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Land, Ranch, and Recreation Properties

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Red Rock Valley Ranch

Siskiyou County, CA

General Description

The Red Rock Valley Ranch is a working cattle and hay ranch located in northern California's scenic Siskiyou County. The ranch features multiple parcels, 2 residences, irrigated pastures, grassland rangeland, juniper and pine rangeland, privacy and spectacular panoramic views of the Red Rock valley, Mt. Shasta and the surrounding mountains.



Offered at \$1,200,000

- 1310 Deeded Acres
- Income Producing
- 2 Residences
- 7 Adjacent Parcels
- Irrigation Well
- 2 Domestic Wells
- Spectacular Views
- Privacy



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7 Adjacent Parcels

Irrigation Well

2 Domestic Wells

Spectacular Views

Privacy

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Location

The ranch is located near historical Butte Valley in northern California's scenic Siskiyou County and just south of the Oregon border. Approximately 8 miles southeast of the small town of Macdoel, the ranch is easily accessed by well-maintained paved county roads.

Acreage

The acreage consists of approximately 1310 deeded acres. The total acreage consists of 7 adjacent county assessor parcels ranging in size from 13.2 acres to 240.3 acres. Approximately 200 acres are currently irrigated with another 42 acres that can be irrigated. The irrigated acreage is currently planted to alfalfa and grain. There are about 900 acres of juniper and pine rangeland and another 175 acres of grassland range. The balance of the acreage is in improvements.

Red Rock Valley Ranch

Residences

The Red Rock Valley Ranch has two residences. Each residence is a manufactured home and each is located on separate adjacent assessor parcels. In addition to both residences having terrific views of the valley and surrounding mountains, each is on a separate domestic well, septic and power meter.

The primary residence is a Palm Harbor triple wide with approximately 1800+ sq ft with 3 bedrooms and 2 baths. The owners bought it new in 2000. The residence includes an attached double car finished garage.

The second residence is an older double wide. Currently it is in need of repair to make it livable. The owner has rented it in the past for \$500 - \$600/mo. If repaired or replaced by a new owner, it could either be rented or used as a caretaker or guest residence.

Topography

The topography of the ranch can be characterized as gentle sloping to level with elevation ranging from approximately 4330' to 4590'.

Cattle Lease

The ranch currently has a cattle lease for the acreage. The lease generates \$48,000 of income for the owner. There is approximately 5 years remaining on the lease which a new owner can assume. Currently running 145 pair.

Hunting

Currently there is no hunting lease on the ranch. However, the ranch is permitted 2 owner hunting tags for the acreage.

Wildlife

The area has over 50 species of mammals including antelope, elk, deer and bear. In addition, there are 200 species of birds including ducks and geese and a variety of fish including rainbow and brown trout, catfish and bass.

Red Rock Valley Ranch

Barn

The ranch has a large 4,000 square foot pole barn that is currently rented for \$2,500 a year.

Irrigation Water

Irrigation water to the ranch is supplied by an agriculture irrigation well. The irrigation well can produce approximately 2000 GPM. However, it is currently set to produce 950 GPM with 70 pounds of pressure for drip irrigation. There are three pivot irrigation systems that irrigate approximately 200 acres. The irrigation well can operate 2 of the 3 pivots simultaneously. Additional acreage can be developed for irrigation.

Wells

The ranch has 2 domestic wells, 1 agriculture irrigation well and one solar powered stock well.

Recreation

Butte Valley is one of California's premier camping, fishing, hunting, bird watching, snowmobiling and other exciting outdoor recreation destinations.

Potential Uses

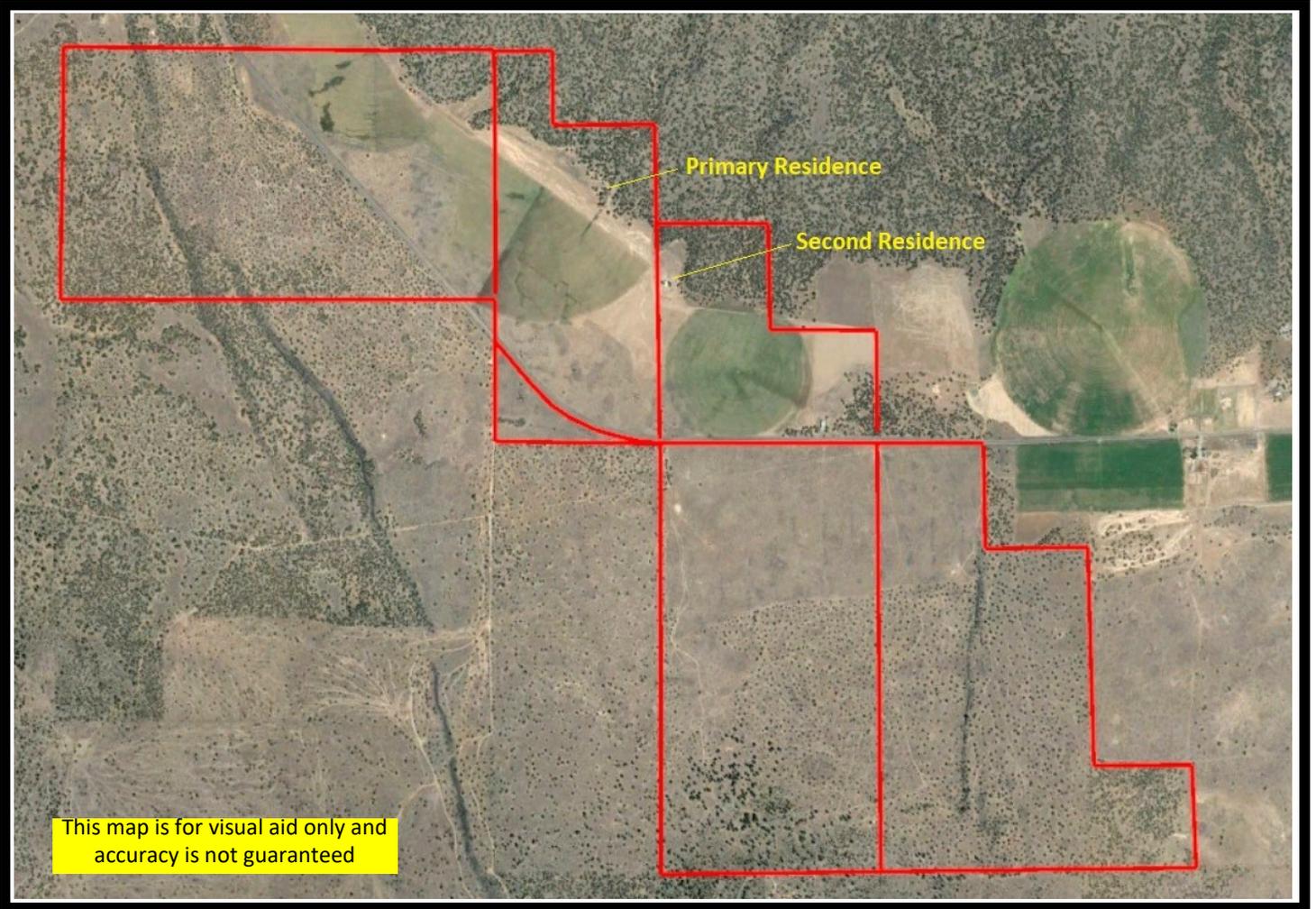
The Red Rock Valley Ranch would be ideal for someone wanting to own an income producing ranch or farm in a very scenic and rural area. Present income includes \$48,000 annually from a cattle lease and \$2,500/yr for hay storage rent. Past income has included leasing 60-70 acres for strawberry plants which generated \$500/ac per season; Alfalfa and grain production which historically yielded 6 tons/ac per season. Also, the second residence brought in \$500-\$600 per month. In addition, there is approximately 100,000 board feet of timber that is ready to be marketed.

Financing

The Red Rock Valley Ranch is currently offered for \$1,200,000. The owner may consider owner financing with 50% down.

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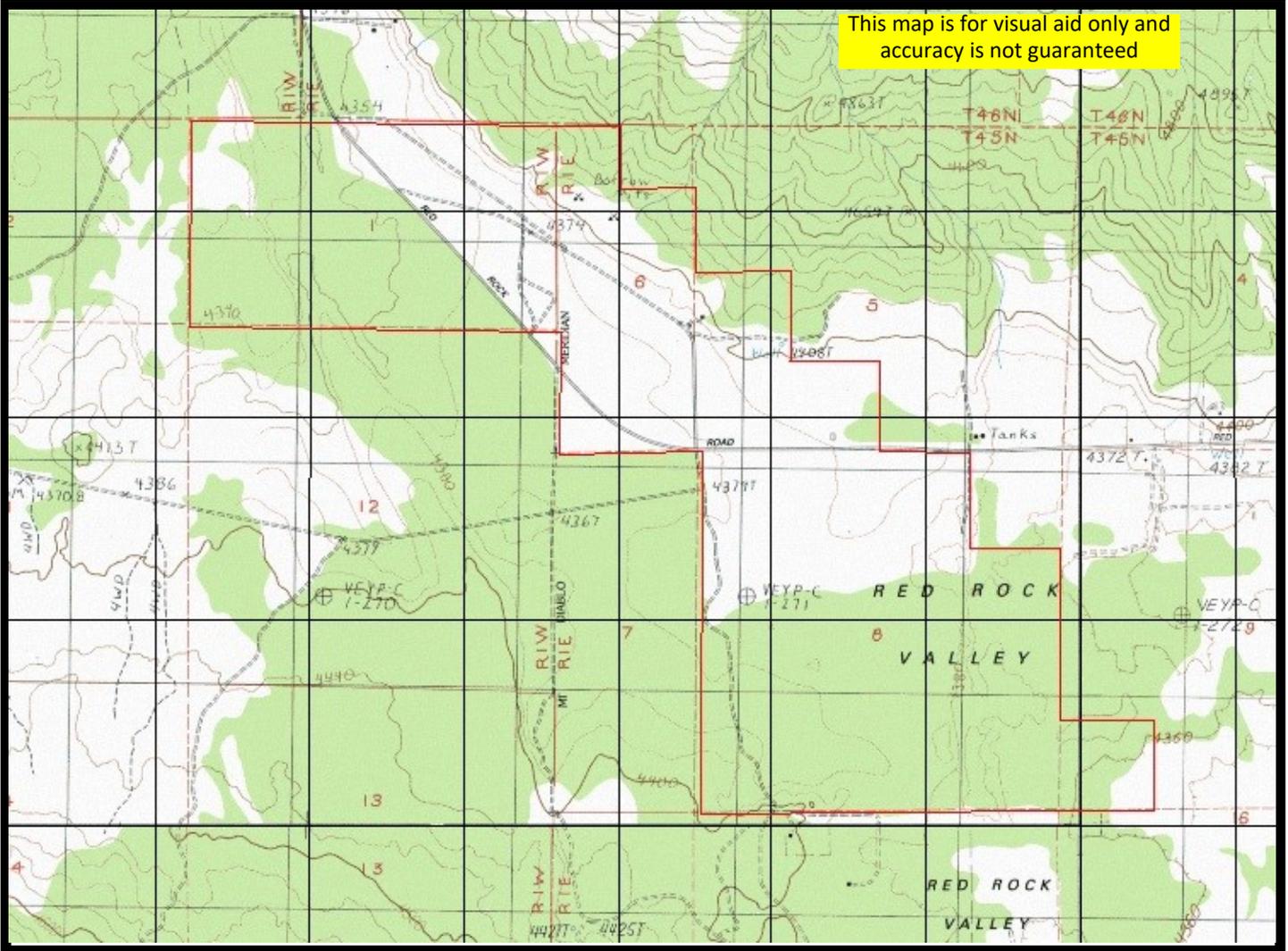
Red Rock Valley Ranch Aerial Image



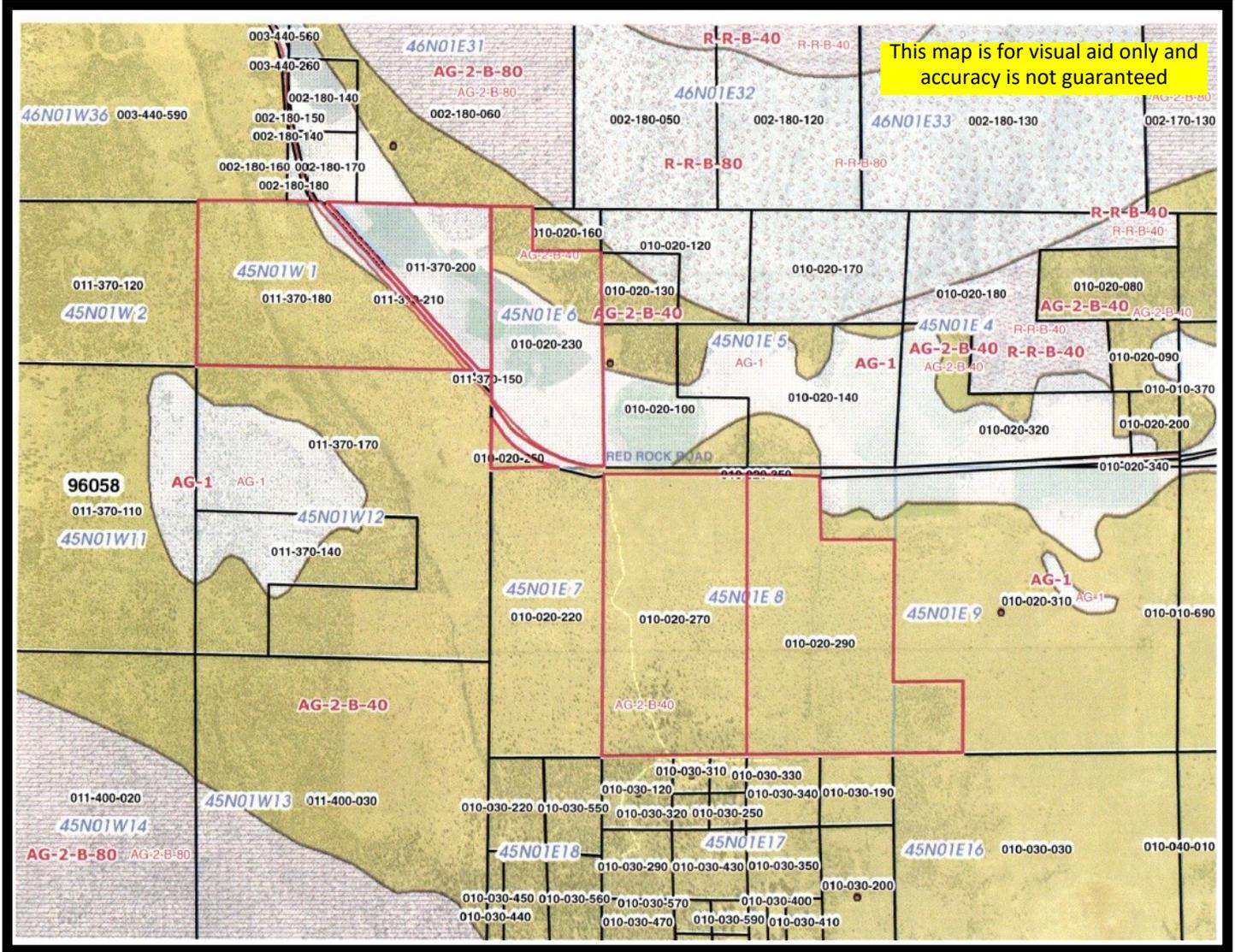
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Red Rock Valley Ranch Topo Map

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Red Rock Valley Ranch Zoning Map

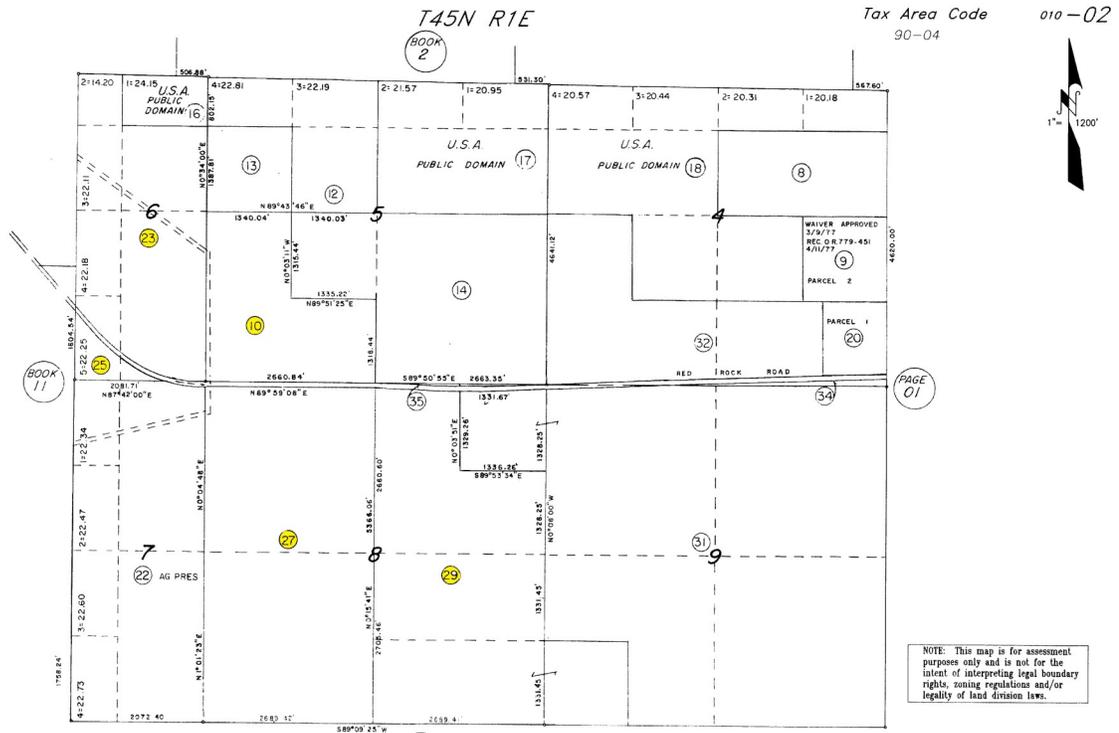
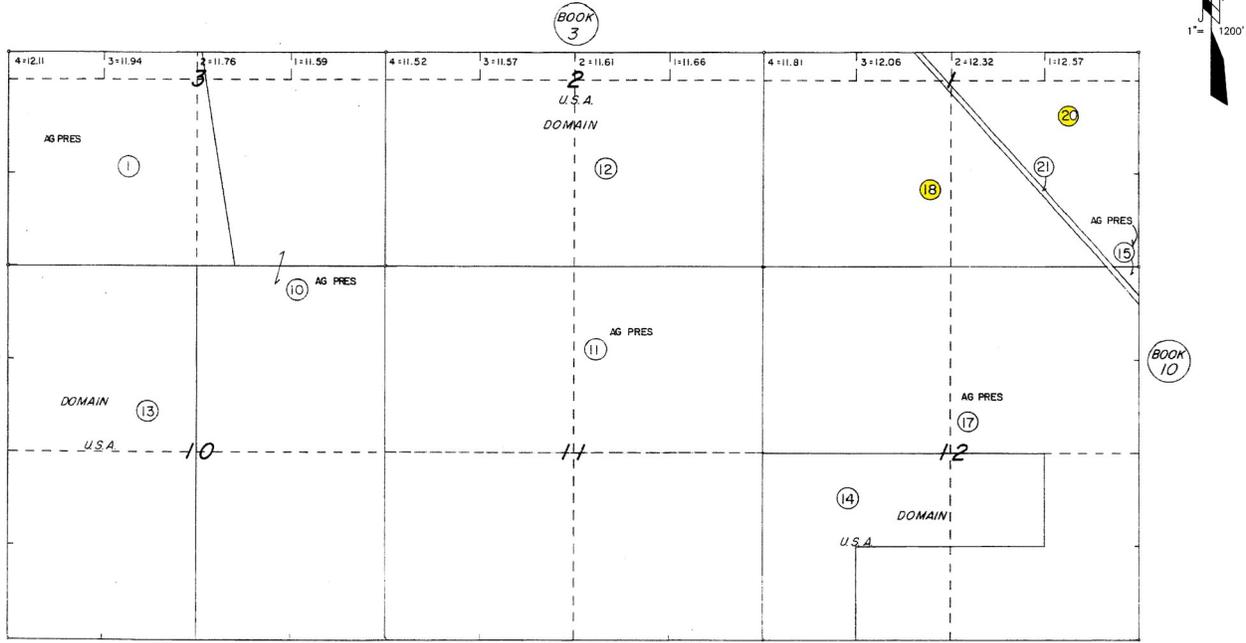


Red Rock Valley Ranch Assessor Parcel Maps

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

T45N R1W M.D.M.

Tax Area Code 11 - 37
90-04



Siskiyou County Assessor's Office

R.S.B. 17-108

PAGE 03

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