

Wetherell Ranch
Bailey Road
Crescent City, CA 95531

\$2,200,000
150± Acres
Del Norte County



Wetherell Ranch
Crescent City, CA / Del Norte County

SUMMARY

Address

Bailey Road

City, State Zip

Crescent City, CA 95531

County

Del Norte County

Type

Farms, Ranches

Latitude / Longitude

41.8963 / -124.1636

Acreage

150

Price

\$2,200,000

Property Website

<https://whitneylandcompany.com/property/wetherell-ranch-del-norte-california/21495/>



PROPERTY DESCRIPTION

The Smith River is the only undammed river in California. It flows 25 miles from the Klamath Mountain range to the Pacific and is recognized as a Wild and Scenic River. It is a river known for outstanding Salmon and Steelhead fishing. This property is approximately 4.5 miles from the mouth of the Pacific Ocean. There are 150 +/- acres with 100 acres of level, prime irrigated farmland with water rights and approximately 260 lineal feet of Smith River frontage. There is an excellent spot to construct a home or fishing retreat. Power and water are on the property. Located less than 4 road miles away is the Tolowa Dunes State Park, consisting of 5,000 acres for hiking and horseback riding and over 5 miles of ocean front enjoyment.

Soils: The soils are a 196 classification Madriver, 0 to 2% slope. The soils have few limitations that restrict use. It is suited for a wide range of plants and may be used safely for irrigated crops, pasture, rangeland and wildlife.

Water Rights: There are 100 acres of irrigated water rights with a good irrigation well and power in place. The well was drilled in 1970, has a 50 hp pump, and is approximately 35 ft. deep with a 16" hole. There are no water usage limitations in place on this property, according to the owner.

Power: Pacific Power & Light is the power provider for this area in Del Norte County. The distance to Crescent City is approximately 12 miles.

Growing Season: This area is known as a generally year-round growing season with minimal freezing weather.

Fish Hatchery: The Rowdy Creek Fish Hatchery is located approximately 1 mile below this property.

Organic Growing Opportunity: The property can be timely certified for organic agriculture as the owners have managed this land in a way that will allow it to be certified immediately, according to the owner.

Partitioning: This property is subject to a completed and approved partitioning of this property from a larger land holding. Surveying is being completed. This request meets county land use standards. An easement will be provided by Seller to provide the appropriate ingress and egress.

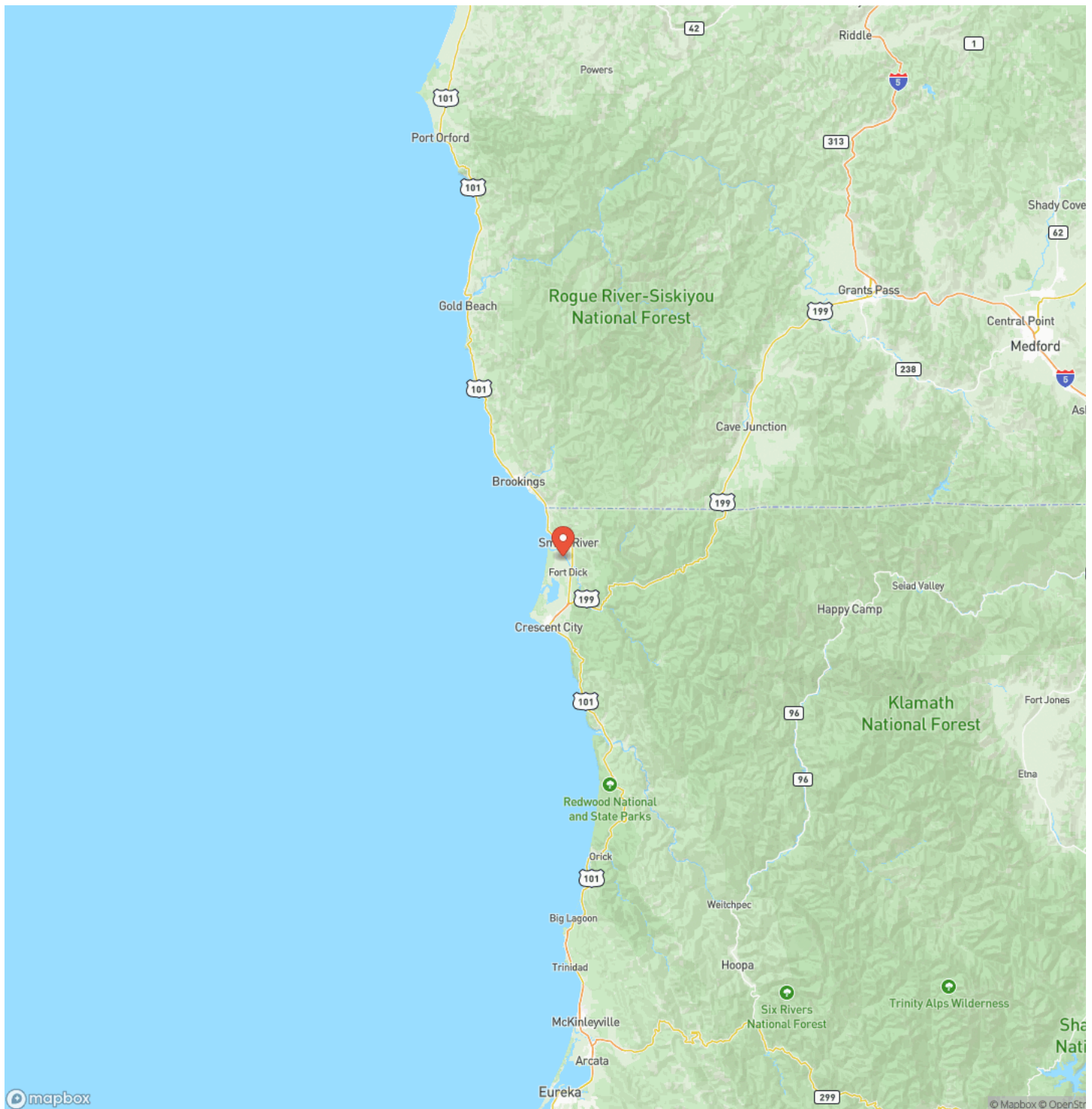
Listing Broker- Jim Whitney, CCIM, CLE

This property is Co-Listed with Ming Tree Real Estate, Crescent City, CA.

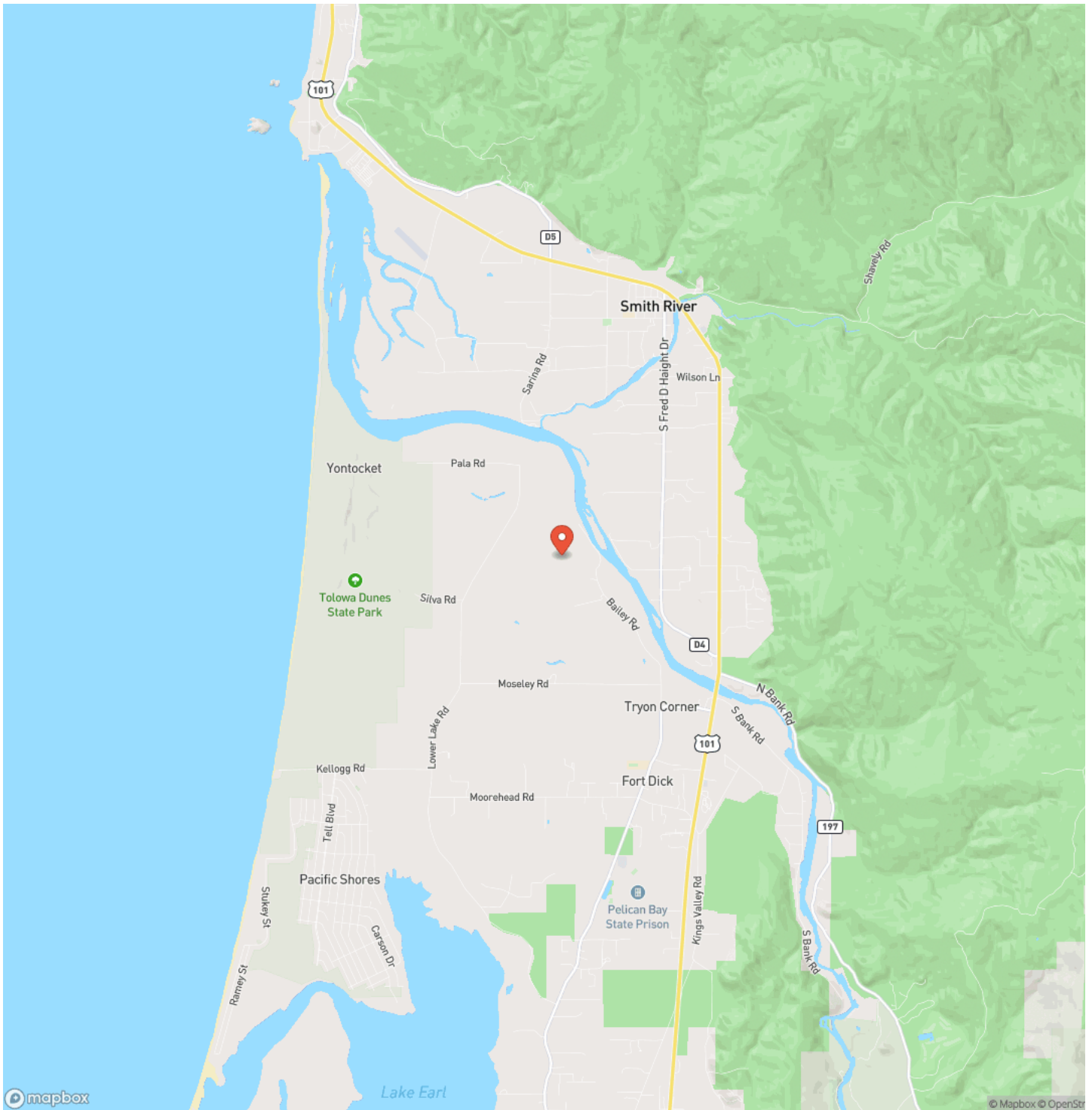




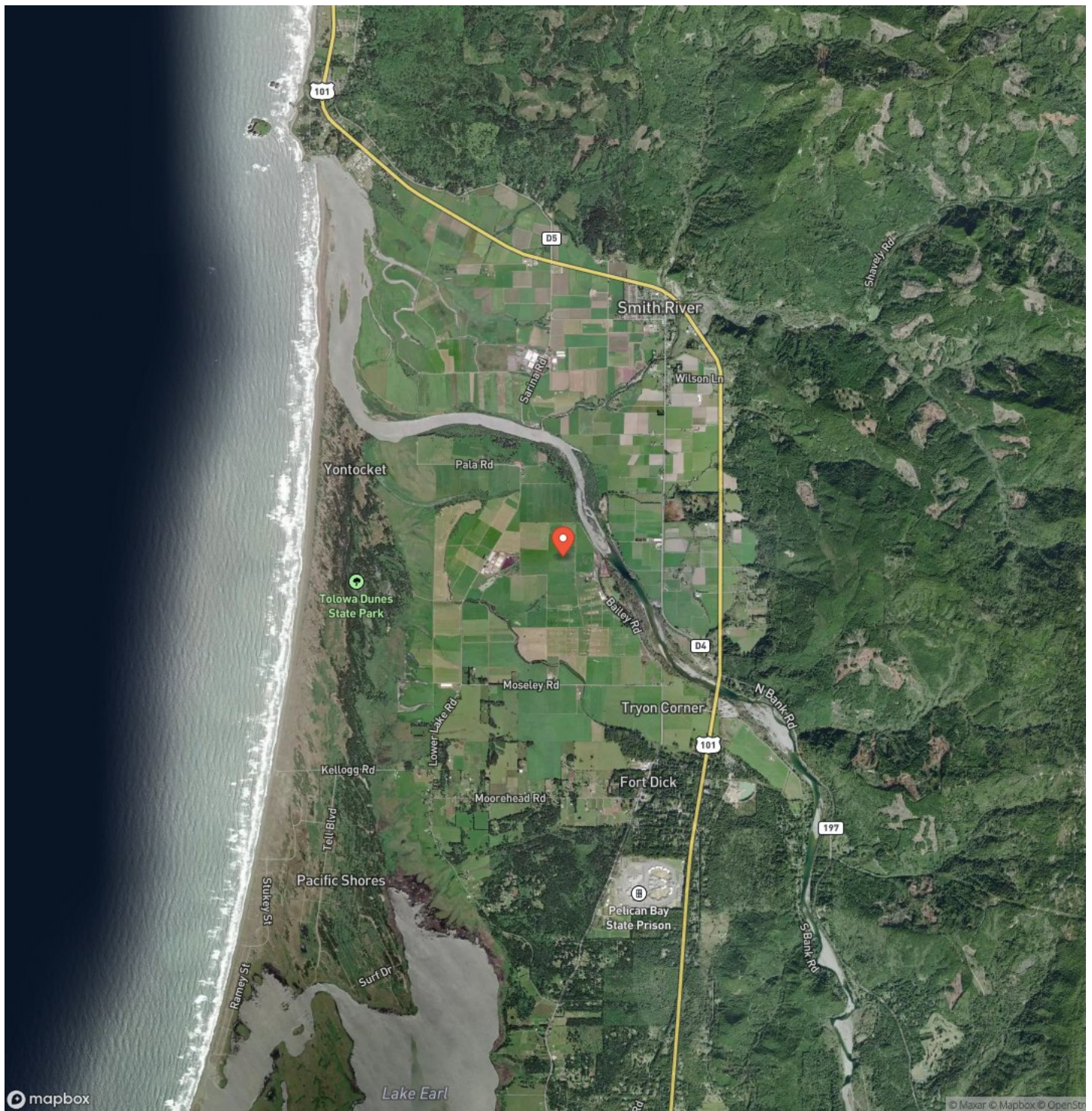
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

NOTES



This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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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