

Winter Falls Ranch
800-550 Totten Rd.
Mcarthur, CA 96056

\$7,300,000
1,455± Acres
Shasta County



Winter Falls Ranch
Mcarthur, CA / Shasta County

SUMMARY

Address

800-550 Totten Rd.

City, State Zip

Mcarthur, CA 96056

County

Shasta County

Type

Farms, Hunting Land, Ranches, Recreational Land, Residential Property, Timberland, Horse Property

Latitude / Longitude

41.103000 / -121.335000

Dwelling Square Feet

1500

Bedrooms / Bathrooms

4 / 2

Acreage

1,455

Price

\$7,300,000

Property Website

<https://www.landleader.com/property/winter-falls-ranch-shasta-california/31496>

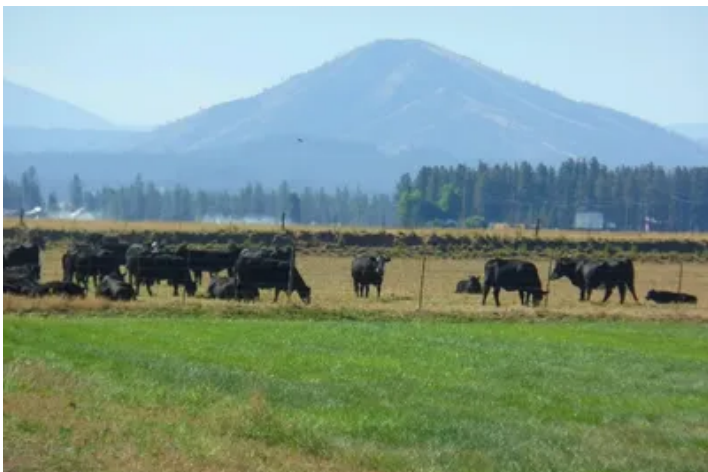


PROPERTY DESCRIPTION

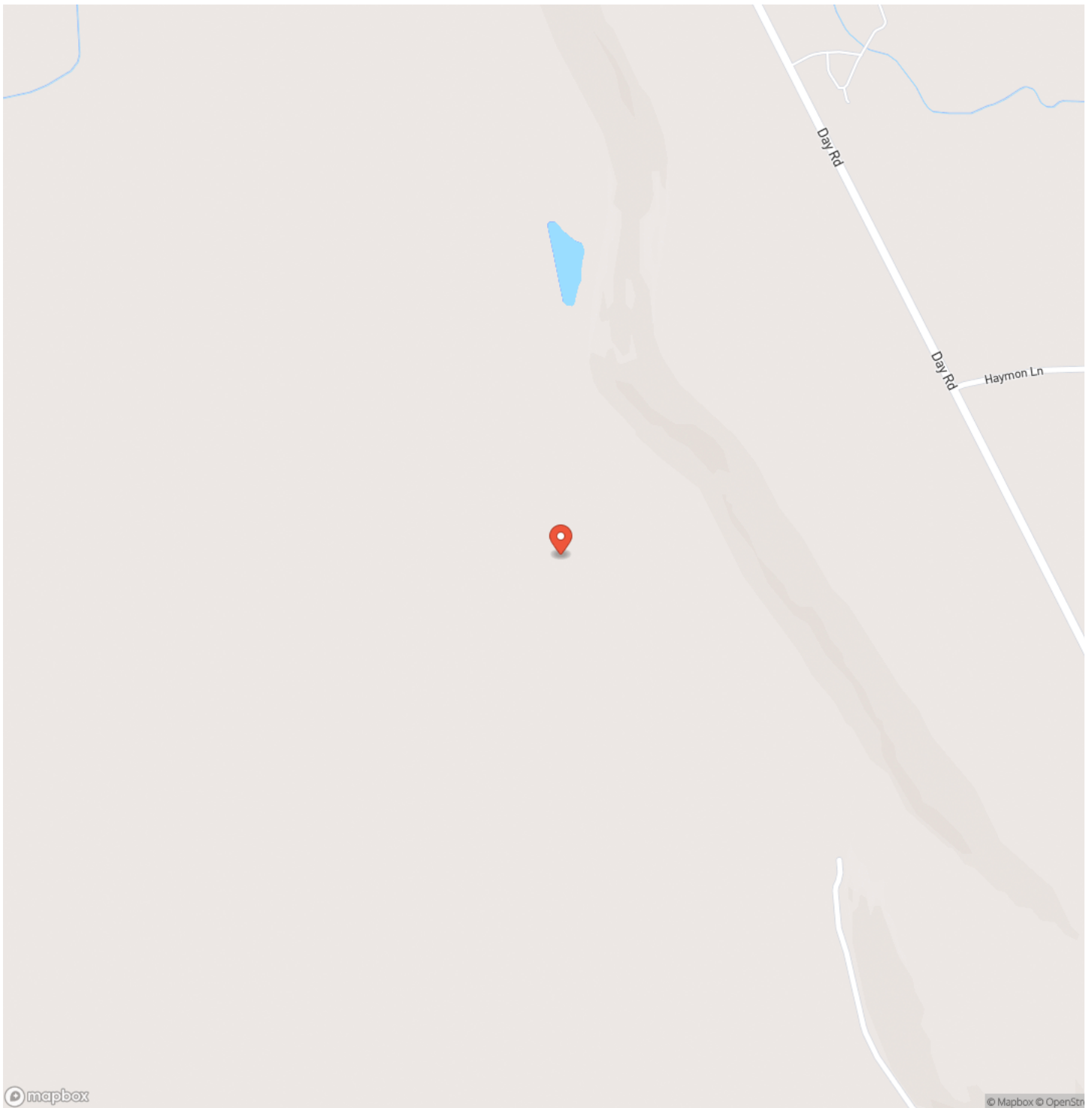
Winter Falls Ranch is now on solar! This 1455+/- acre ranch is truly an amazing property. Cattle, hay, and wild rice along with outstanding waterfowl hunting. An extra bonus is the landowner deer tags the owner can obtain through Fish and Wildlife. The water is distributed by flood irrigation, producing alfalfa, grass hay, alfalfa/grass mix hay, and wild rice. The solar power will cover the entire ranch, including pumps, homes, and shop. 525 +/- acres in hay, 120 +/- acres irrigated pasture, and 168 +/- acres of wild rice. There are 5 ag wells, (one not in use) two ditch pumps, and a spring pump all tied together, producing well over 10,000 GPM. distributed through the property with an underground mainline and return ditch system. The remaining property is used for grazing and feedlot with a mixture of pines, oaks, and juniper. The south 193 acres are under a WRP conservation easement for enhanced habitat, flood irrigated now used for hunting and grazing. Around 30 acres are in the headquarters, barns, shop, corrals, and two homes. Now runs 350 spring and fall caving pairs, plus 50 replacement heifers and 12 bulls, year-round. The ranch has had up to 500 head, depending on how you run the haying operation. Fully fenced and cross fenced multiple times, which makes rotating the cows to different pastures a 1 or 2 person operation. There are several year-round and seasonal springs, year-round ponds, as well as a seasonal creek which creates a spectacular waterfall over the lava rock bluff. There are two roads into the ranch, one at the base of the bluff and one coming down off the bluff via Day Road. The ranch had house is 1400 sf with 3 bedrooms and 2 baths, plus a full basement. This house is located just north of the ranch headquarters. The main home is at the south end of the ranch. It is 1500 sf with 4 bedrooms and 2 baths, plus a full basement. Both homes sit at the base of the bluff and have nice decks capturing the incredible views of Mt. Shasta, Mt. Lassen, and the valley. The waterfowl hunting is outstanding, and the ranch qualifies for 2 landowner deer tags available through Fish and Wildlife. The Williamson Act is in place in the Shasta County portion of the ranch. This is a rare opportunity to purchase a ranch that has an excellent history, is very well maintained with the benefit of privacy, beauty, and fantastic hunting and bass fishing. Good production records are available to qualified buyers. Some equipment and cattle are available for sale, but not included in the asking price.



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Locator Map

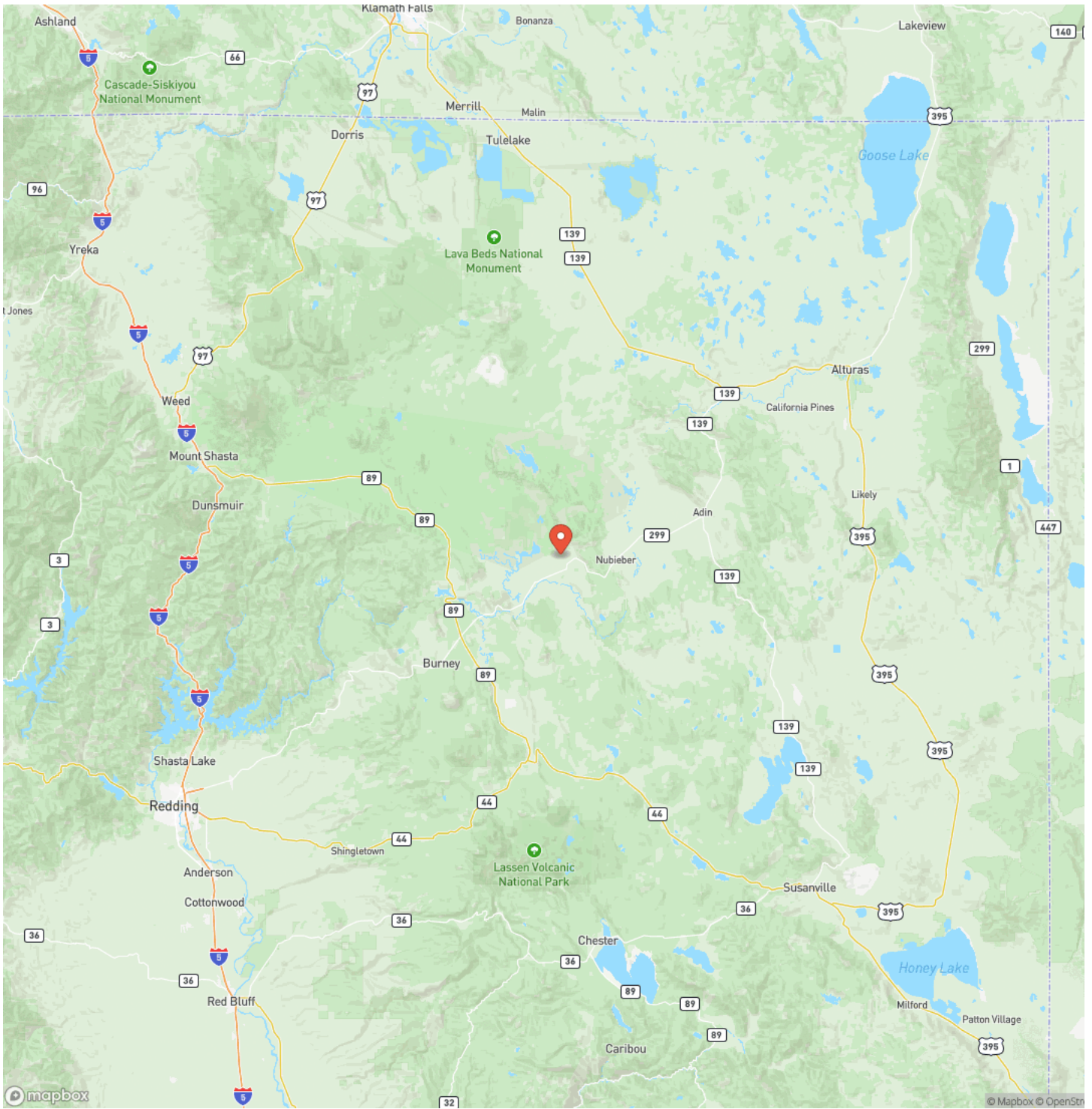


MORE INFO ONLINE:

californiaoutdoorproperties.com



Locator Map



MORE INFO ONLINE:



Satellite Map



MORE INFO ONLINE:



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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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