

Anderson Creek Ranch

Shasta County, CA

General Description

The Anderson Creek Ranch is a working cattle and hay ranch located in the rich fertile Balls Ferry bottomland area of southern Shasta County. This unique ranch offers 4 homes, approximately 108 deeded acres, supplemental solar energy, irrigation water, flood irrigated pastures, grazing land, year-around creek, 2 large reservoirs, several outbuildings and panoramic views.



Offered at \$1,350,000



- ◆ 108 +- Deeded Acres
- ◆ 4 Rental Homes
- ◆ Cattle Lease Income
- ◆ Solar & Public Energy
- ◆ Flood Irrigated Pastures
- ◆ Year-around Creek
- ◆ Ponds

AL SWAN

Broker Associate

Real Living - Real Estate Professionals

DRE License # 01132491

(530) 524-5554

al@shastaranches.com

DRE License # 00859047



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Anderson Creek Ranch



View to East



View to West

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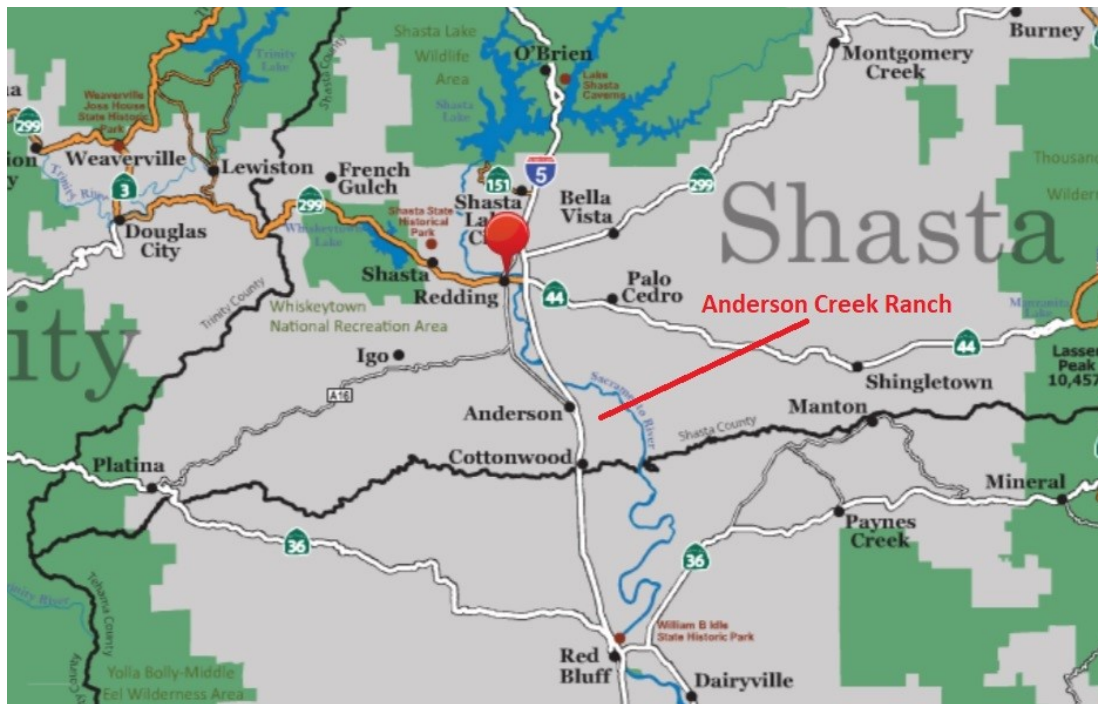
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Anderson Creek Ranch



Location

The Anderson Creek Ranch is located in the rich bottomland area of Balls Ferry in northern California's scenic Shasta County. Just about 2 miles south of the city of Anderson, the property is convenient to shopping, schools and transportation. Surrounded by other rural ranches, the ranch offers a ranching and farming lifestyle.



Anderson Creek Ranch



Acreage

The Anderson Creek Ranch consists of approximately 108 deeded acres. Approximately 60 acres are flood irrigated with several acres that are sub-irrigated with Anderson Creek. The balance is in riparian habitat, 2 reservoirs, grazing land and improvements. Anderson Creek, which flows through the ranch, basically divides the acreage into 2 terrain levels. The lower level on the east side of the ranch, consists of irrigated ground, the barns and shops, 3 homes and the solar panels. The upper level contains irrigated acreage, 2 reservoirs and the main home.



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Anderson Creek Ranch

Homes

There are 4 homes on the ranch. Three of the homes are located on the east side of the ranch adjacent to a paved county road. The main home, also accessed by a paved county road, is located on the west side.



Main Home – Ranch style home with 3 bedrooms and 1 bath; approximately 1364 sq ft; attached 2-car garage w/ guest bedroom and bath. Currently rented for \$1,200/mo.

North Home – Offers 3 bedroom and 1 bath; approximately 1364 sq ft; attached 1-car garage. Currently rented for \$1,150/mo.



Center Home – Remodeled with 3 bedrooms, 1 bath and kitchen plus separate upstairs unit above the garage with 2 bedrooms, 1 bath and kitchen; approximately 1981 sq ft; 2-story; attached 1 car garage. The remodeling is currently being finished. Currently rented - \$1,600/month.

South Home – Remodeled 2 bedrooms and 1 bath, approximately 716 sq ft. Currently used by the owner. Potential rent - \$750/month.



Anderson Creek Ranch



Creek

Along an oak studded bluff, year-around Anderson Creek flows through approximately 1600 feet of the property. There is a road bridge across the creek that provides access to both sides of the ranch.



Irrigation Water

Water for flood irrigation of the acreage is provided from an irrigation district (Anderson Cottonwood Irrigation District) with a buried main line and open ditches on the ranch. There is an annual fee for the water of approximately \$5,000. Currently, this fee is paid by the cattle lessee.

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Buildings

Once used as a dairy, the ranch has several buildings.

These include a large hay barn, a former concrete block milking barn, a shop, two silos and several small outbuildings.



Anderson Creek Ranch



Ponds

There are 2 reservoirs on the ranch. One reservoir, located near the center of the acreage, is approximately 5 acres in size. The second one, just to the west of the larger reservoir, is about an acre and a quarter in size. These ponds are used to collect irrigation runoff to irrigate the lower pastures. Both ponds were recently cleaned out.



Anderson Creek Ranch



Cattle Facilities

With over 80 acres of irrigated and grazing ground, hay barn, multiple working pens and water, the ranch is ideal for raising cattle.



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Anderson Creek Ranch

Water Features

The ranch has several water features. Anderson Creek, a year-around creek, flows through approximately 1600 feet of the acreage. This scenic creek provides riparian habitat attracting a variety of wildlife. In addition, there are two large reservoirs that attract migrating geese and ducks. Irrigation ditches are located throughout the ranch providing water for the cattle and crops.

Power

Power use for the ranch is very efficient. Electric power to the ranch is supplied by both public electric and private solar energy. The present owner recently installed a set of solar panels on the ranch near the barn and shop area. The solar panels are tied directly to the public utility company (PG&E), and each year the company credits back to the owner the power it has received. With the current power usage by the ranch, the energy costs to the ranch and credits received, usually break even.



Anderson Creek Ranch

Wells

There are 2 domestic wells on the ranch. One well, located near the barn and shop area, provides water for the 3 eastside homes and barn area. The second well is located on the west side providing water the main home.

Soils

The lower acreage consists of mostly Class 1 soil and the upper level, mostly Class 2 and some Class 3 soils.

Cattle Lease

The ranch currently has a cattle lease. Renewed each year for \$12,000, the lessee has been leasing for several years. The lease is for the pastures and hay barn only.

Zoning

The ranch is zoned Unclassified (U) District.

Recreation

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.

History

The property is locally known as the Hopson Dairy. Acquired after WWII by Carl Hopson, Carl and his sons, Gale and Ray built a year-around dairy business, producing, processing, bottling and delivering glass bottles of milk, door to door, using their "baby blue" Studebaker trucks. The present owner purchased the ranch from the Hopson family in 2015.

Anderson Creek Ranch

Area Map



From I-5 Exit 667B (Deschutes):

East Entrance

East on Deschutes Road for 1.9 miles to Balls Ferry Road. South on Balls Ferry. Property begins on right .2 miles to .4 miles.

West Entrance

East on Deschutes Road for 1 mile. Continue south on Hawes Rd .5 miles to Hopson Rd. Proceed east on Hopson Rd .3 miles to end.

Anderson Creek Ranch

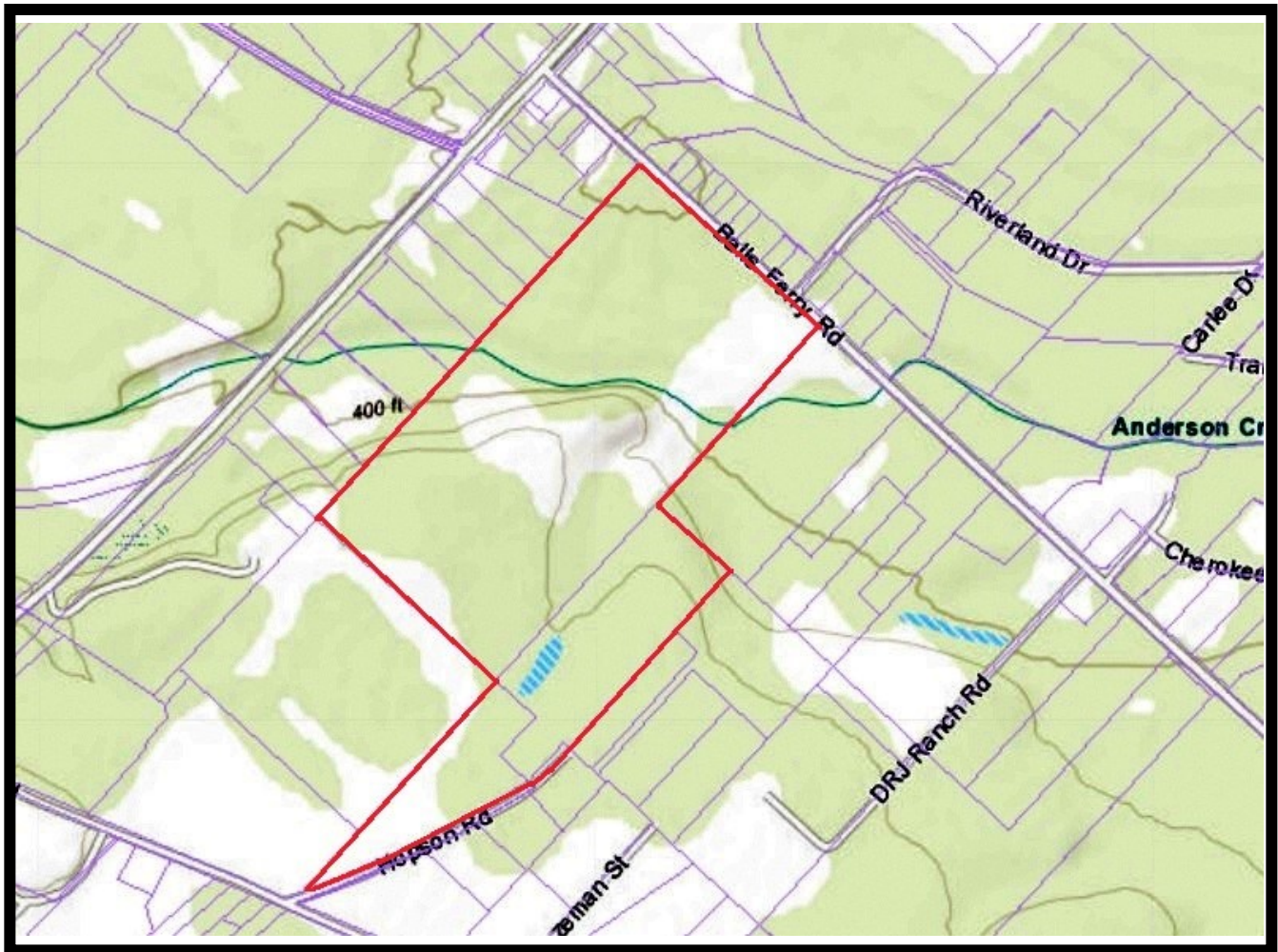
Aerial Images



Anderson Creek Ranch

Topography

The terrain on the ranch is basically level with a creek that flows through the acreage along a bluff, dividing the land into two elevation tiers. The lower tier on the east side with about 35 acres is approximately 395' in elevation with the higher tier on the west side approximately 445' in elevation. The property offers terrific panoramic views of Mt. Shasta, Mt. Lassen and the surrounding mountains.



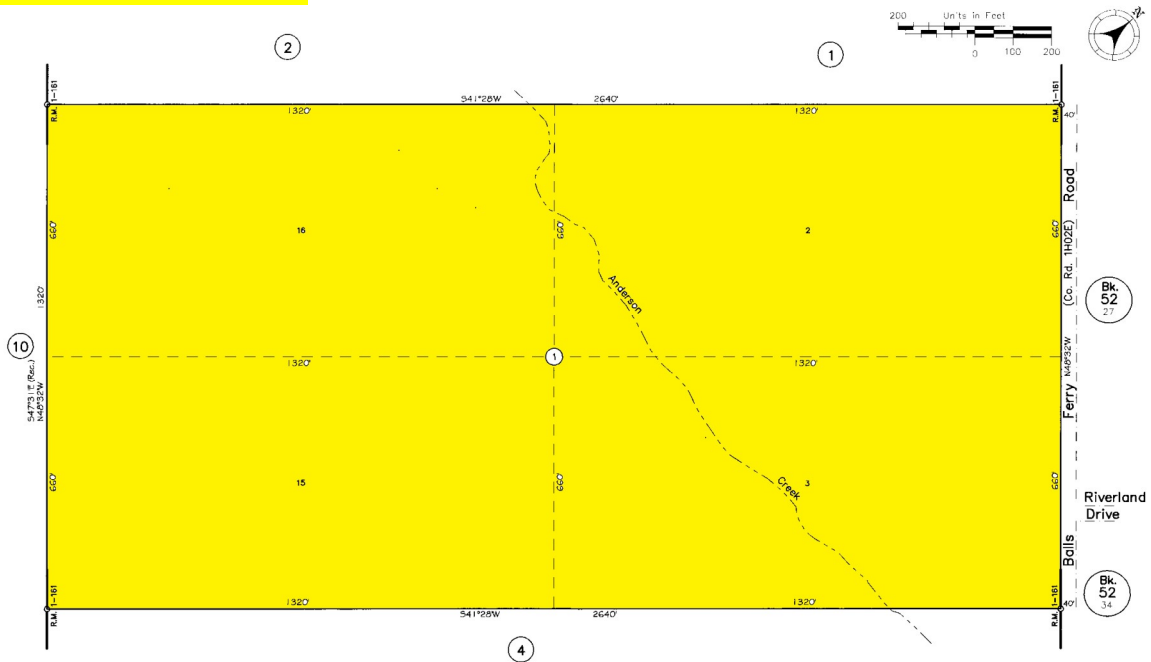
Anderson Creek Ranch

Assessor Parcel Maps

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

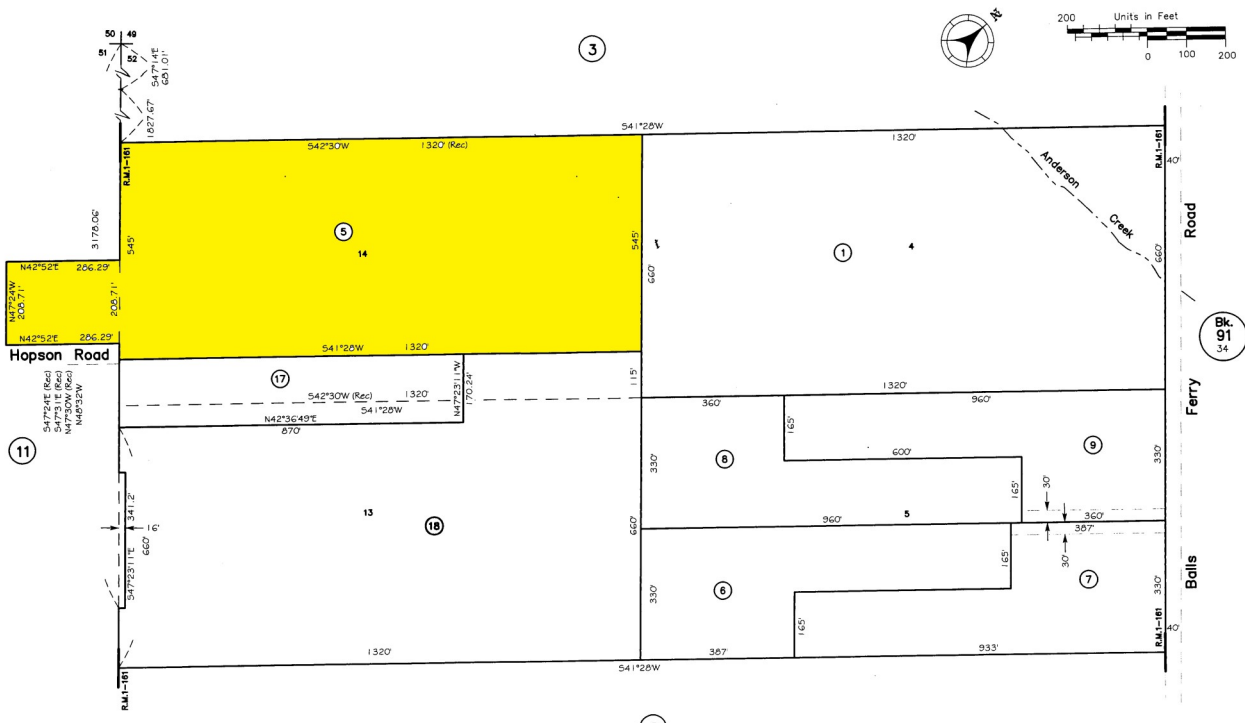
Por. Sec. 52, P.B. Reading Grant

90-03



Por. Sec. 52, P.B. Reading Grant

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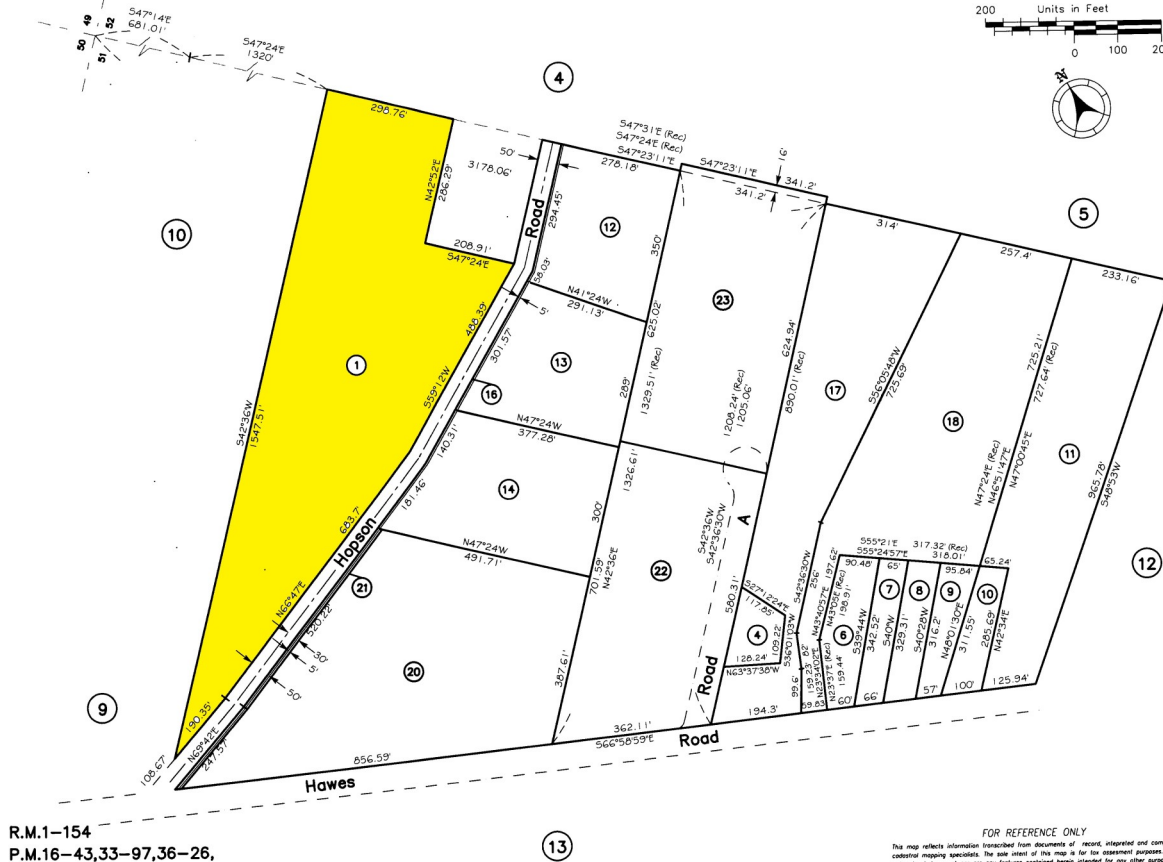
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Por.Sec.51,P.B.Reading Grant

90-11

200 Units in Feet
0 100 200



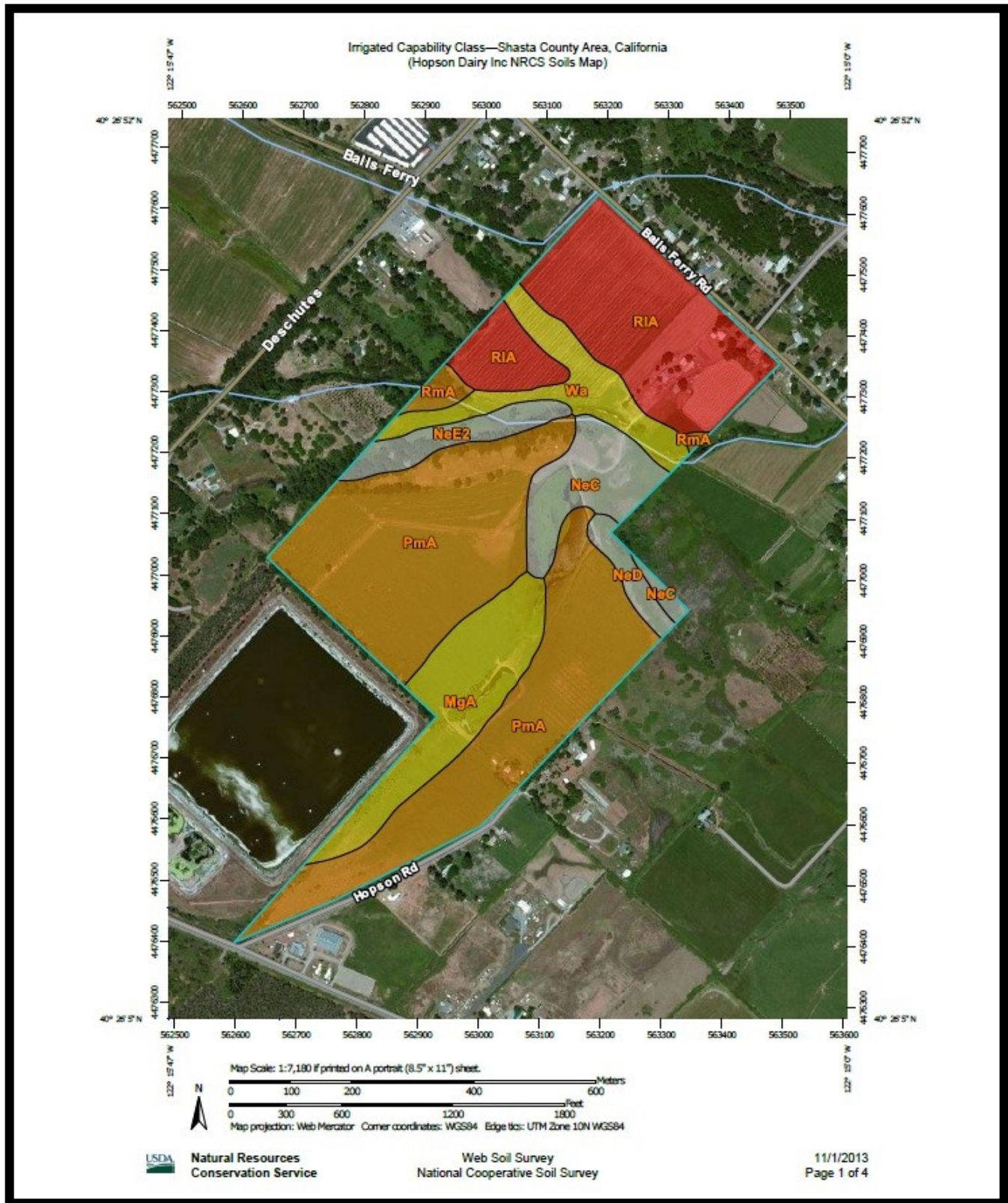
Anderson Creek Ranch

Soil Chart

Irrigated Capability Class

Irrigated Capability Class— Summary by Map Unit — Shasta County Area, California (CA607)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
MgA	Moda loam, 0 to 3 percent slopes	3	12.4	11.3%
NeC	Newtown gravelly loam, 8 to 15 percent slopes		7.9	7.2%
NeD	Newtown gravelly loam, 15 to 30 percent slopes		2.1	1.9%
NeE2	Newtown gravelly loam, 30 to 50 percent slopes, eroded		4.0	3.7%
PmA	Perkins gravelly loam, 0 to 3 percent slopes	2	50.2	45.8%
RIA	Reiff loam, 0 to 3 percent slopes	1	23.9	21.8%
RmA	Reiff loam, seeped, 0 to 3 percent slopes	2	1.4	1.3%
Wa	Wet alluvial land	3	7.8	7.1%
Totals for Area of Interest			109.7	100.0%

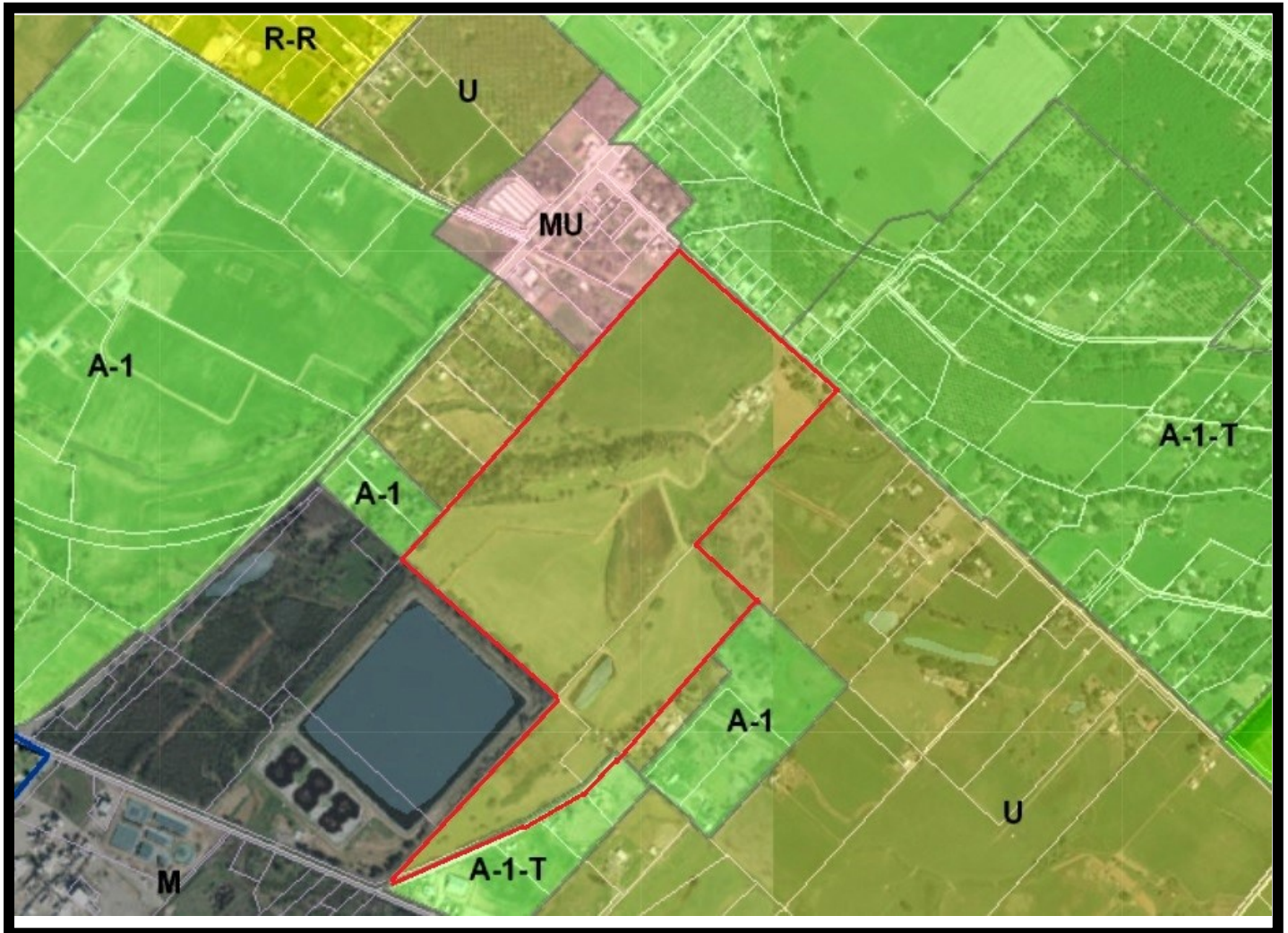
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Zoning

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Wildlife

Migrating geese and waterfowl often land and feed on the pastures and reservoirs during the winter. Deer, turkey, quail and dove can be found year-around. The reservoirs also contain bass.

Potential

The Anderson Creek Ranch offers many opportunities to new buyer. The 4 homes offer many possibilities including living in one and renting the others, renting all four, housing extended family members and more. The acreage can be leased for cattle, horses and hay or one can use it to raise their livestock and crops. The barn and shops have multiple uses including livestock, produce storage, equipment and more.

Financing

The Anderson Creek Ranch is currently offered for \$1,350,000. The present owner will consider owner financing with a minimum of 1/3 down.

Additional Information

For additional information on the property including Property Details, Photos, Aerial Images, Assessor Maps, Soil Reports, Zoning Maps and Permitted Uses, Water Rights, Topo Maps, Flood Zones, Local and Area information and more.....please visit www.CaliforniaLandAndRanch.com or contact the representing broker.



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