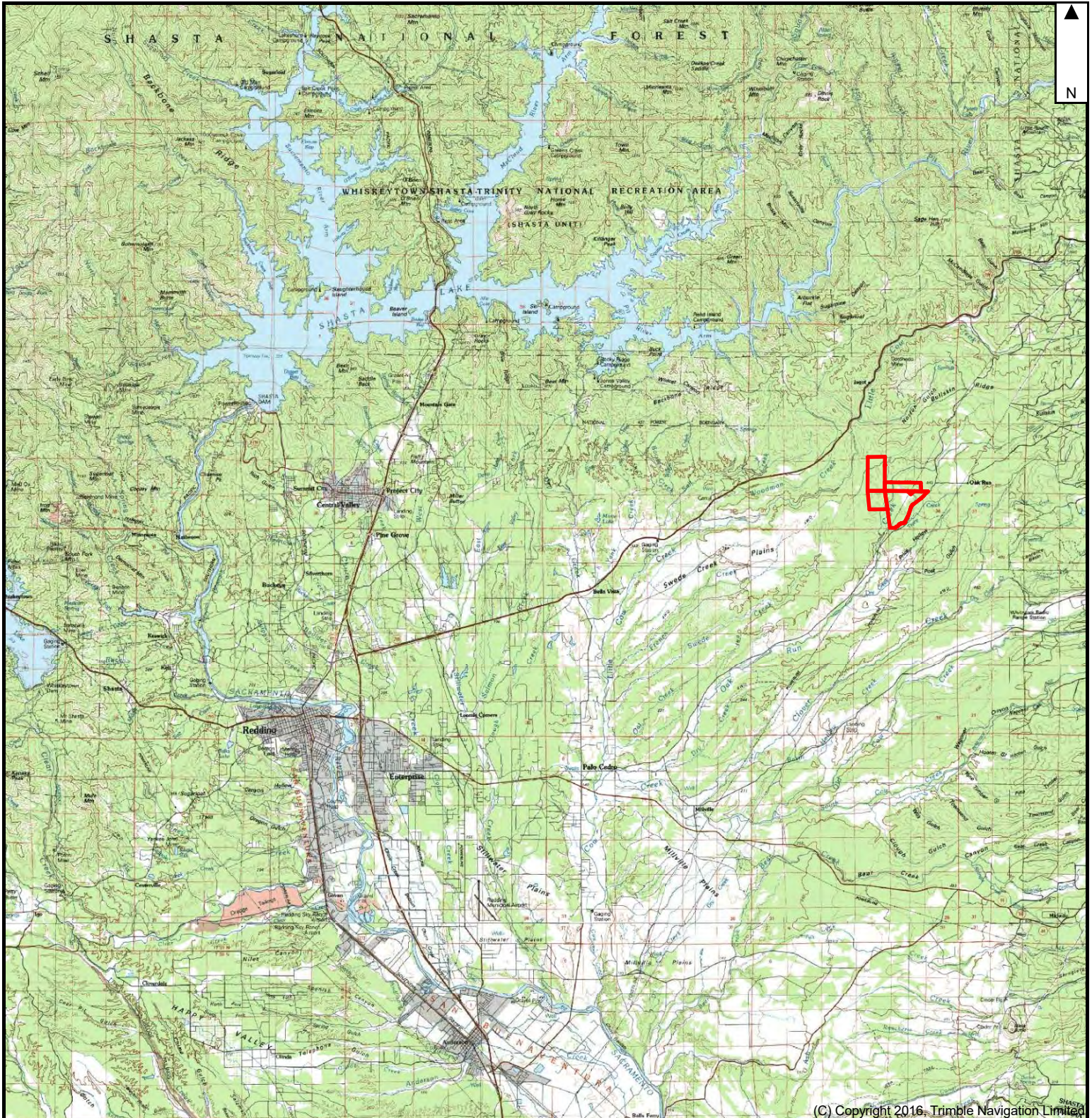
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