

**925 ACRE
RED ROCK ROAD RANCH
Siskiyou County, CA**



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925 ac Red Rock Road Ranch

925 ac Red Rock Road Ranch is located in beautiful Siskiyou County, California in Red Rock Valley. About 925 acres, with +/- of acres Pivot irrigated! To be planted to new alfalfa, the irrigation well was reworked in 2021 and ready to go. several sites that would be suitable for building a home with views of majestic Mt. Shasta.

LOCATION: The Red Rock Road Ranch is located in beautiful Siskiyou County, California about 3 hours north of Sacramento. The property fronts on Red Rock Road, which is about a 20 minute drive southeast of Macdoel, CA. Klamath Falls, OR is the closest larger city and is located about an hour drive to the north up Highway 97.

Klamath County is located just east of the Cascade Mountains and just north of the Oregon/California border and sits near the southern shore of Upper Klamath Lake. It has a population of about 66,000 and the city of Klamath Falls has a population of 21,000. The area has 7 elementary schools, 1 junior high school and 2 high schools. Klamath Community College and the Oregon Institute of Technology offer advanced education opportunities. There are also complete medical facilities available in Klamath Falls. Additionally, Macdoel has an elementary school and the small community of Dorris has a high school.

This rectangular-shaped ranch is approximately 925 acres and is located on the northerly side of Red Rock Road. The northerly, westerly, and easterly boundaries of the ranch adjoin BLM lands for additional hunting, horseback riding, and hiking opportunities!

Mt. Shasta and the surrounding mountains can be seen from the northerly portions of the property, up on the tree-lined area, and as a result, there are several perfect spots for a new home or cabin overlooking the ranch.

RANCH & FARMING INFORMATION:

- **CROPS:** According to the landowner and the tenant, the entire ranch is certified organic. Currently, two (2) pivots irrigate about 167 acres. The pivot fields were previously cultivated to organic alfalfa hay as well as grain hay, grass, and grain crops for hay and pasture. In 2022 the intention is to replant those fields back to organic alfalfa this fall.

The landowner and tenant estimate that there is approximately 100-120 acres capable of being developed for farming, with more than adequate water available. The ranch has good juniper and sage brush rangeland for hunting, recreation and spring livestock grazing.

The ranch has an irrigation well located near the southeast corner with a 60 hp electric motor which was completely reworked in 2020-2021. Pacific Power utilities. Underground mainline to the two pivots.

- **ACREAGE:** Approximately 925.40 acres according to the Siskiyou County APN numbers.
- **ZONING:** The assessor parcel numbers are 002-170-070, 002- 170-130, and 010-010-620. The ranch is enrolled in the Williamson Act Program, which results in lower real estate taxes, as real estate taxes are computed based upon a properties

agricultural income, rather than assessed at current market value plus additional yearly increases. In 2021 the RE Taxes were a total of \$2,183.

RECREATION:

Mule deer, goose, and dove hunting can be excellent on this ranch. The California deer hunting zone is X-1, with the ranch eligible for a "landowner" tag. A new owner might even consider the [Private Lands Management](#) (PLM) program to enhance the habitat and hunting opportunities on the ranch. Late season deer hunting, especially with alfalfa fields nearby, can be terrific!

The area offers wonderful recreational opportunities for all ages during any season. The Klamath County National Forest occupies over 1,700,000 acres. Siskiyou County is also a premier destination for fishermen. The McCloud River is famous for its spirited and gorgeous redband trout, and the Upper Sacramento River is a favorite for its miles of easy access. Both are within easy access of the ranch for day trips.

There are more than 82 lakes and streams alone in neighboring Klamath County. 150,000 acres of wildlife refuges are devoted primarily to waterfowl, including the largest concentration of wintering bald eagles in the continental United States. The area has five golf courses, downhill and cross-country skiing, along with a variety of health and fitness clubs. The beautiful [Running Y Resort](#) is only about an hour north of the ranch. This is a wonderful community, complete with an Arnold Palmer-designed championship 18-hole golf course!

Asking Price: \$1,195,000

For more information and an appointment to see this property, contact:

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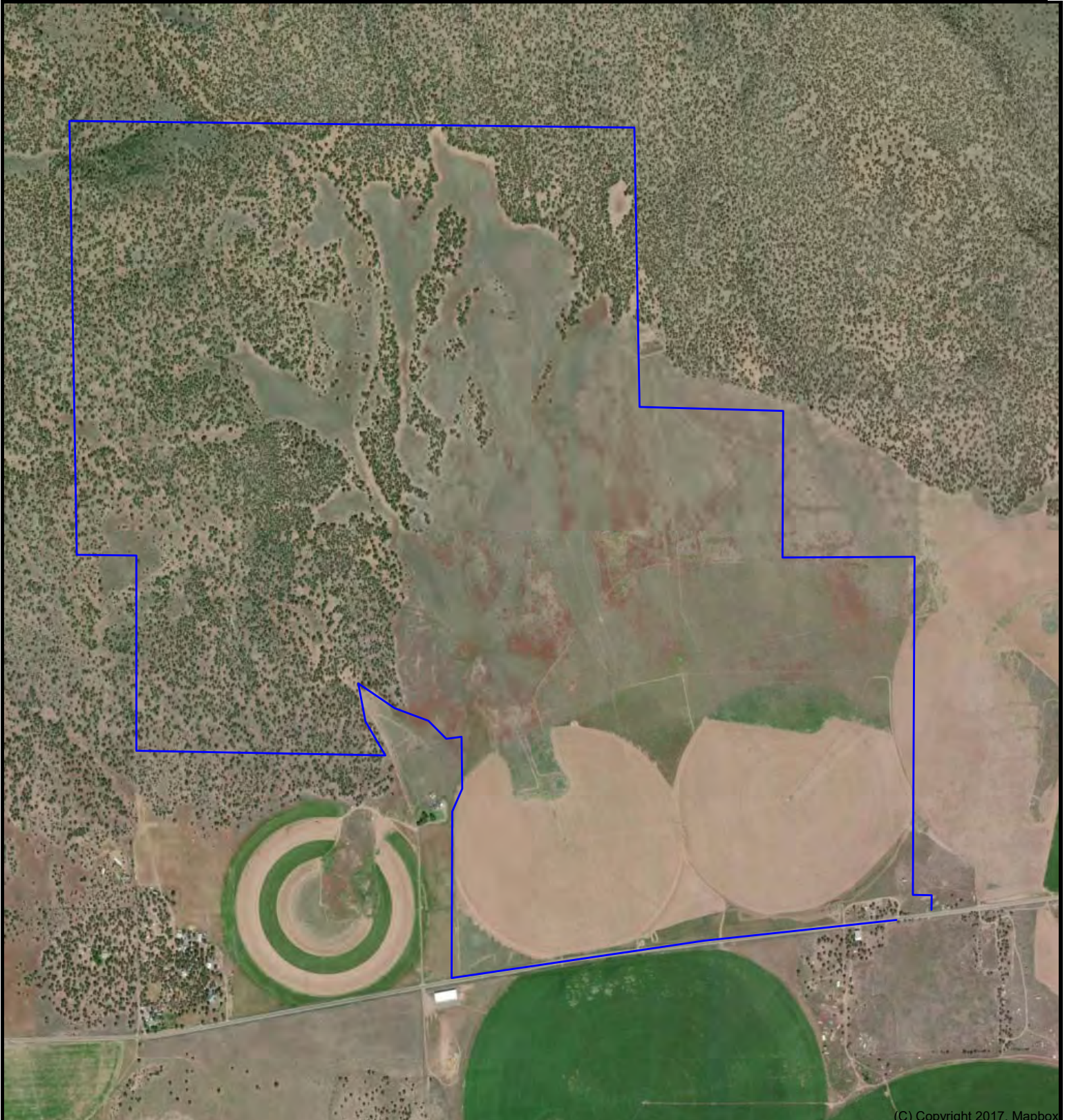
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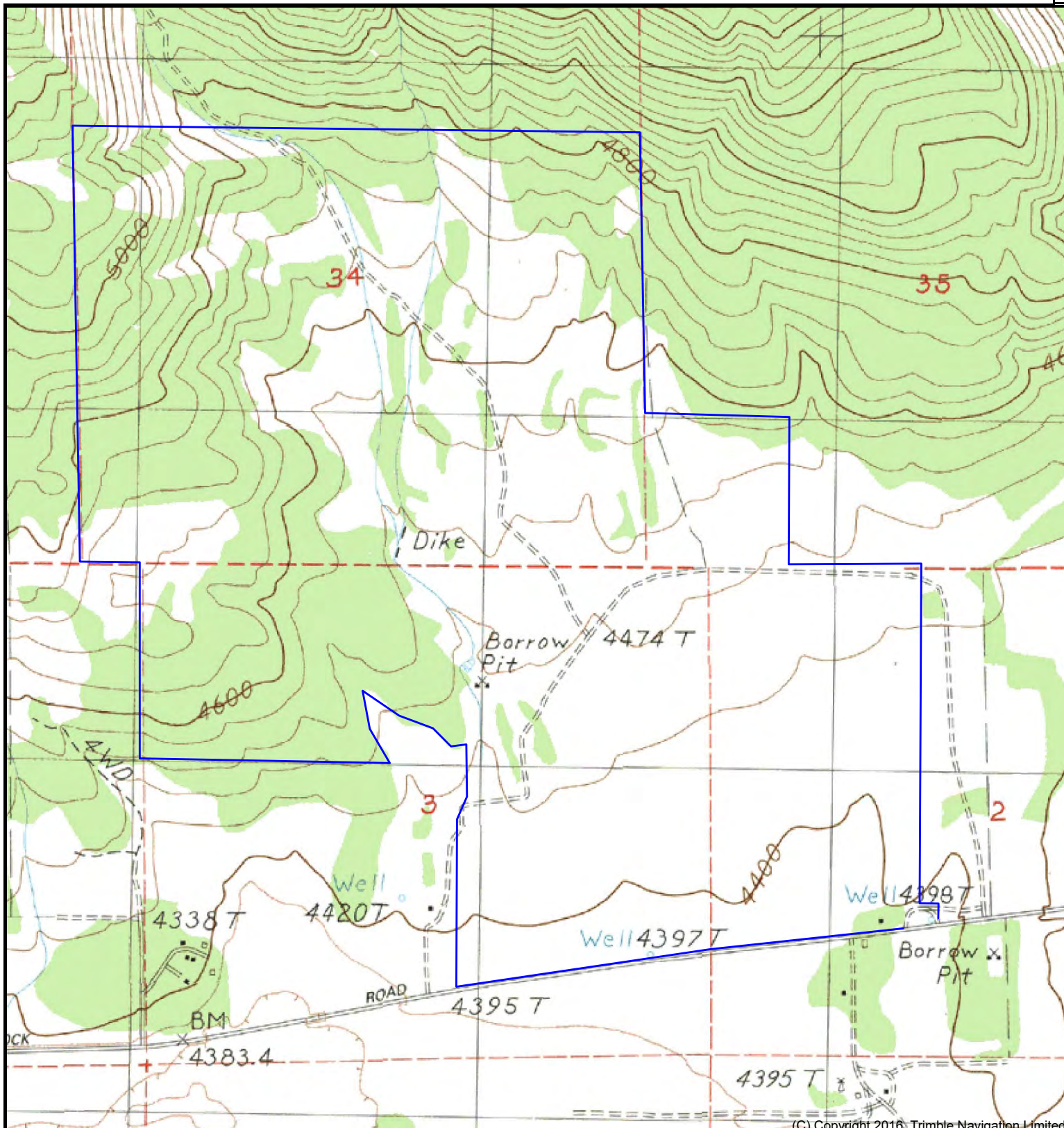
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2013-2017 typical organic alfalfa fields on the 925 ac Red Rock Ranch





Mt. Shasta above from the rangeland on northerly end of the ranch



