

# Willow Springs Ranch

Round Mountain, CA

## General Description

An ideal family ranch located in the foothills of Shasta County, the Willow Springs Ranch offers a rural lifestyle for those who want to experience country living. With plenty of irrigation water and fertile soil, the ranch would be ideal for ranching, farming, horses, livestock or just a place to hangout and enjoy the peace and quiet and awesome views.



**Offered at \$440,000**



- Picturesque 26+ deeded acres
- Custom 2892 sq ft home
- Terrific panoramic views
- Mother-in-Law Unit
- 32' x 60' RV/Garage/Shop/Barn
- 20' x 44' Equipment Shed
- Pond
- Creeks
- Springs
- Pastures

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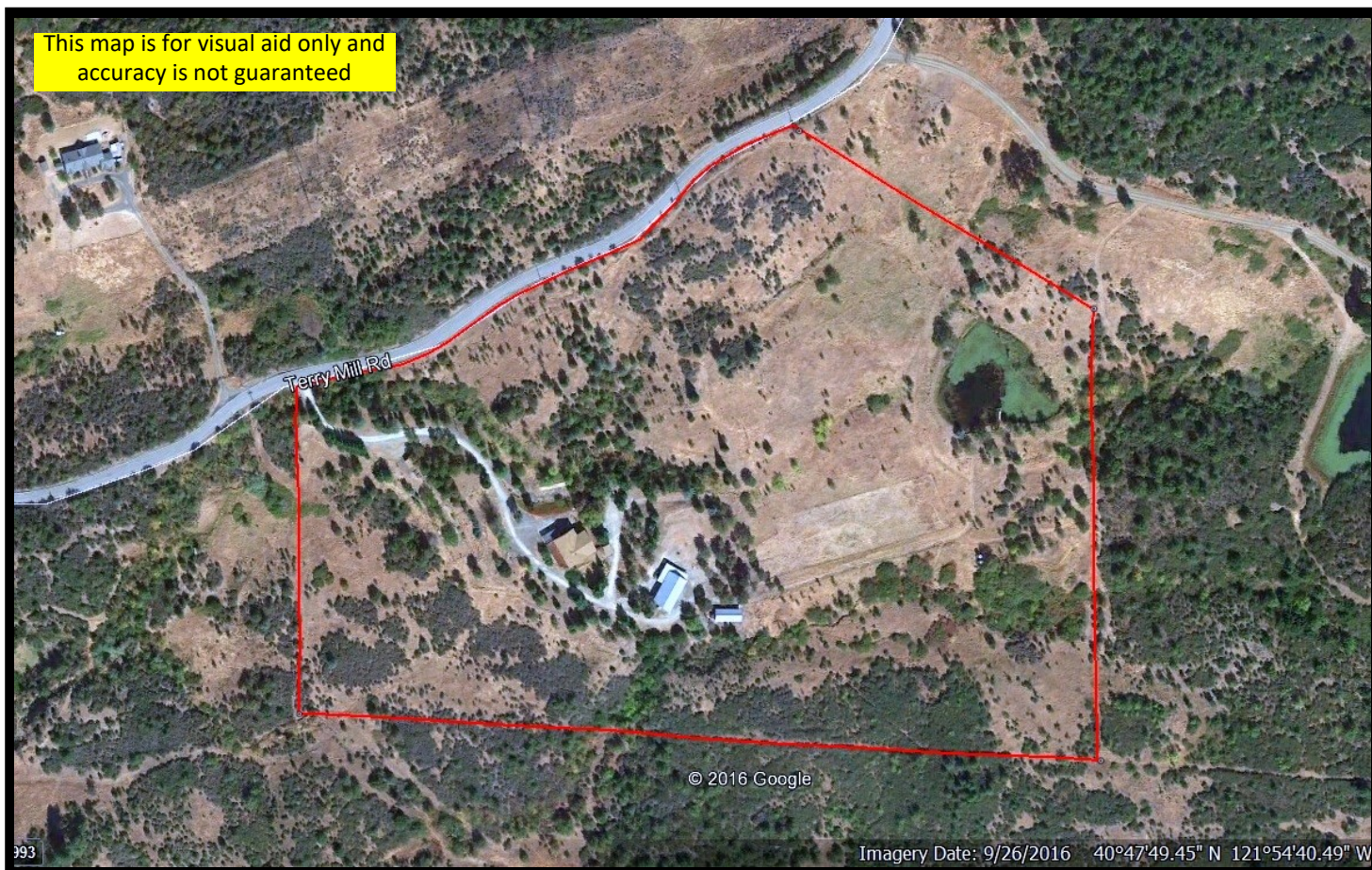
# Willow Springs Ranch Area Map





# Willow Springs Ranch

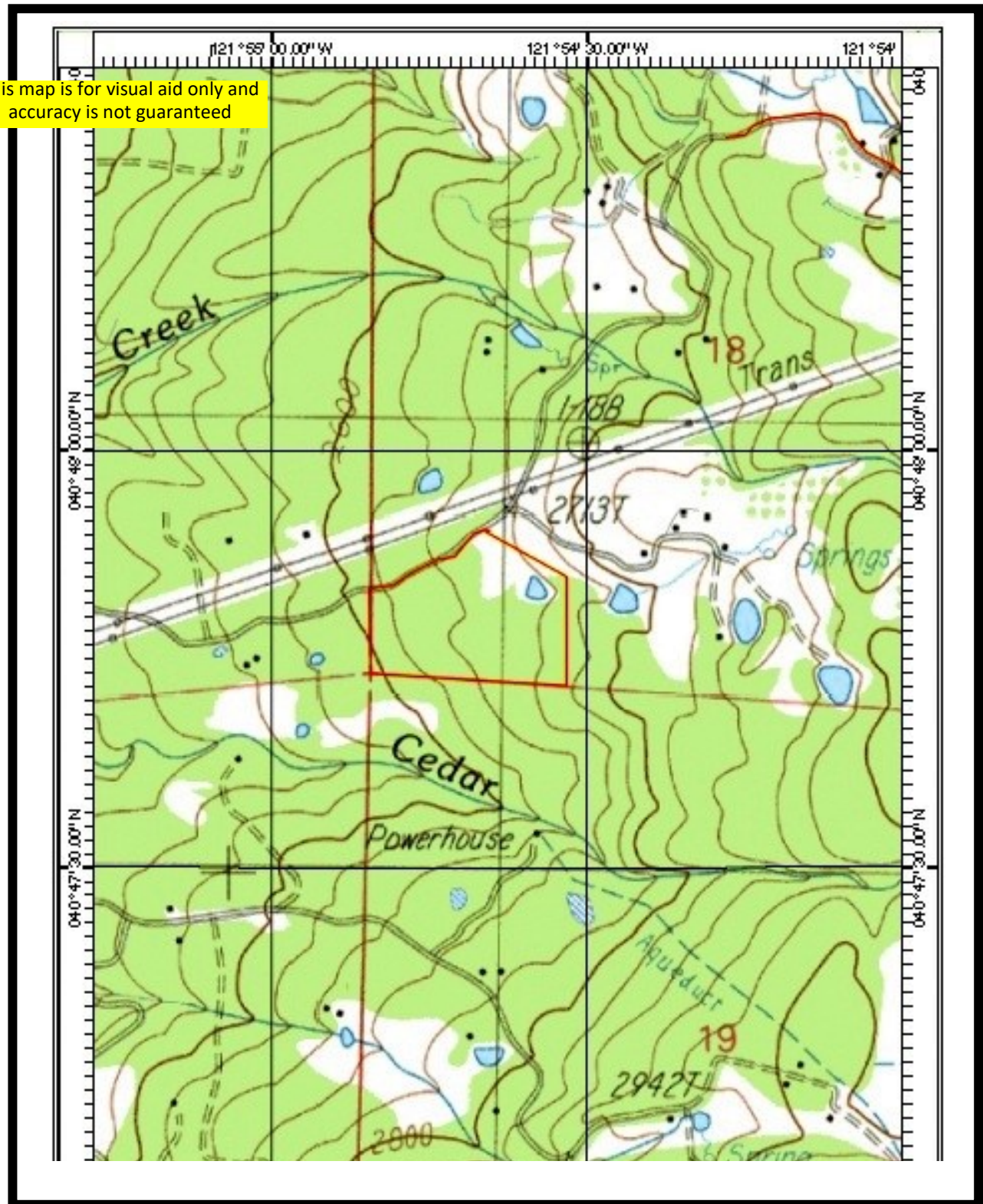
## Aerial Image





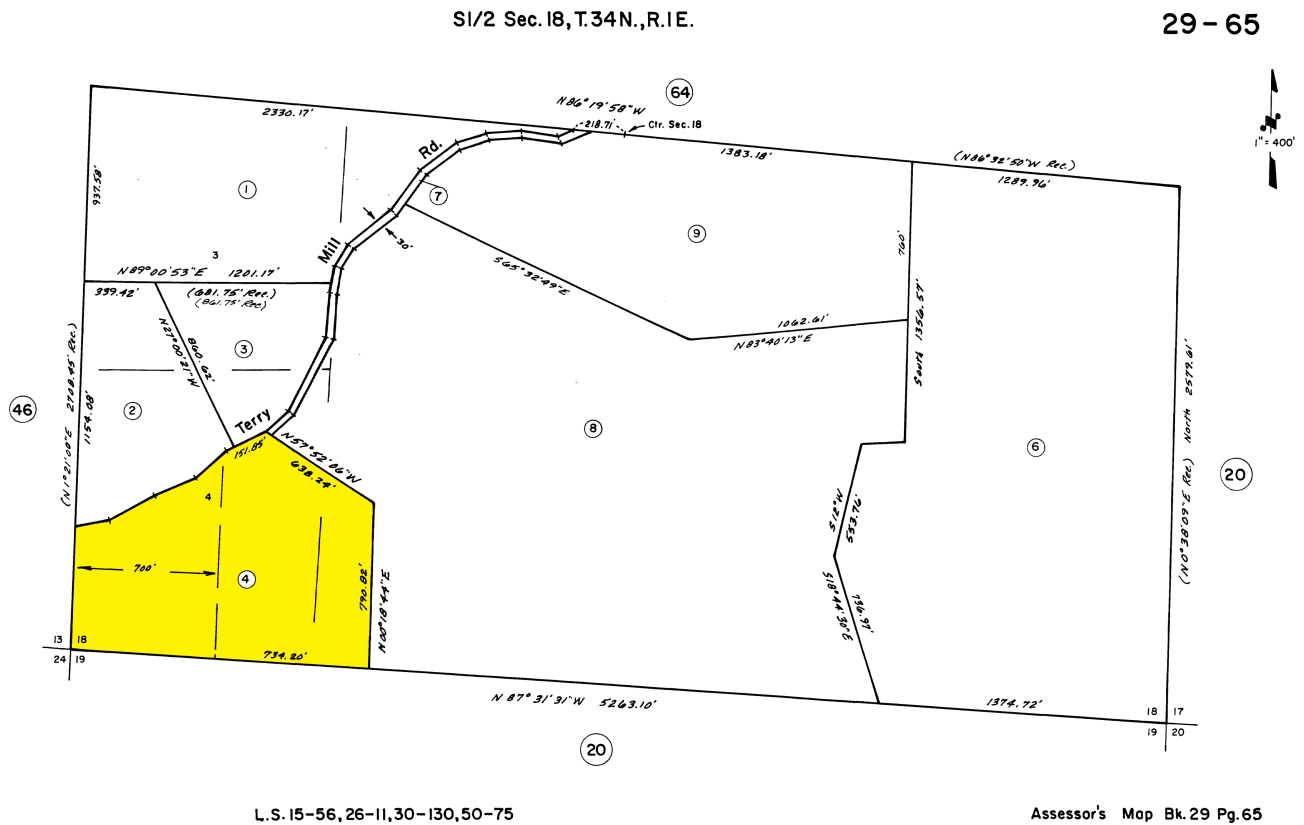
# Willow Springs Ranch Topo Map

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



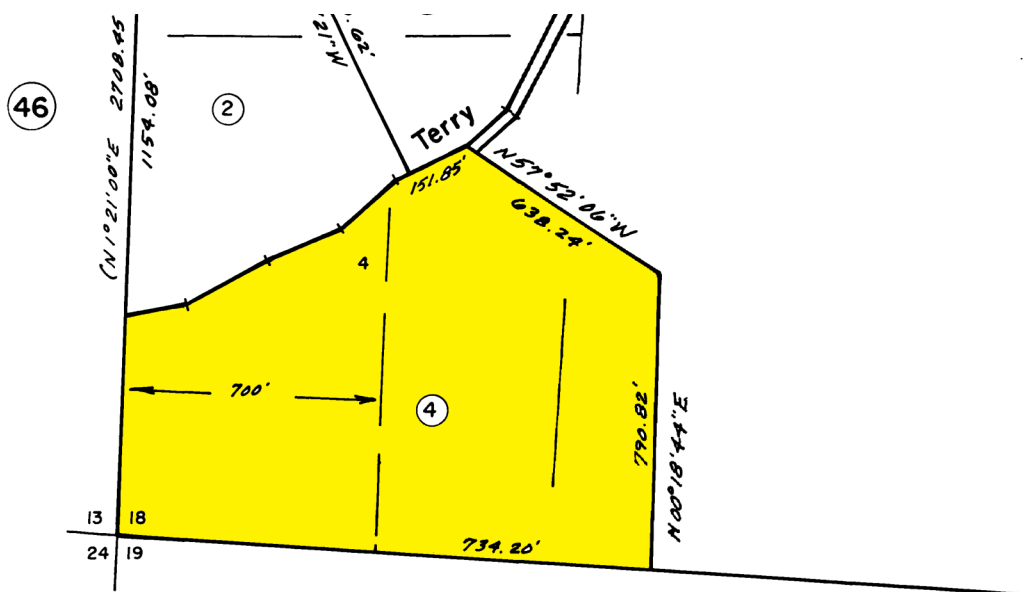
# Willow Springs Ranch

## Assessor Parcel Map



L.S. 15-56, 26-11, 30-130, 50-75

Assessor's Map Bk.29 Pg.65  
County of Shasta, Calif.  
1993



## Willow Springs Ranch

### Offering

Picturesque 26+ deeded acres  
Custom 2892 sq ft home  
Terrific panoramic views  
Mother-In-Law Unit  
32' x 60' RV/Garage/Shop/Barn  
20' x 44' Equipment Shed  
Pond  
Creeks  
Springs  
Pastures  
Orchard

### General Description

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### Location

The Willow Springs Ranch is located approximately 32 miles northeast of the City of Redding (pop. 90,000 happy people) in Northern California's scenic Shasta County. Surrounded by other larger ranches, this rural area offers wide open spacious views of the valley and surrounding mountains.

Surrounded by the best spring, summer, fall and winter outdoor recreation in the nation, this property is within 90 minutes of it all! Lying within the heart of the Shasta Cascade Wonderland, the property is located near national parks, recreation and wilderness areas; numerous lakes and several rivers and creeks.

### Acreage

The acreage consists of a single county assessor parcel with an indicated size of 26.92 acres. Topography is characterized by level to rolling terrain with an elevation range of 2582' to 2784'. Two large fenced and x-fenced sub-irrigated pasture areas are ideal for farming, horses and livestock.

## Willow Springs Ranch

### Home

Centerpiece to the ranch is a well-maintained, custom 2-level family home offering approximately 2892 square feet. Built in 1992, the home is ideal for a family, guests and entertaining.

#### TOP LEVEL

The top level was designed to take advantage of the panoramic views. The open floor plan features large windows and sliding doors which offer sweeping views of the property, valleys and surrounding snow-capped mountains, including beautiful Mt. Shasta. Stepping outside onto the massive wooden deck which wraps around most of the home offers a whole new experience.

The deck is made of hand-picked, kiln-dried redwood.

The Sunroom on the upper level offers a variety of options for use as it can be used in colder weather, or you can open all 5 glass doors to enjoy the fresh air. Also included in the enclosed Sunroom is a KitchenAid Barbeque with a Viking Professional vent hood and a sink. The beautiful wood deck flooring continues into the sunroom, making this a room to be enjoyed year round.

The upper level open floor plan offers a bright and light kitchen with granite countertops, custom cabinets, oak floors, and stainless steel appliances including a Jennair Gas 4 burner cook top with a Viking Professional Vent Hood, KitchenAid Trash Compactor, Bosch Dishwasher, KitchenAid Wall Oven, and a KitchenAid Side-by-Side Refrigerator. The kitchen opens into spacious living and dining areas with a wood burning stove, and two large bedrooms including the master bedroom and bath. The upper level also features a large laundry room, a pantry, and multiple storage closets.

#### LOWER LEVEL

The lower level includes a 3-car attached garage and several rooms. One room, currently used as a family room, can also be used as a Mother-in-Law unit. It includes a pull-down wall bed, a handicapped-designed full bath with a walk-in tub and an outside door exit. Additional rooms could easily be converted to bedrooms by adding a closet. The downstairs provides a new buyer with multiple living quarter options including additional bedrooms; a mother-in-law unit; an entertainment center; guest or teenager quarters; studio suite; additional shops; storage, etc. A spacious stand-up crawl space on the east side, maintains a constant cool temperature and is ideal for a wine room, food storage and more.

#### GARAGE

The garage in the lower level includes two large bays with 10' doors. One bay is 14' x 30' and includes an electrical hook-up for a generator when PG&E fails. The second bay is approximately 42 feet in length. In front of the garage is a large double car carport that can support a 60 pound snow load.

## Willow Springs Ranch

### Barn

There is plenty of room for your equipment, toys and projects! Just uphill from the home, is a spacious 32' x 60' building that is currently used as a garage, shop, barn and storage area. Included is a 12' x 32' concrete floor workshop with heavy duty benches; two 12' x 32' drive-through bays with four 10' x 10' roll-up doors and concrete floors; upstairs loft with shelving running the length of the barn for storage; 12' x 16' stall with mats; storage rooms; and a 12' x 32' hay bay can hold 5 ton.

### Equipment Barn

In addition, there is another 20' x 44' building that is ideal for an equipment shed or tractor barn.

### Outbuildings

In addition to the barn and equipment shed, there is a wood shed with concrete slab (holds 4 cords of wood); sport equipment shed and a garden shed with concrete slab.

### Water Features

The ranch offers a variety of water features. The high ground on the east portion of the property has several small springs. Two main springs on the property provide water for drinking and irrigation. The springs also provide water for a pond that is approximately 2/3 acre in size. A seasonal creek flows along the south boundary line.

### Drinking Water

The domestic water system comes from a hill-side spring located on the southeast portion of the ranch. The spring water gravity feeds into two fiberglass-lined 3,000 gallon storage tanks. The water is then gravity fed to a filter system at the home.

In addition, there are two 2,500 gallon storage tanks to aid in fire suppression.

### Utilities

Services include gravity-fed water from a spring (no-water bills); PG&E with a 400 amp box and underground electrical lines; and Frontier phone with lines underground.

The home has central propane heat and air upstairs; separate heating system for the bottom level; Regency wood stove; 2 x 6 insulated walls, insulated ceilings and floors.



## Willow Springs Ranch

### Horse Facilities

Previous owners of the ranch raised horses. There are 2 large sub-irrigated pasture areas that are fenced and x-fenced. Typically, the pastures provide enough feed during the summer months. The large barn/shop originally had 2 covered stalls. One was converted to a shop area and the other remains.

### Wildlife

Wildlife on the ranch includes the wildlife that is typically found in the area.

#### ANIMALS

Black Bear, Bobcat, Mountain Lion, Fisher, Red Fox, Grey Fox, Coyote, Skunk, Grey Squirrel, Ground Squirrel, Elk, Deer, Muskrat, Beaver, Rabbit, Wild Pig, Possum, Chipmunk, Ringtail & American Marten.

#### BIRDS

Bald Eagles, Hawks, Canadian Honkers, Ducks, Osprey, Dove, Quail, Turkey, Road Runner, Humming Birds, Crow and Owls.

#### FISH

Salmon, Trout, Croppy, Blue Gill, Georgia Blue Gill, Large Channel Cat, Smallmouth & Largemouth Bass and Bull Frogs.

### Zoning

The acreage is zoned Unclassified (U) District

### Potential Uses

Maybe it's time to finally start living your dream.....

Whether it having an awesome place to enjoy nature and wildlife; a place for your kids or grand kids to enjoy the outdoors; a tranquil getaway place to unwind; raising your own horses or other animals; doing a little farming; a vineyard and winery; raising your kids in a country lifestyle; having your own fishing ponds; a place to hike and bike and ride 4 wheelers; a great place for family reunions; a cool place for your friends and family to enjoy; a place just to get away and relax; the choices are many.....

## Willow Springs Ranch

### Financing

The Willow Springs Ranch is currently offered for \$440,000. No owner financing is available.

### Airports

#### NEAREST INTERNATIONAL AIRPORT

Sacramento International

Distance from property: 183

#### NEAREST REGIONAL AIRPORT

Redding Municipal

Distance from property: 36

#### NEAREST PAVED AIRPORT

Redding Municipal

Distance from property: 36

### Distances

Shopping - 24 miles

Elementary School - 1.6 miles

Burney - 24 miles

Bella Vista - 25 miles

City of Redding - 32 miles

California Interstate 5 - 31 miles

San Francisco - 247 miles

Lassen National Park: 64 miles

Shasta Lake: 31 miles

Whiskeytown Lake: 42 miles

Mt. Shasta Ski Park: 84 miles

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