

**Little Shasta River Ranch**  
1704 Gregory Mountain  
Montague, CA 96064

**\$1,500,000**  
249.300± Acres  
Siskiyou County



**MORE INFO ONLINE:**

**[californiaoutdoorproperties.com](http://californiaoutdoorproperties.com)**



**Little Shasta River Ranch**  
**Montague, CA / Siskiyou County**

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**SUMMARY**

**Address**

1704 Gregory Mountain

**City, State Zip**

Montague, CA 96064

**County**

Siskiyou County

**Type**

Ranches, Farms, Horse Property, Single Family

**Latitude / Longitude**

41.70725 / -122.50858

**Dwelling Square Feet**

2500

**Bedrooms / Bathrooms**

4 / 2.5

**Acreage**

249.300

**Price**

\$1,500,000

**Property Website**

<https://www.landleader.com/property/little-shasta-river-ranch-siskiyou-california/64482>



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## Little Shasta River Ranch Montague, CA / Siskiyou County

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### **PROPERTY DESCRIPTION**

Privacy, views, and room to roam at this beautiful 249.3+/- acre ranch bordering the Shasta Wildlife Area! A newer custom 4-bedroom home with a nice floor plan and lovely custom upgrades offers comfortable country living. Light and bright kitchen with cultured marble counters, custom cabinets, double ovens, island, stainless hardware and appliances and open layout to the dining area. The fireplace is surrounded by custom stone and barnwood, just completed in 2023 and enjoyed from both living room and dining area. Vaulted ceilings, luxury vinyl planking, multiple skylights and a spacious primary bed/bath with sitting room add to the enjoyment of this home. There's a bonus 225 sf art/craft studio in the garage. A 256 sf "Forever Tiny Home" manufactured in 2023 offers additional space. It's a charming, complete living space, complete with kitchen, bath and laundry. The house and barns are behind locked gates, ¼ mile down the drive off a low traffic country road. The property has a pole barn, shop with 3 phase power and an old block wall milkhouse for additional storage. The ranch is fenced and cross fenced, with a pivot, pods, some sub-irrigated pasture and approx. 114 acres of hill ground. Little Shasta River and Shasta Valley Wildlife Area frontage mean you'll have plenty of wildlife viewing opportunities. You can hunt, bass fish, hike and ride on the 4700 acre wildlife area (access requires day use fee or annual fishing/hunting license). If you're looking for luxurious ranch living in far northern California, make an appointment for your private tour of the Little Shasta River Ranch!

#### Property Highlights:

- 2500 SF, 4 Bed, 2.5 Bath Single Story House, Built in 2016
- 256 SF "Forever Tiny Home"
- Barn, Shop, plus Original MilkHouse Building for Storage
- Ag Preserve for Lower Property Taxes
- Fenced and Cross Fenced
- Approx. 114 acres Dryland Hillside
- Pivot, Pods, Sub-Irrigated Fields
- Currently leased for 30 Head of Replacement Heifers to Graze, Plus Owners Horses and Mules
- Bordered by Little Shasta River
- Borders 4,700 Acre Shasta Valley Wildlife Area, for additional access to Hunting, Fishing, Hiking, and Riding
- Just Outside Montague, Ca
- 15 Minutes to Yreka
- Siskiyou County
- Far Northern California
- Close to Montague and Siskiyou Airports
- Great County for Outdoor Enthusiasts - Klamath National Forests, Mt. Shasta Ski Park, Marble Mountain Wilderness, and so many other places to enjoy!



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## Locator Map

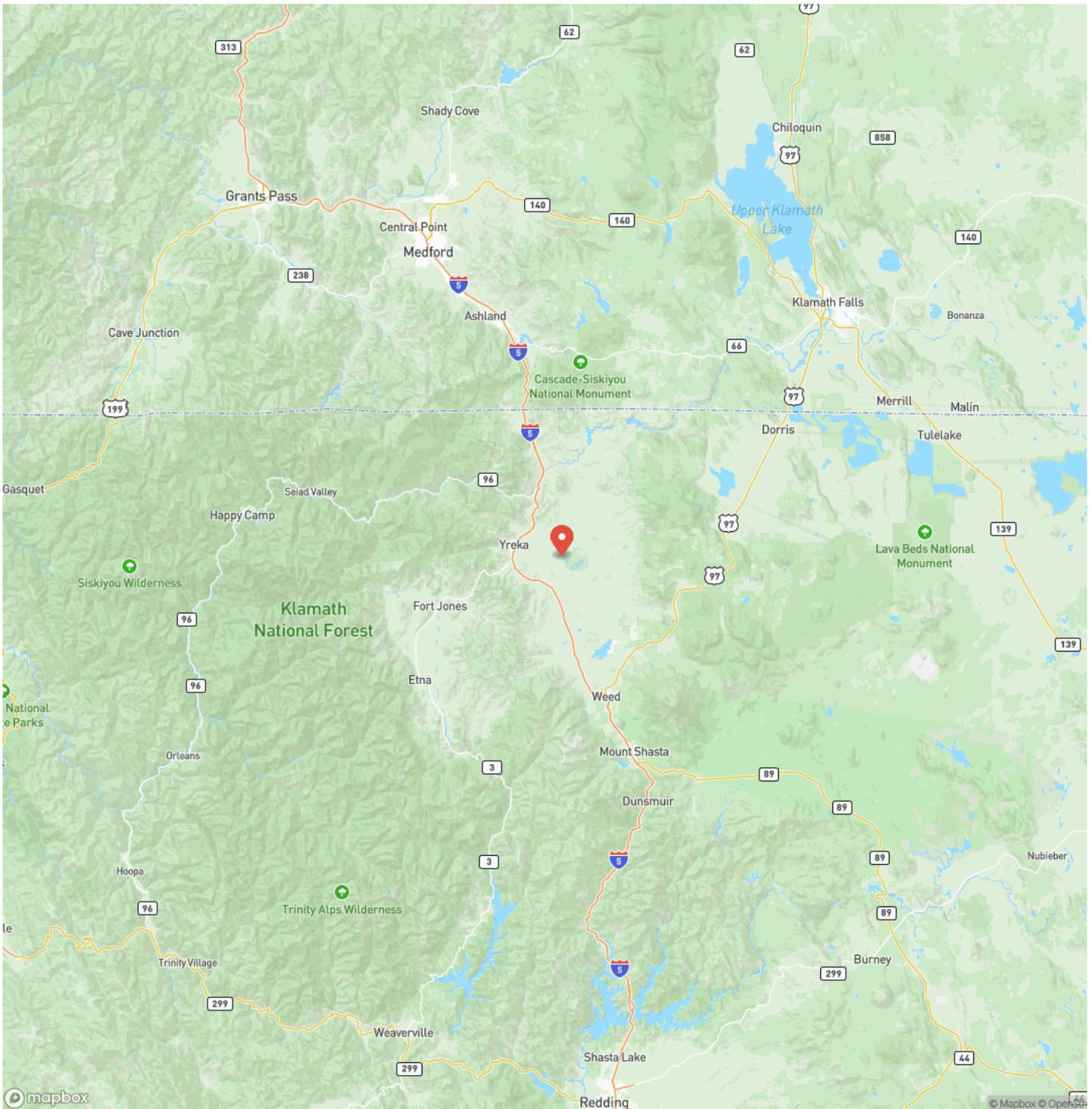


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# Locator Map



**MORE INFO ONLINE:**



## Satellite Map



**MORE INFO ONLINE:**







## **DISCLAIMERS**

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**California Outdoor Properties, Inc**  
Serving California  
Vacaville, CA 95688  
(707) 455-4444  
[californiaoutdoorproperties.com](http://californiaoutdoorproperties.com)

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