



ROCKIN' M RANCH

PROPERTY HIGHLIGHTS

- Premium Frosted Views of Mt. Shasta
- Gorgeous Shasta Valley Paradise
- Private Sprawling Livestock Ranch
- 2,500 Sq. Ft. Custom Home & Outbuildings
- Fenced Irrigated Pasture & Cropland
- Gravity Flow District Irrigation Water
- Organic Certification Potential
- Williamson Act – Low Property Taxes
- Arid, High Desert Environment
- **Purchase Price: \$6,400,000 or \$3,599/acre**

ROCKIN' M RANCH

12915-13415 OLD WESTSIDE ROAD, GRENADA, CA



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Rockin' M Ranch - Grenada, CA



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Location Details

Description:

Totalling 1,778+/- acres, the Rockin' M Ranch offers a unique blend of terrain characteristics that are hard to find in one contiguous block. Includes a modest yet spacious, well-appointed, single-family residence with landscaped grounds overlooking fenced, lush pastures with spectacular majestic views of Mt. Shasta for the perfect retreat.

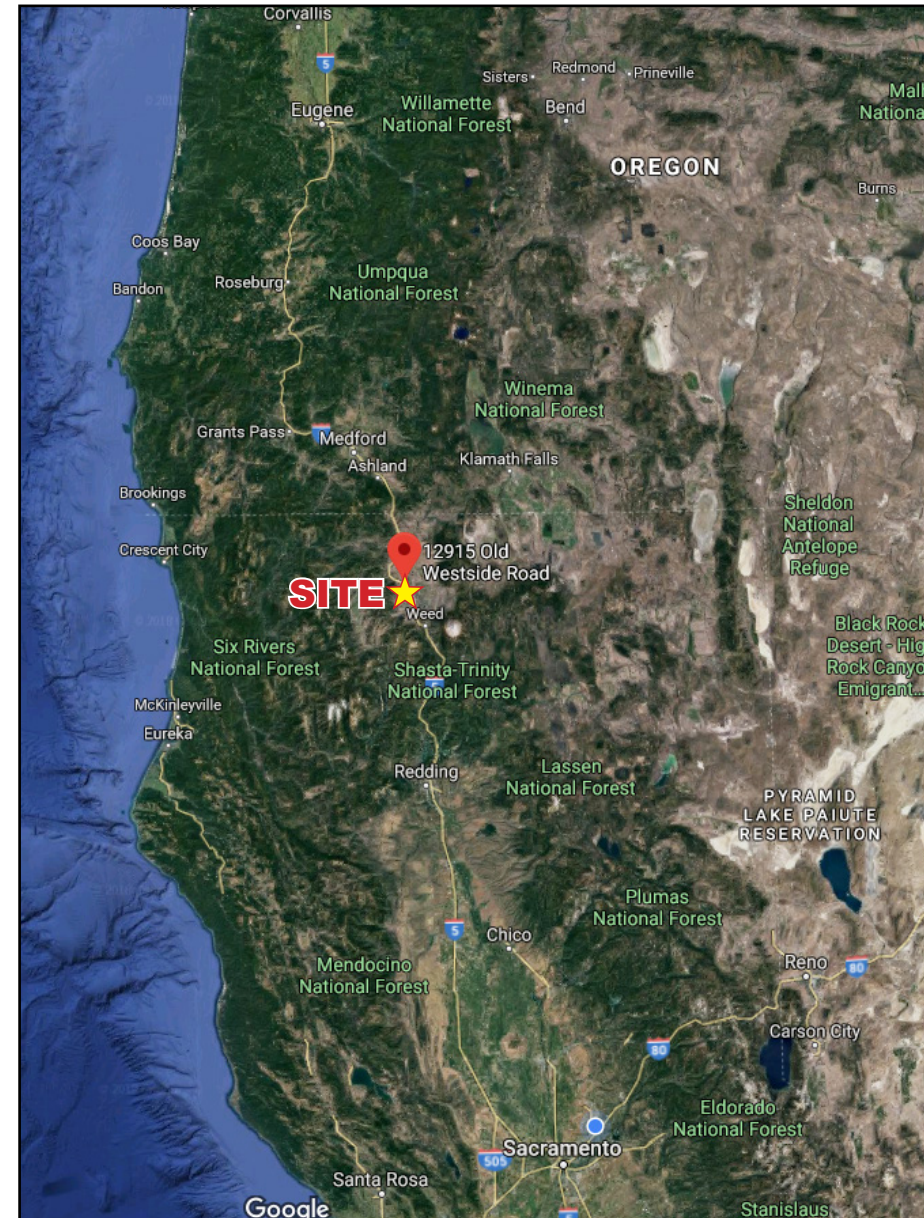
Location:

Ideally situated about 1.5 hours N. of Redding, CA, Rockin' M Ranch is located in NW California in the County of Siskiyou, between Yreka, the county seat, and the City of Mt. Shasta. The ranch fronts both sides of Old Westside Road near the westerly terminus of Pumphouse Rd. This location is just a few miles off Interstate 5 and is a midway point between San Francisco and Portland, OR.

Whether you are a ranching outfit or active individuals looking for a western lifestyle and channeling your inner wrangler or simply looking for private recreational playground to enjoy family and friends, Rockin' M Ranch is the perfect base on the flanks of the largely unspoiled Shasta Valley.

Regional Amenities:

Nearby amenities include downhill and cross-country skiing at Mt. Shasta Ski Park; world class fly fishing on the McCloud and Upper Sacramento Rivers; steelhead fishing on the Klamath; stalking big game; tee it up at Lake Shastina or Mt. Shasta Resort; and reinvigorate the soul in the hot mineral baths at Stewart Springs. There is something for everyone or just kick back and enjoy the view and starry night skies.



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Land Summary

ACREAGE:	Total 1,778+/- acres comprised of multiple parcels, partially enrolled under Williamson Act conservation program.
APN'S:	022-200-010, 070 & 190; 022-210-030, 040 & 050; 022-410-040, 070 & 080; 038-320-020 (Siskiyou County)
PROPERTY TAXES:	\$8,031.02 (2018-19 Tax Bills Combined)
ZONING:	Prime (AG 1) and Non-Prime Agriculture (AG 2) generally with 40 ac. minimum parcels size combining land use zones.
MANAGEMENT:	The pasture/cropland has been fallowed for three years and the seasonal range and pasture land has been under grazed. This suggests it would be a quick candidate for organic certification for hay production or grass fed grazing, which is in growing demand. Historically, the ranch has been stocked with 300 cow-calf pairs over a season. Agricultural production has included forage crops and winter grains. Hunting has not been allowed over the years but there is excellent established water resources and habitat for wild game, including mule deer, wild turkeys, and other upland birds.
SOILS:	The lower irrigated lands are comprised of gravelly loams with Class 2 capabilities while the lower upsloping foothills consist of Class 3 gravelly loams on alluvial fans and could be developed for irrigation under sprinklers (requiring groundwater development). The steeper back-country terrain with its sagebrush and juniper stands are best used for livestock grazing and recreation. Request our Soil Map for more detail.
MINERAL RIGHTS:	All appurtenant mineral rights convey with the property.
HISTORIC FEATURES:	Remnants of the old abandoned Yreka Ditch are still evident today on the Rockin' M Ranch. The Yreka Ditch dates back to the 1850's and consisted of a winding 95-mile ditch that was dug by hand and completed in two years, an amazing feat. The ditch delivered water from the Shasta River close to Weed, CA to the placer gold miners near Yreka.
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TOPOGRAPHY:	Elevations vary from around 2,700 ft. in the Shasta Valley floors with small rocky hummocks, upsloping up over 3,000 ft. in the low foothills to summits over 4,000 ft. on its higher brushy ridges (Siskiyou Mountains). There is a nice protected and hidden intermountain gulch on the western most reaches with multiple springs.
WATER:	About 170 acres are within the Grenada Irrigation District which conveys water to the irrigated fields using gravity flow surface ditch systems with periodic turnouts to the fields, interconnected to underground gated pipeline. 2018 water cost was \$175/acre and annual assessments were \$35/acre including stand-by charges. Seasonal livestock water is captured in numerous small ponds and springs are plumbed into several troughs.
DRAINAGE:	The deep gravelly soils have good natural drainage with fair moisture holding capacity while the hills tend to have a more rapid runoff feeding into seasonal creeks.
RESIDENCES:	Main Home – a recently updated, south-facing, 2,500 sq. ft., 3 BD, 3 BA custom home with new flooring, modern kitchen, dining area, living area, wood stove, with floor to ceiling windows providing natural lighting and breathtaking views of Mt. Shasta to inspire your days. Has an attached garage and a detached garage with partitioned workshop and two-stall stable with turnout into fenced paddock. Caretaker Home – a newer, nearly 1,300 sq. ft., 3 BR, 2 BA modular on permanent foundation, in excellent condition with many upgrades.
IMPROVEMENTS:	Pole barn, garage storage, equip. shed, pipe corrals, holding pens, paddocks, loading chutes, scale house. Miles of good strong wire fencing for livestock management.
ROADS:	Old Westside Road is a county-maintained paved public road offering multiple gated, access points into the ranch and homesteads. Exclusive private roads and trails have been bladed into all reaches featuring a looping, well-graded riding trail thru the isolated back country terrain with awesome jaw dropping views of Mt. Shasta around every corner.
OFFERING PRICE:	\$6,400,000 or \$3,599/acre

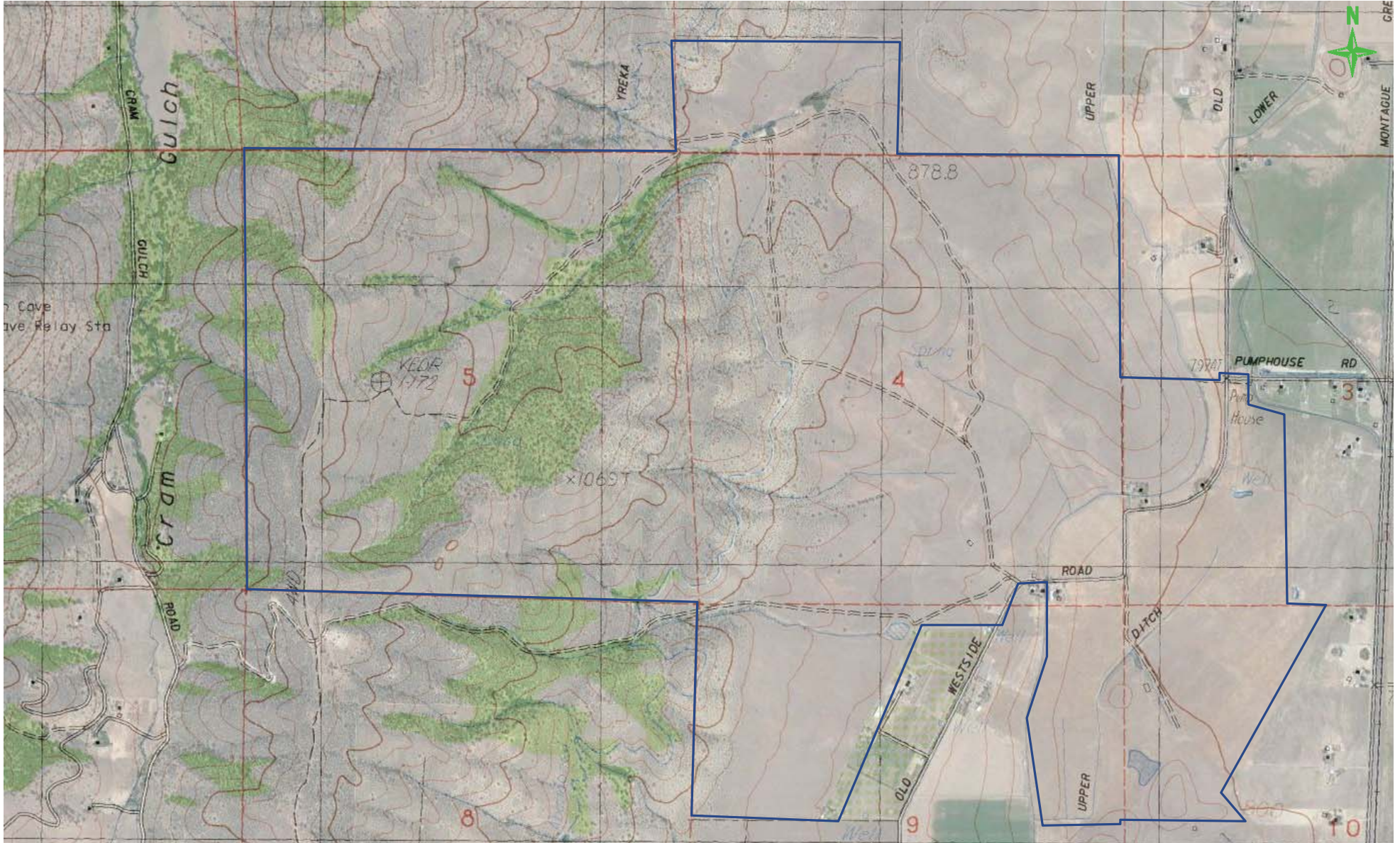
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Topographical Map

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Property Pictures



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