

Fall River Valley Ranch

McArthur, CA

approx. 2,948 acres



Spectacular ranch in Fall River Valley! Estate quality 7,700 sq. ft. residence with commanding views of Mt. Shasta & Mt. Lassen overlooking your ranch, absolutely turn key property with outstanding amenities. Cattle ranch currently running about 500+- cows year round *plus* puts up 3,000 tons of hay for feeding and sale. Headquarters with three homes, equestrian barn, barns, corrals, complete butcher shop capable of custom butchering. New management can expand or contract depending whether to increase hay production, or increased cattle production...

Fall River Valley - Headquarters ranch:

1,441 acres located in the Fall River Valley – McArthur, CA with about 826 acres irrigated – majority flood irrigated plus 2 pivots one of which can also be flood irrigated. There are about 300 acres sub-irrigated, or tail water irrigated. Easily managed operation. Currently running about 500 pairs year round - the ranch has run up to 700 AU plus puts up about 3,000 tons of hay

for both sale and winter feed. Alfalfa & pasture grass hay. Extensive barn storage for all hay produced. The ranch has extensive feedlot capacity for both winter feeding and or weaners/yearlings

The Headquarters unit has an Estate Quality Residence of about 7,700 sq. ft. on a knoll overlooking the ranch and Fall River Valley. Expansive views of Mt. Shasta to Mt. Lassen and your private 5-acre lake. The home has 4 bedrooms each with private bath, one a large master suite, very large custom chef's kitchen, great room, dining room, bar area, executive office, several craft rooms and a workout room, a beautiful wine cellar, 3 car garage with loft apartment set up with partial kitchen and built in 3 double & 1 twin murphy beds. Attached covered carport areas to park to utilize mudroom with bath or the downstairs entrance vestibule and access the dumbwaiter that goes up to the kitchen. Extensive flagstone decking with access to each bedroom. Private gated drive up to the residence. Beautiful mature landscaping with pool, hot tub and pool house. The headquarters residence areas and private main residence driveway is paved with cobblestone pavers.

There are 2 additional residences for employees: a beautiful 100 year old remodeled farmhouse with 4 bedrooms plus 1 large master bedroom and 2 baths and the 2nd a newer home with 3 bedrooms & 2 baths. There is a Horse barn with stalls, a completely outfitted meat butcher shop, machinery & equipment storage buildings, numerous barns, and well set up working corrals with squeeze and livestock scales – all pipe construction. Separate livestock feedlot areas – all pipe construction. There is a 5-acre pond on the north side of the main residence under the knoll - secluded, terrific family recreation & fishing plus great deer & waterfowl hunting!

Excellent water with 3 irrigation wells, a low lift pump out of an artesian well filled pond, and 3 domestic wells. Newly installed 175 KW diesel generator back up system for entire headquarters plus a separate diesel generator up on the knoll top for the Main Residence. All the ranch improvements – buildings, improvements, corrals, fences are in tip-top condition. The Fall River Valley headquarters unit is in the Williamson Act for reduced real estate taxes.

Lassen Bench unit:

1,306.84 acres located a just a few minutes away to the east along State Hwy 299E. East access with tremendous views of Mt. Shasta and the surrounding mountains. This property is zoned for 20–100-acre minimum parcel sizes creating upside for future development. Currently utilized as spring grazing and winter-feeding areas & calving. Each side has poles barns and feedlot areas for winter feeding. The South side has a mobile home set up with domestic well plus poles barns and feeding areas. The Northerly side has a well with solar panel plus the pole barns and feeding area. Livestock water provided by the wells and ponds. Soil quality on the north unit may be suitable for a pivot – reportedly planted to dryland alfalfa in the 1980's.

Hulbert Field 200 acres deeded plus 304 AU USFS permit:

This unit is located about 30-45 minutes away from the headquarters and is a private fenced 304 AU USFS grazing permit with a deeded 200-acre field in the approximate center of the permit. Very good private permit, well-watered, and fenced into several fields for rotating the cattle. The

deeded acreage has a set of pipe corrals and loading chute. Perfect for moving in and out of the permit.

FALL RIVER VALLEY - GENERAL AREA: The ranch is in Northern California, near the small communities of McArthur and Fall River Mills, CA. The Fall River Valley is a renowned agricultural valley in Northern California. There are general stores, post offices, and K-12 schools in this rural area with excellent schools and community facilities including medical facilities and a hospital. Recreation plays a major role in the local economy, particularly **trout fishing on the Hat Creek and the Fall River, world renowned trophy trout** fishing. The general area offers excellent opportunities for camping and picnicking, water sports, hunting and fishing, hiking and backpacking. There are abundant waterfowl and big game hunting opportunities. An 18-hole championship golf course is in nearby Fall River Mills. Skiing is available at Mt. Shasta, which is only a short hour's drive.

The Fall River airport has been expanded - Fall River Mills (O89) is an airfield with a jet capable runway - 5,000' x 75'. The airport has nine permanent t-hangars, five portable hangars, and approximately 30 tie-downs. The airport is equipped with runway lights which are designed to be turned on at night by the pilots as they approach.

\$15,595,000

**BILL WRIGHT
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ADDITIONAL NOTES – OWNERS RESIDENCE

It is hard to imagine a comparable property to this stunning multi-family estate with its unparalleled views of Mount Shasta, Mount Lassen and the valley below. The main house was designed by a notable Redding Architect in consultation with Neil Wright out of Sun Valley, Idaho and masterfully constructed by craftsmen and artisans in 2000.

Some of the materials used encompass historical elements such as the wood used to create the massive beams in the living room. The wood originated from Yosemite, making its way north to the McCloud Sawmill and now proudly repurposed in the Owners Residence.

Every single detail is so well thought out. Nestled into the gorgeous landscaping complete with lovely stone patios, guest quarters above the three car garage, a pool and decks abound. This 7,700 square foot wood and stone home has it all. There are three ensuite bedrooms each with their own special view and a most romantic (main) suite with a separate Finnish sauna and huge walk-in closet. There is a hobby room, an executive office and a kitchen worthy of a master chef.

The wine cellar is also comprised of recycled wood barrels from Sebastiani Winery located in the heart of California's Sonoma Valley.

These amenities and so much more all while maintaining a welcoming and intimate feel. Here are some of the features of the 7,700 sq. ft. owners residence:

Exterior:

Private - end of a paved county road.

Gated ranch entrance with 2nd private gated entrance up to Owners Residence

Driveway pavers thruout the residential area headquarters & up to the Owners Residence

Stacked stone planters and Pennsylvania Bluestone flagstone leading up the the residence entry and all bedroom decks around the residence.

Mature landscaping with water features at the rear of the main residence

In-ground pool, hot tub, and pool house with bathroom

Matching pool house with large shaded patio

Wood shake and stacked stone siding

Marvin windows

3-car garage with a upstairs guest quarters

Custom iron railings along walkways at entrance and along each bedroom's flagstone deck

Diesel backup generator for the residence (plus a 175 KW diesel generator for the balance of the headquarters)

Kitchen:

Natural edge stone floors

Wood ceilings

Limestone countertops and beautiful backsplashes

Walk-in pantry with additional freezer

Under counter lighting

Multiple islands – separate Baking island black soapstone countertop

Butcher block island top with prep sink

6 burner gas stove with large hood – beautiful backsplash

Warming drawer

Dual wall ovens

Sub Zero refrigerators

2 dishwashers

Coffer bar – Miele

Knotty Alder wood cabinets
Cabinet top ambient lighting

Great Room:

Wet bar with fridge
Exposed heavy timber ceiling trusses
Wood-burning stone fireplace
Wood floors - reclaimed Douglas Fir random width planks

Master Suite Bedroom & adjoining Bath:

Sauna
Exposed wood beam ceiling
Jacuzzi Soaking tub and large Walk-in shower
His and hers vanities
Toilet room with bidet
Large walk-in closet with central island
Wood-burning wood stove sitting area with French doors to large deck overlooking the ranch

3 ensuite Bedrooms:

Bedroom wing on the other end of the house from the Master Suite
Each with private bathroom
Each bedroom has a outside exit/entrance with a flagstone deck and custom iron railing

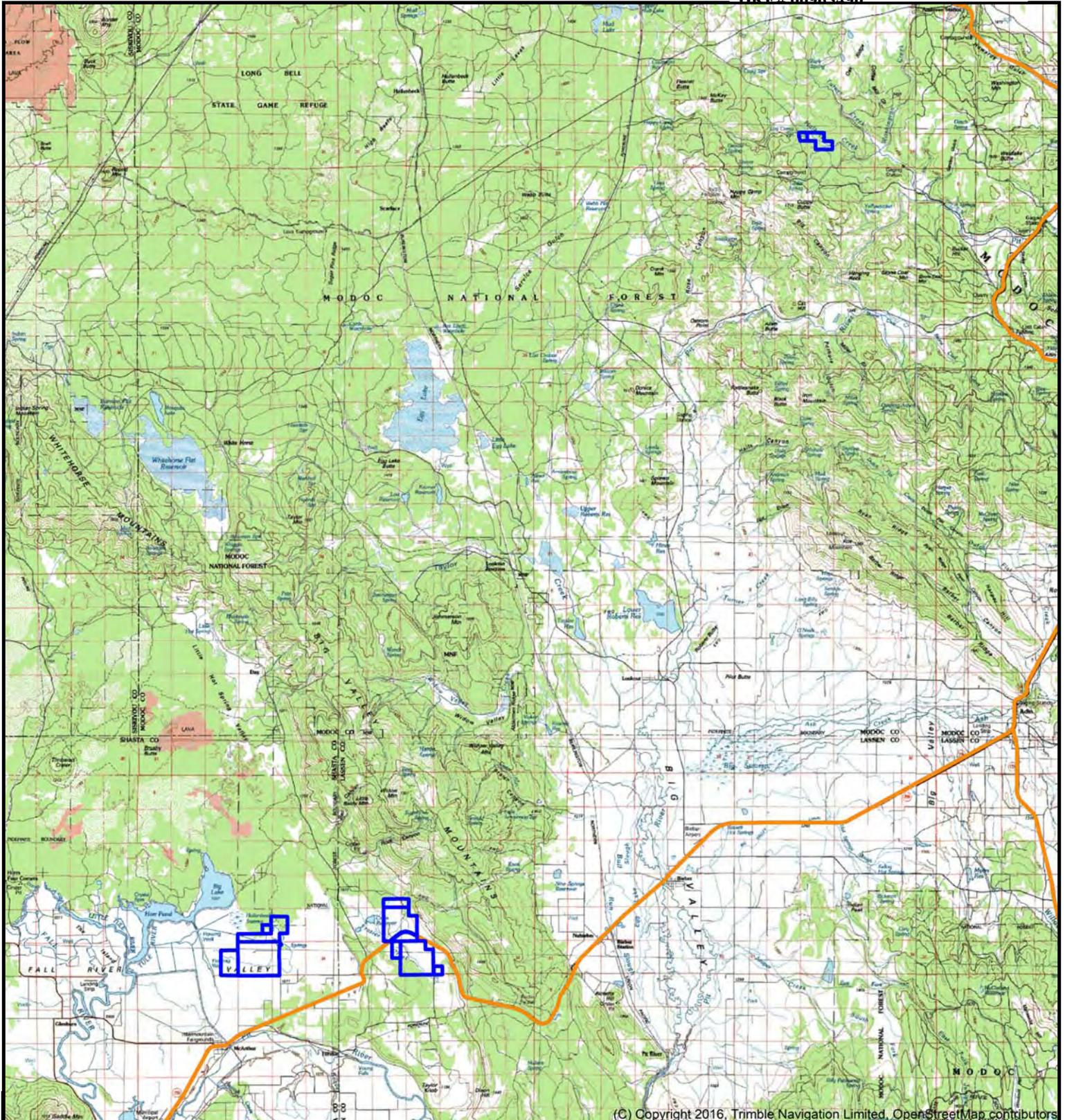
Other rooms & Amenities:

Executive office with separate entrance and flagstone deck
Wine Cellar with temperature control & reclaimed "Sebastiani" wood paneling
Large laundry and hobby / sewing / craft room
Potting/gardening room attached
2nd laundry room with the 3 ensuite bedrooms
Dumbwaiter
Exercise room
Mudroom at parking entry with bathroom and a large storage area for supplies, hunting & fishing gear
Craftsman style trim throughout



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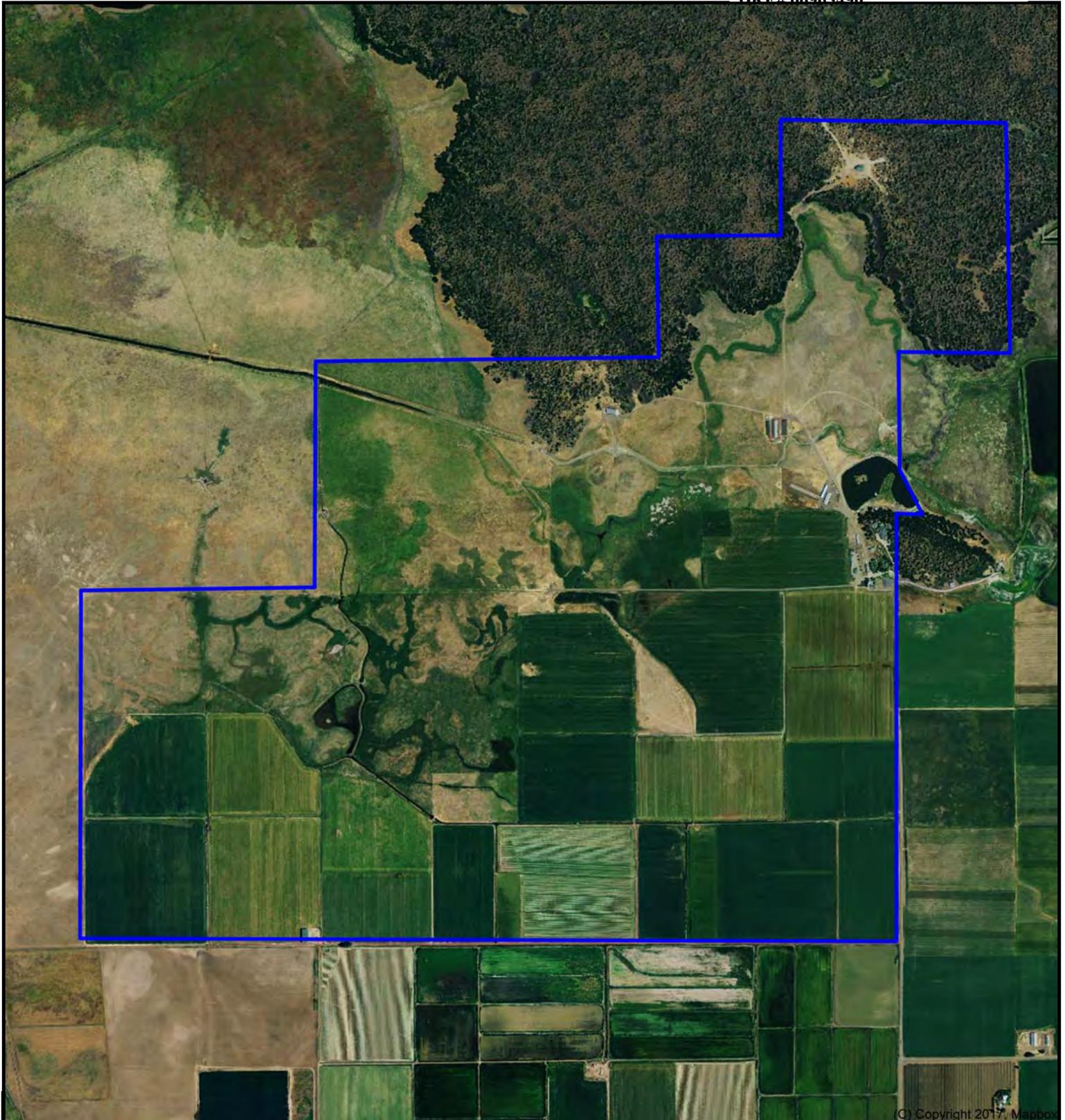
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1,441.98 acres+-
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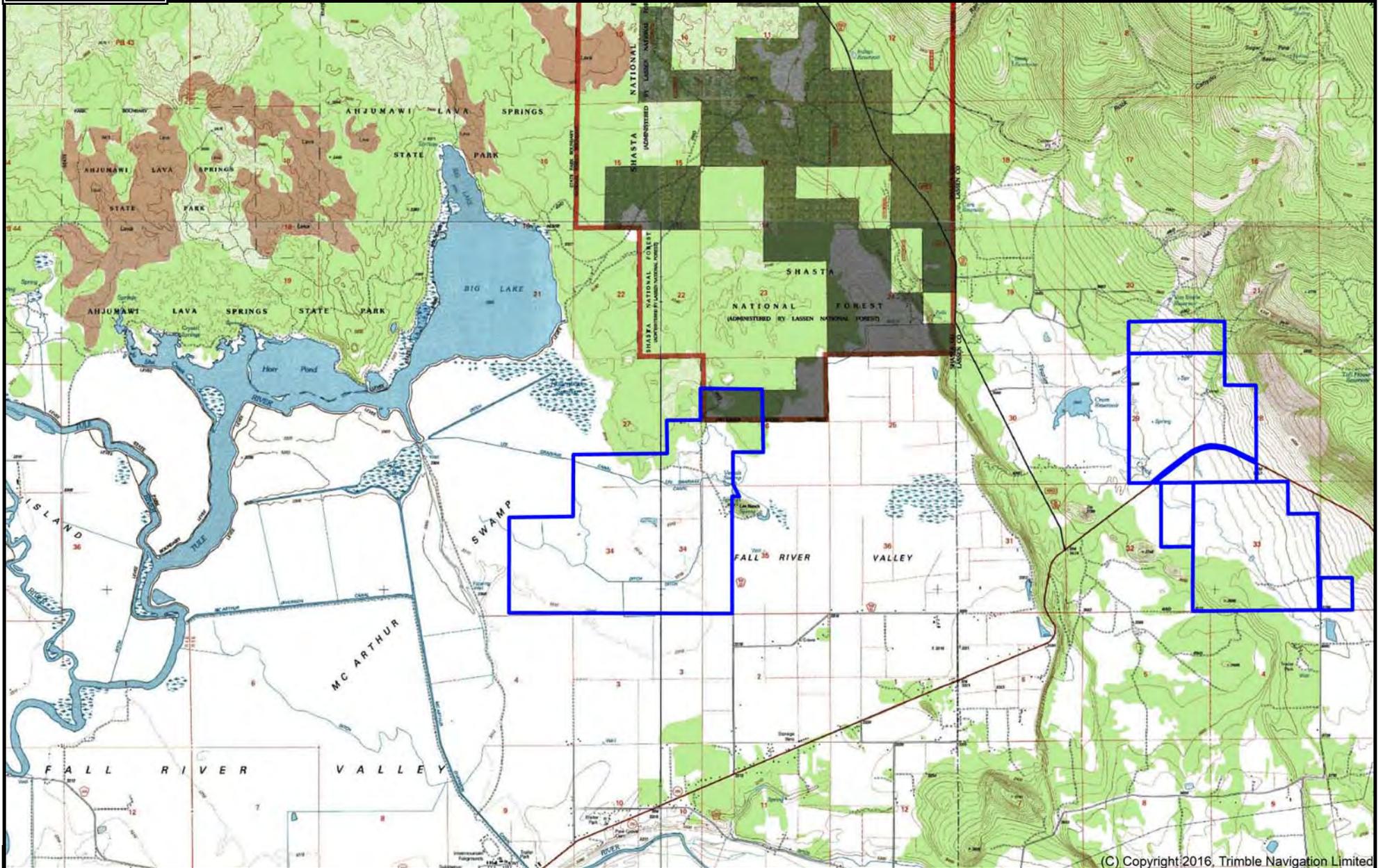
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Lassen Bench ranch - 1,306.84 acres+
Holburt Field- 200 acres+- Plus 300 AU USFS
McArthur, CA

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