

Fall River Frontage

Fall River, CA

General Description

The Bar Eleven Home Ranch is a working cattle ranch with acreage along Fall River, a world class fishing river. Family owned since the early 1950's, the ranch consists of approximately 4 acres in improvements including an older two story home, barns, shop, scale house, corrals, outbuildings and a small orchard. The remaining acreage, which is flood irrigated, is presently used as summer grazing ground for cattle. With Fall River being only 16 miles long, this is a rare opportunity to own 94 acres with approximately 3/4 mile of river frontage on this famous river.



- ◆ World Class Fishing River Frontage
- ◆ 94+- Deeded Acres
- ◆ Over 4000' of River Frontage
- ◆ Flood Irrigated Pastures
- ◆ Older Home, Barns & Outbuildings
- ◆ Hay Barns - Sheds - Garages
- ◆ Williamson Act Tax Benefits

Offered at \$1,350,000

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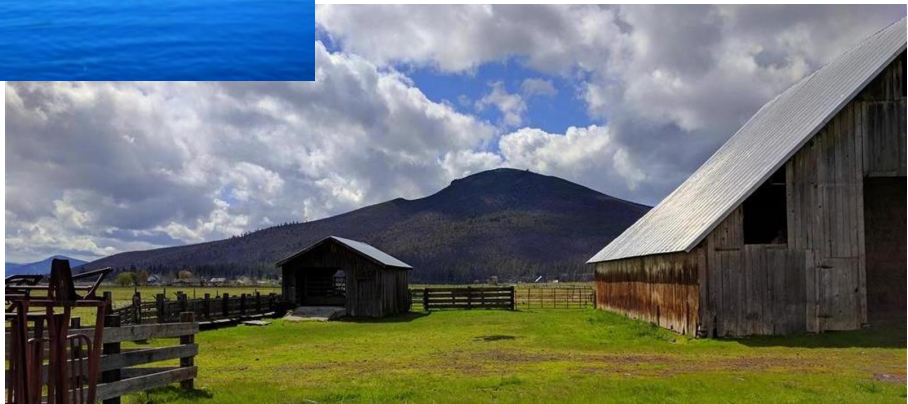
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Bar Eleven Home Ranch

General Description

The Bar Eleven Home Ranch is a working cattle ranch with acreage along Fall River, a world class fishing river. Family owned since the early 1950's, the ranch consists of approximately 94 acres. Approximately 4 acres are in improvements which includes an older two story home, barns, shop, scale house, corrals, outbuildings and a small orchard. The remaining acreage, which is flood irrigated, is presently used as summer grazing ground for cattle. With Fall River being only 16 miles long, this is a rare opportunity to own 94 acres with approximately 3/4 mile of river frontage on this famous river.



Bar Eleven Home Ranch



View to the North

Acreage

The ranch consists of approximately 94 deeded acres. There are two contiguous assessor parcels of 36 and 58 acres each. Fall River forms the entire eastern boundary with approximately 4100 feet of river frontage. Glenburn Road, a paved county road, forms the west boundary. Approximately 4 acres are with improvements, with the balance of approximately 90 acres that are used for grazing.



View to the South

Bar Eleven Home Ranch

Water Features

One of the most exciting features of the ranch is that it is located on Fall River with over 4100 feet of frontage. Fall River is approximately 17 miles in length. Although the river itself is open to the public, almost every foot of river bank frontage is privately held. Public access to the river is difficult and very limited.



“There’s tremendous value in owning land, particularly on streams and rivers,” says Paul Slivon, a San Francisco investment advisor who owns a roughly 200- acre ranch near Steamboat, Colo. “There are some places where you can’t get access to that water unless you own it. That’s a big deal. They can build new golf courses, but they can’t build new rivers.”

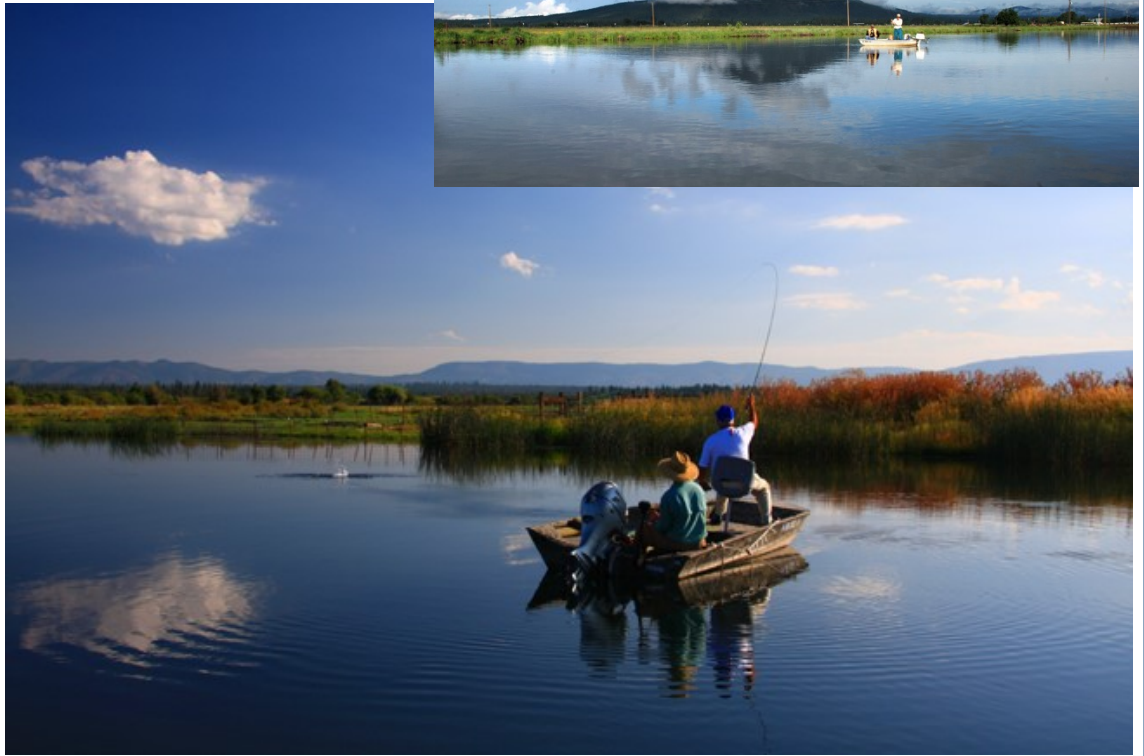
Worth.com - How to Buy a Ranch - April 10, 2014.



Recreation

FALL RIVER - WORLD CLASS FISHING

"IT IS THE NATION'S largest spring system, creating a wonderland of crystal-clear, 50-degree rainbow trout habitat. At the same time it is both the finest spring creek fly fishing opportunity in California and one of the best in the United States. It is certainly the angling showpiece of the entire Shasta Cascade region and one of the richest spring fed rivers in the world."



Bar Eleven Home Ranch

Home

Located near the center of the acreage along the county road is the original two story home. The home has over 1500 square feet with 3 bedrooms and 1 bath. Members of the owner's family lived in the home from the early 1950's until 2010. The home has not been occupied or main-tained since 2010. The home is in obvious disrepair and is consider of no value.



Barns & Outbuildings



Bar Eleven Home Ranch

Wildlife

Some of the best fishing in the nation can be found on Fall River with rainbow and brown trout. The Fall River Valley is noted for a variety of wildlife including migrating geese, ducks, deer, various eagle species, heron, osprey, and many animals.



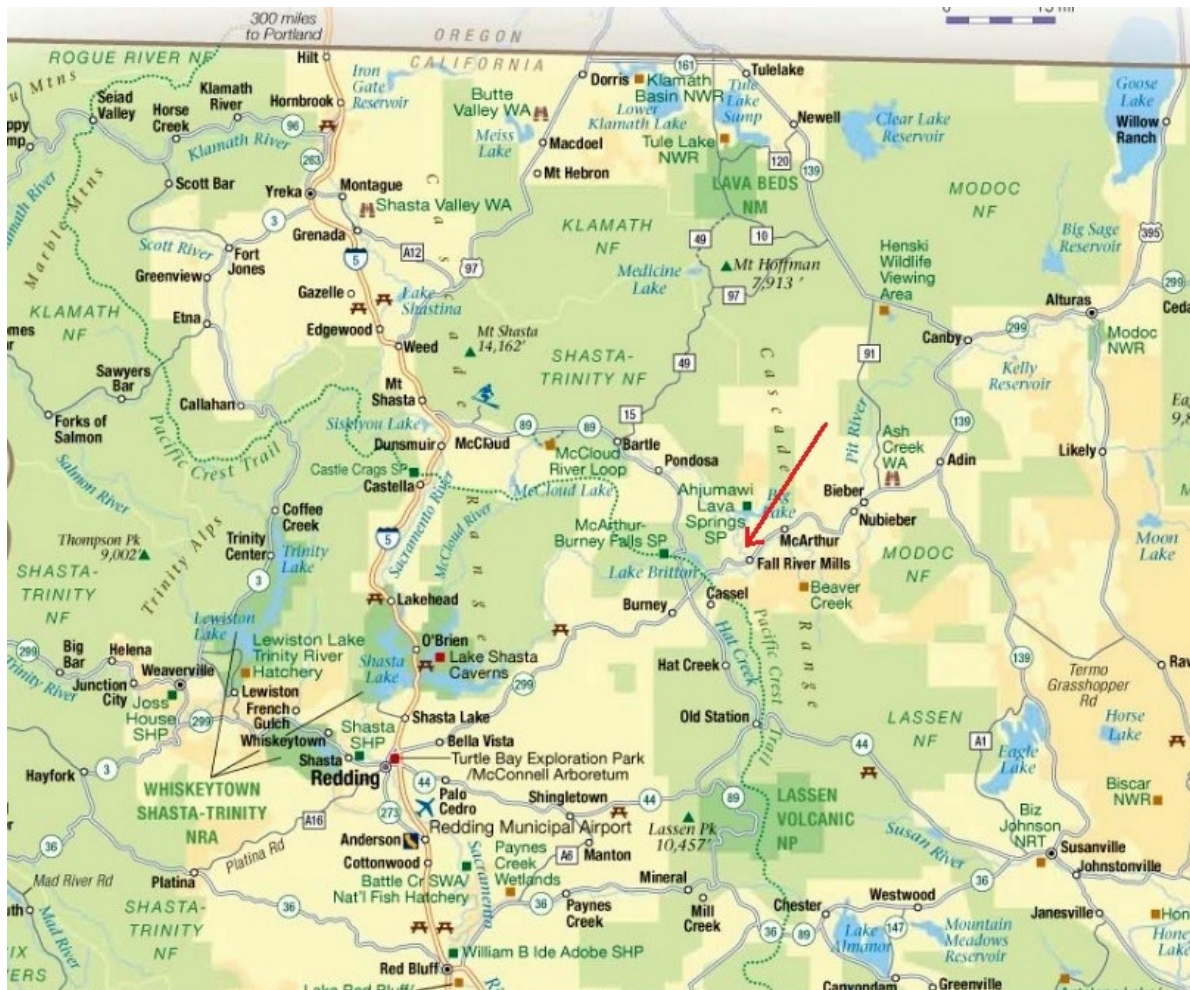
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Bar Eleven Home Ranch

Location

Located in Northern California's scenic Fall River Valley, the Bar Eleven Home Ranch is situated on Fall River, one of the nation's best fly fishing rivers.

The Fall River Valley rests between the Sierra Nevada and Cascade Mountain ranges with Mt. Shasta visible to the northwest and Mt Lassen to the south.



The ranch is located approximately 5 miles northwest of the town of Fall River Mills in eastern Shasta County and 72 miles east of the City of Redding (pop. 90,000 happy people). Surrounded by other large ranches, this rural area offers wide open spacious views of the Fall River valley and surrounding mountains.

Bar Eleven Home Ranch

Water Rights

The ranch has Riparian Water Rights from Fall River which is currently used for irrigation and drinking water.

Zoning

The Bar Eleven Home Ranch acreage is zoned Exclusive Agricultural (EA) District

The ranch is also in a Agricultural Preserve (AP) District and is taxed under California's Land Conservation Act or Williamson Act, which can lower the property taxes considerably.

The General Plan is Agriculture Croplands (A-C).

Additional Information

For additional information regarding Assessor Maps, Soil Reports, Zoning Maps, Permitted Uses, Water Rights, Topo Maps, Flood Zones, Local and Area information.....please visit www.CaliforniaLandAndRanch.com or contact the representing broker.

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Bar Eleven Home Ranch

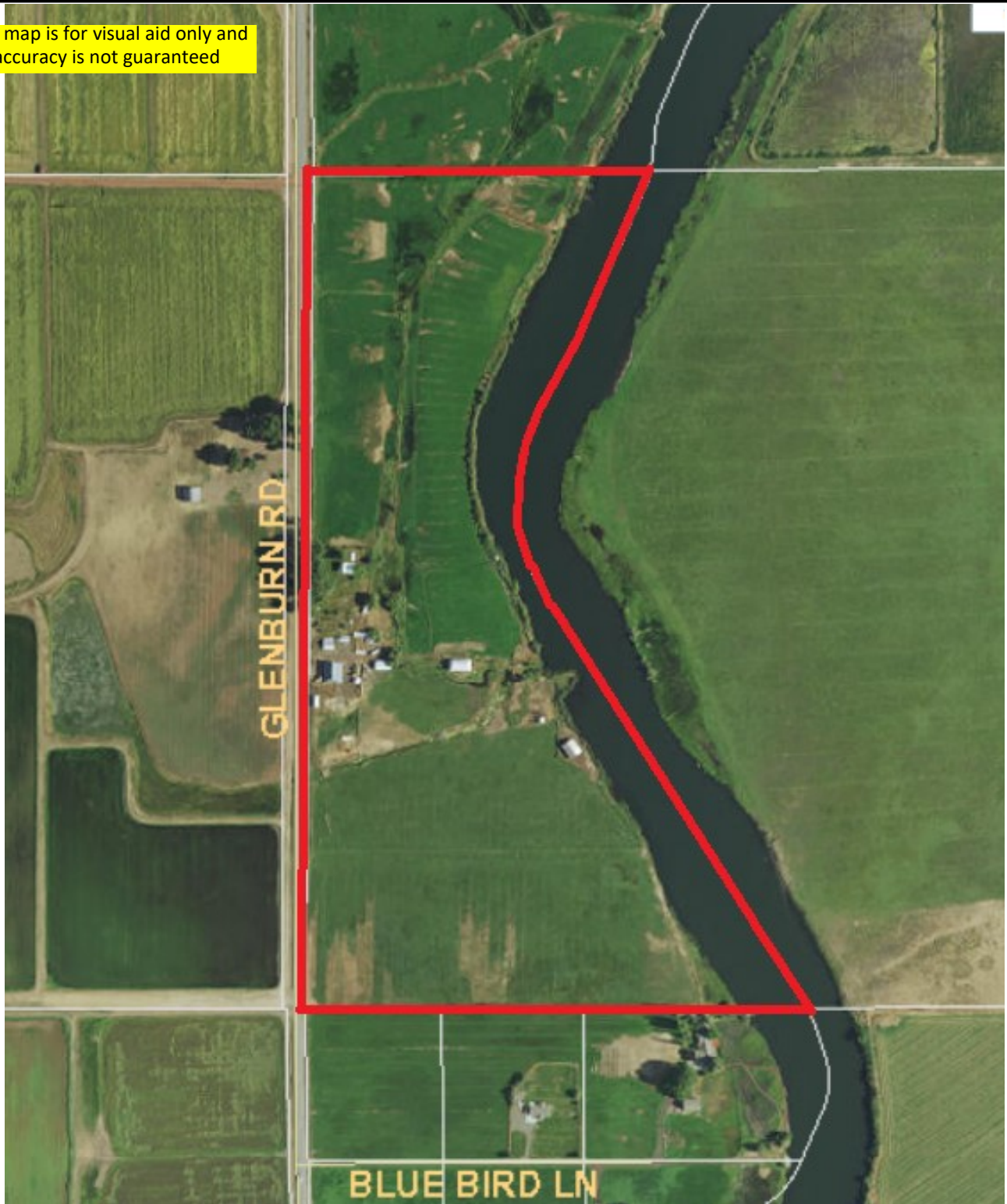
Area Map



Bar Eleven Home Ranch

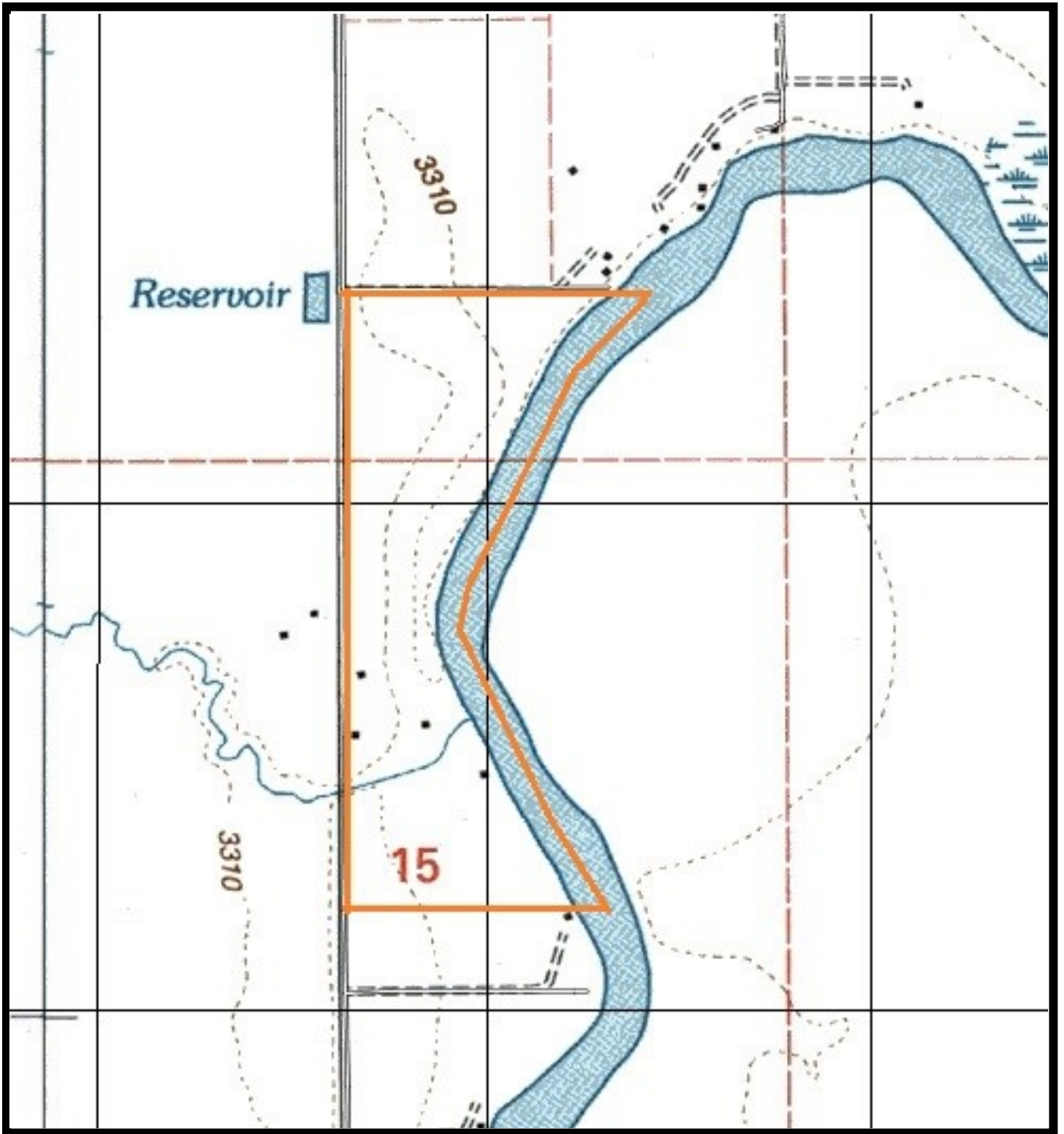
Aerial Image

This map is for visual aid only and
accuracy is not guaranteed



Bar Eleven Home Ranch

Topo Map



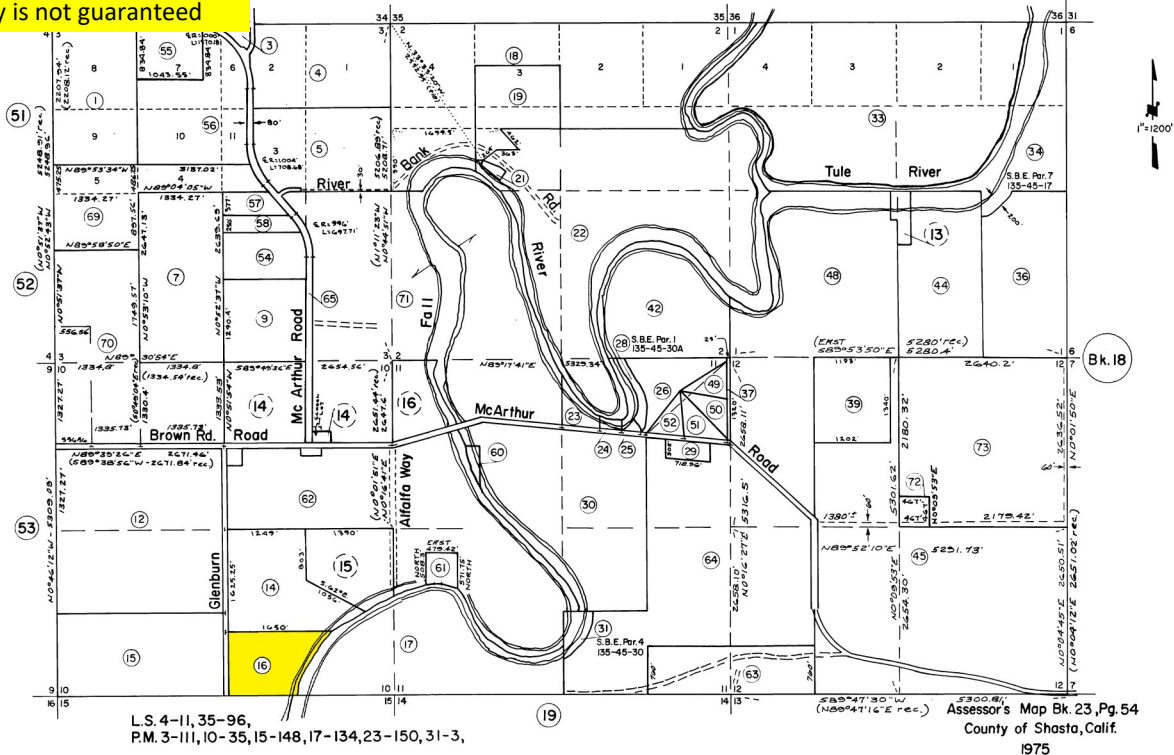
Bar Eleven Home Ranch

Assessor Parcel Maps

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Sec. 1, 2, 3, 10, 11 & 12, T. 37 N., R. 4 E.

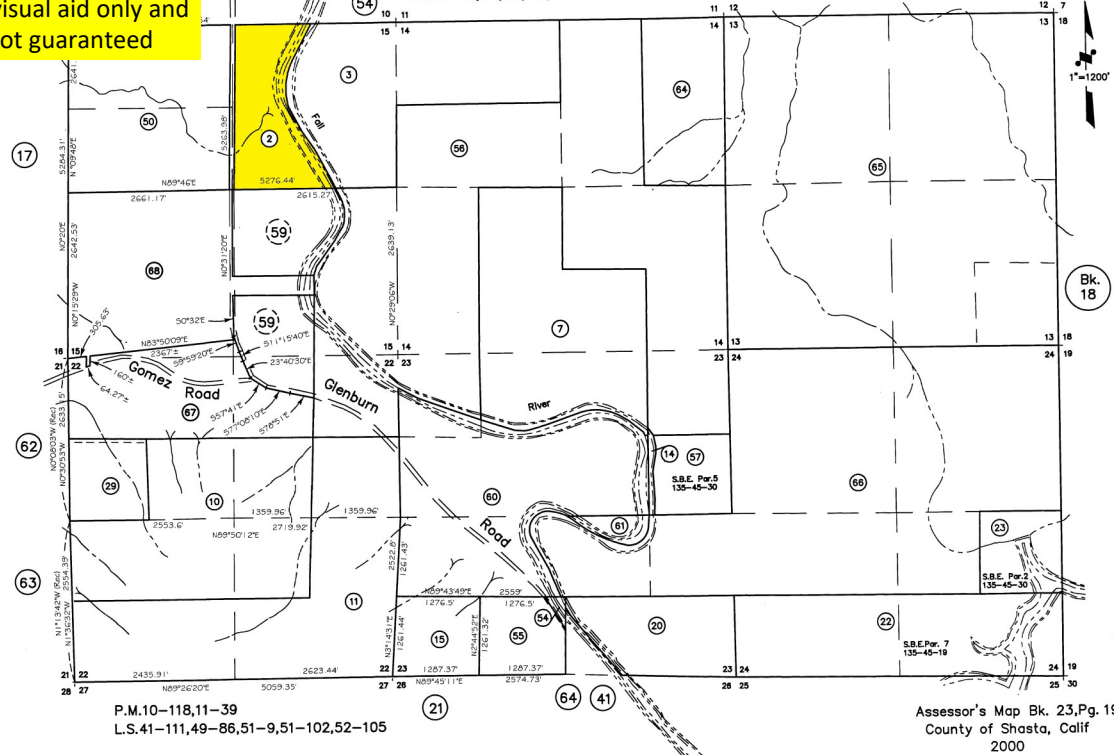
23-54



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Sec's 13, 14, 15, 22, 24 & Por. 23, T. 37 N., R. 4 E.

23-19



Bar Eleven Home Ranch

Airports

NEAREST INTERNATIONAL AIRPORT

Reno-Tahoe International

Distance from property: 176 miles

NEAREST REGIONAL AIRPORT

Redding Municipal

Distance from property: 76 miles

NEAREST PAVED AIRPORT

Fall River Mills Airport

Distance from property: 6 miles

Distances

Excellent Fishing - 0 miles

Fall River Mills - 5 miles

California Interstate 5 - 70 miles

City of Redding - 72 miles

San Francisco - 244 miles

McArthur Burney Falls State Park: 21 miles

Lassen National Park: 51 miles

Shasta Lake: 81 miles

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