

BAR 13 RANCH

FALL RIVER MILLS, CALIFORNIA



The
CHICKERING
Company, Inc.

Ranch & Recreational Property Broker

EXECUTIVE SUMMARY

The Bar 13 Ranch is both a trout fishing paradise and working cattle ranch located on the banks of the world-famous Fall River in Northern California.

With Mount Shasta to the north and Mount Lassen to the south, the picturesque ranch is part of a remarkable watershed that is fed by snow melt and springs. For outdoor enthusiasts, the ranch offers direct and exclusive access to the Fall River's blue-ribbon trout fishing as well as waterfowl hunting opportunities.

The Bar 13 Ranch's 290 acres comprise leveled irrigated farmland, pastures, corrals, barns, and a two-bedroom, two-bath riverfront home with deck and boat dock.

The ranch is currently run as a cattle-calf operation with hay production as well.



LOCATION

The ranch is located in Shasta County near Fall River Mills. Access to the area from the south is via Highway 299 from Interstate 5 in Redding. From near the town of Fall River Mills (on 299), Bar 13 Ranch is about 7 miles north. From 299, take Glenburn Road to McArthur Road and Riverbank Road.

Fall River Mills has a jet-capable County Airport (089), and commercial air service can be found in Redding (RDD), about 1.5 hours from the ranch. Sacramento and Reno airports offer international service.



LOCALE

The Fall River Valley is known for its scenic beauty, world-famous fly fishing, and farming.

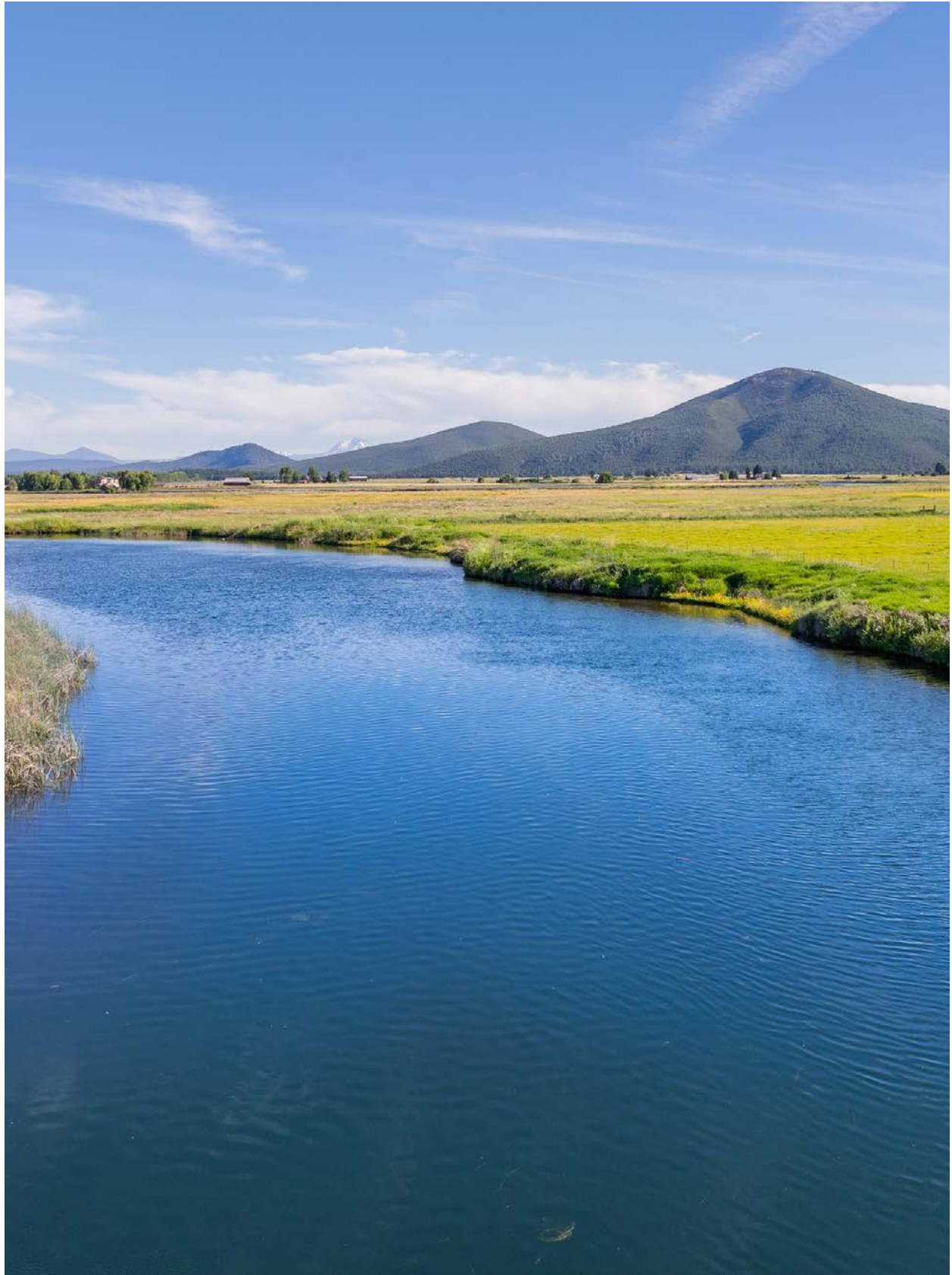
The majestic 14,000-foot Mount Shasta dominates the northern skyline and underscores the true grandeur of this remarkable place.

The Fall River Valley has unparalleled water features. Numerous and immense freshwater springs surface through large underground lava tubes. These truly remarkable springs are responsible for creating some of the largest spring creeks and rivers in the United States.

Along with blue-ribbon fishing, the valley (which is part of the Pacific Flyway) attracts birders, hunters, and others to its ultra-rich wildlife habitat. The valley is home to waterfowl, deer, and much more.

The abundant water has likely played a role in the valley's reputation as the home of California's wild rice industry.

The town of Fall River Mills is located between two mountains: Mount Shasta and Mount Lassen. The small town is tucked in the valley and has an 18-hole golf course.



GENERAL DESCRIPTION

Bar 13 Ranch is a beautiful 290-acre property in the heart of the Fall River Valley. It is a cow-calf cattle operation with approximately 245 acres of leveled irrigated pasture. In addition, the owner harvested three cuttings of hay.

The Fall River, known for its clarity and coveted trout fishing, adjoins the property for over three-quarters of a mile. The ranch provides a rare level of private access to the river, including a private board ramp and dock. The owner's home sits on the river, and the living room and front deck are over the river.

RANCH OPERATIONS

The current owner has been running a cow-calf and haying operation for decades. Historically, around 250 pairs were carried when an additional summer range was available. The owner currently runs around 100 pairs on the ranch.

With no fertilizers this year, the owner will harvest 1.5-2 tons per acre of hay for one cutting and pasture for the rest of the season. In years when the cows were off on the summer range, the typical production was 5 tons per acre and three cuttings per season, using fertilizers. There are numerous supporting ranch improvements for the cow and haying operations on the ranch.



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RESIDENTIAL IMPROVEMENTS

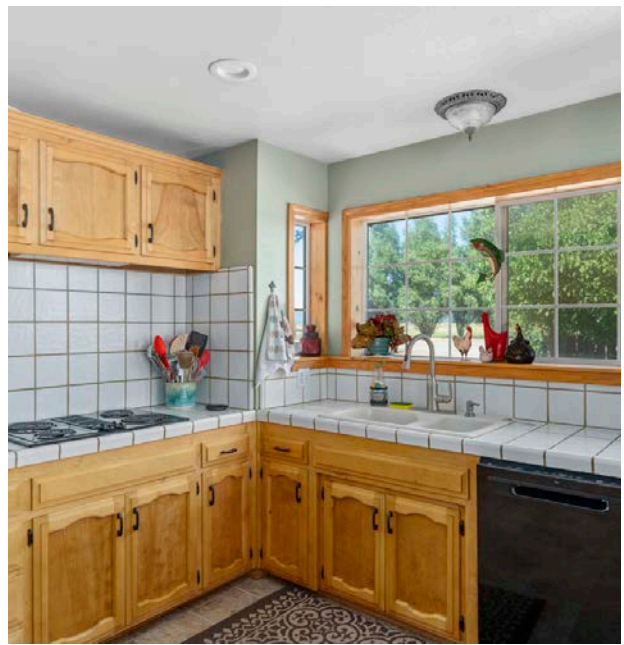
Owner's Home

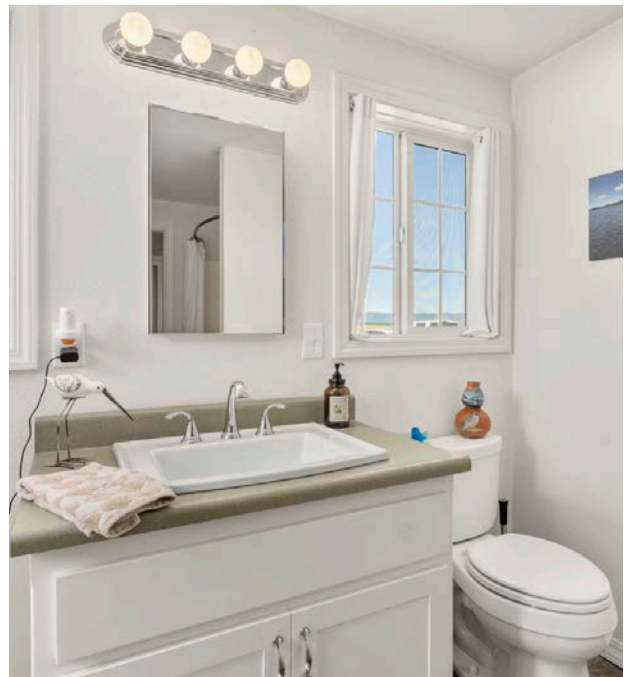
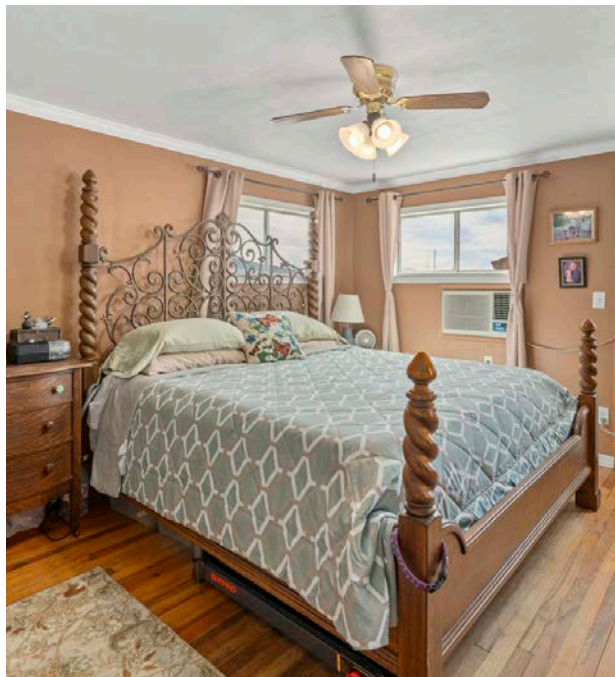
The owner's residence is a cozy two-bedroom, two-bath home situated on the bank of the Fall River. The living room and front deck extend over the river.

In recent years, the house has undergone some upgrades, including exterior painting, oak floors, and updated bathrooms with slate floors.











RANCH IMPROVEMENTS

Metal Hay Barn

This is a steel structure measuring 60 x 50. It is a modern hay storage barn with no sides. With modern stacking methods, the total hay storage capacity is approximately 250 tons.

Modern Pole Barn

This is a relatively new barn measuring 45 x 132 or 5940 sq. ft. This barn will store an estimated 450 tons of hay. The barn has a wood frame, metal roof, and gravel floor.

Cattle feed barn

This structure is approximately 150 x 40, with pole construction and a metal roof. It is located in the corral area.

Woodshed/Carport

This 576-square-foot building is near the owner's home. It has a wood frame and metal roof and is in average condition.

Trailer Carport

This is a small pole barn. It measures 18 x 36 for 648 sq. ft and is in good condition.



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LAND DESCRIPTION

This acreage breakout is approximate* and provides an overview of how the ranch is configured.

Leveled Acres:	245.0 acres
Marshland:	15.0 acres
Building Sites:	4.0 acres
Unleveled pasture/corrals:	23.0 acres
River, Roads:	3.4 acres
TOTAL ACREAGE	290.0 acres



SOIL COMPOSITION

Approximately 150 acres of the ranch's soils are Dudgen-Graven Complex. This is a shallow, moderately well-drained soil with slow permeability. It is suitable for livestock grazing, irrigated crops, homesite development, and wetlands. Irrigated crops could include alfalfa, small grains, or wild rice.

Another 80+/- acres of the ranch is Dotta Sandy Loam. This well-drained, very deep soil has moderately slow permeability. It is suitable for livestock grazing, irrigated crops, and homesite development. Potential crops are hay, grain, potatoes, and strawberry plants.

A small strip comprising approximately 30 acres of the surface area and bisecting the ranch north to south is Pit Silty Clay, a deep, poorly drained soil with slow permeability.

The remaining 30+/- acres of the property are Pastolla Muck, located in the ranch's lower areas and subject to periodic flooding.





FISHING AND WILDLIFE

The Fall River that passes by the property affords exceptional fishing, mostly done from a boat, although fishing from the house deck is not uncommon. Bar 13 Ranch also attracts waterfowl. The ranch's lush habitat is located on the Pacific Flyway and is utilized by migratory waterfowl during their migration between Canada, Southern California, and Mexico.

WATER RESOURCES

The Fall River adjoins the ranch, fortifying it with Riparian water rights for irrigation and domestic use. Currently, a 10-horsepower, 1,800 gallons per minute lift pump irrigates approximately 90 acres in the western portion of the ranch. A 15-horsepower lift pump pumps approximately 2,200 gallons per minute for approximately 140 acres. A smaller 5-horsepower pump and filter system serves the house and yard areas.

PARCELS AND ZONING

The ranch consists of four parcels. All parcels are zoned EA-AP or Exclusive Agricultural and in the Agricultural Preserve (Williamson Act). The zoning code, which will be provided upon request, provides more information on parcel uses.

Parcel Number	Acreage	Zoning	General Plan Code
023-540-005	61.5	EA-AP	Agricultural Croplands
023-540-018	179.9	EA-AP	Agricultural Croplands
023-540-019	35.0	EA-AP	Agricultural Croplands
016-320-024	14.0	EA-AP	Agricultural Croplands

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PROPERTY TAXES

2023-2024 Property Taxes are \$5,300.42

(Please note that the ranch will be reassessed upon sale, and the property taxes will be adjusted.)



BROKER'S COMMENTS

One of the few houses “over” the Fall River, the Bar 13 Ranch is a sportsman’s paradise and the gentleman’s ranch. It is not overly improved but a very comfortable home for those who want to be on the water. Plus, valuable leveled farmland can be farmed, grazed, or leased out to a local farmer—all with world-class fishing and an easy drive to nearby towns and airport.

PRICE AND TERMS

\$4.4 Million

All cash due at closing. (The seller reserves the right to complete a 1031 Exchange and may request a delay in closing until they find a suitable property.)

Disclaimer

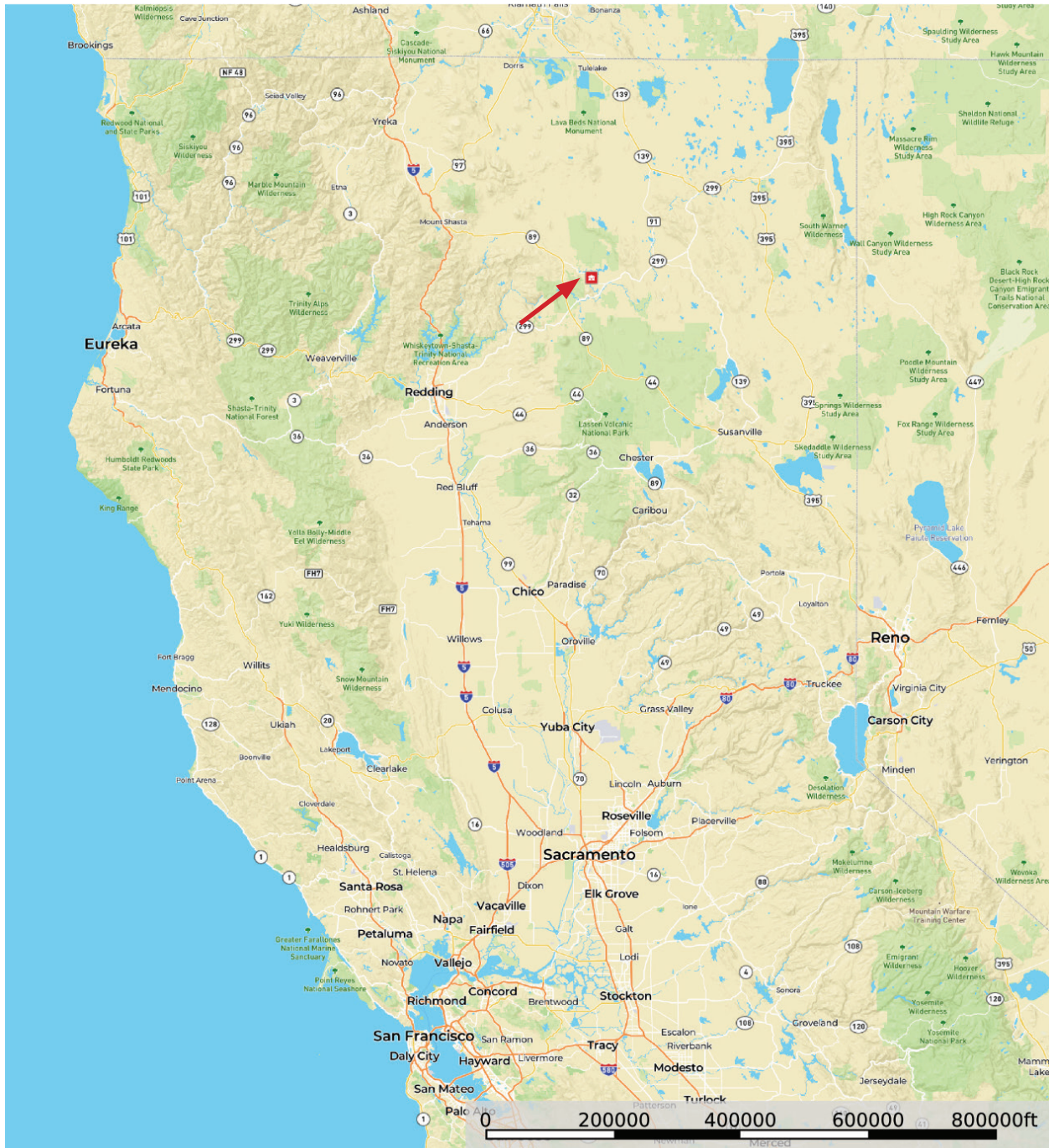
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Bar 13 Ranch
Shasta County, California, 290 AC +/-

The
CHICKERING
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Real Estate • Ranches • Land



Main House Bar 13 Ranch

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725 Zion Street, Nevada City, CA 95959

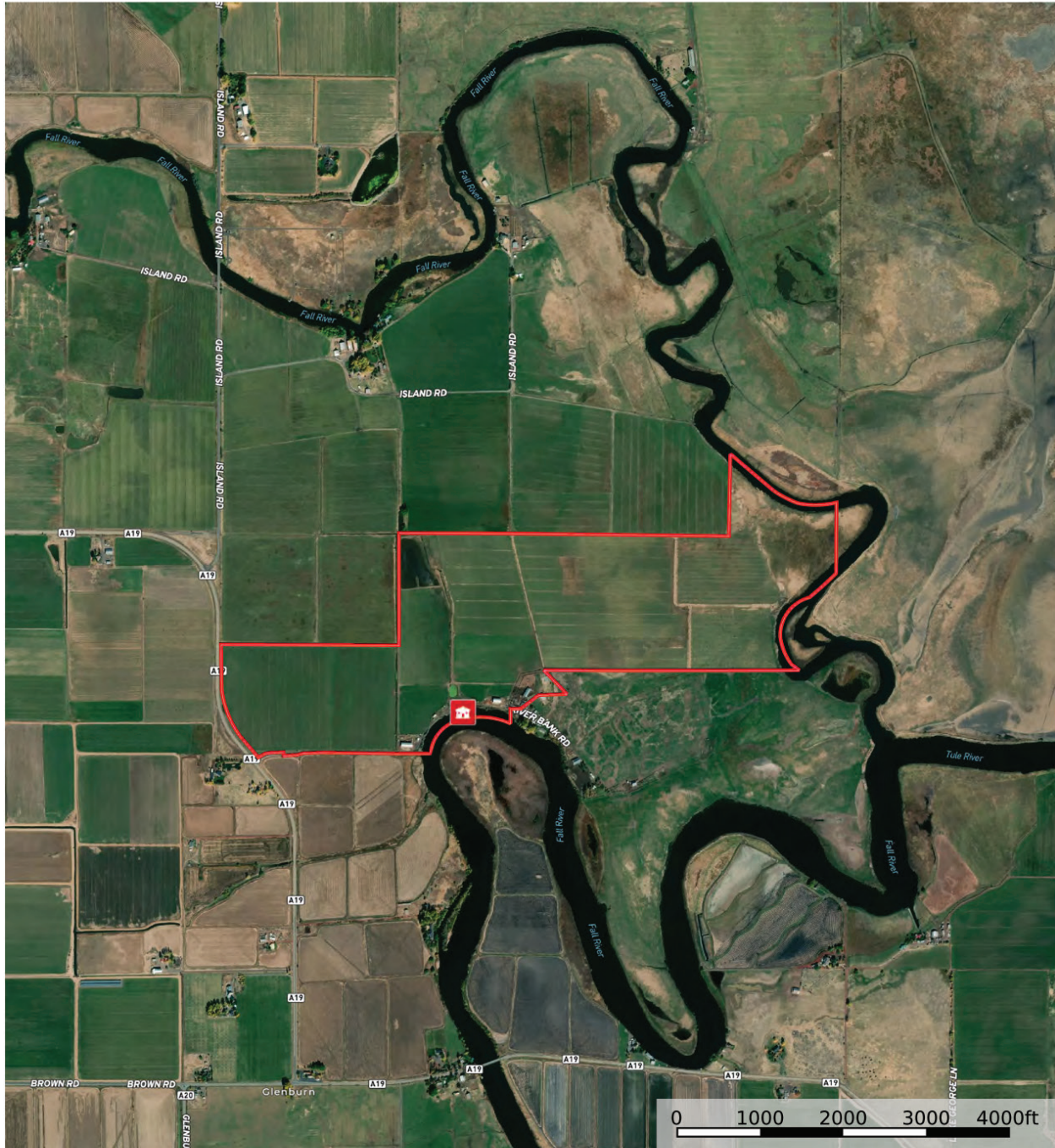
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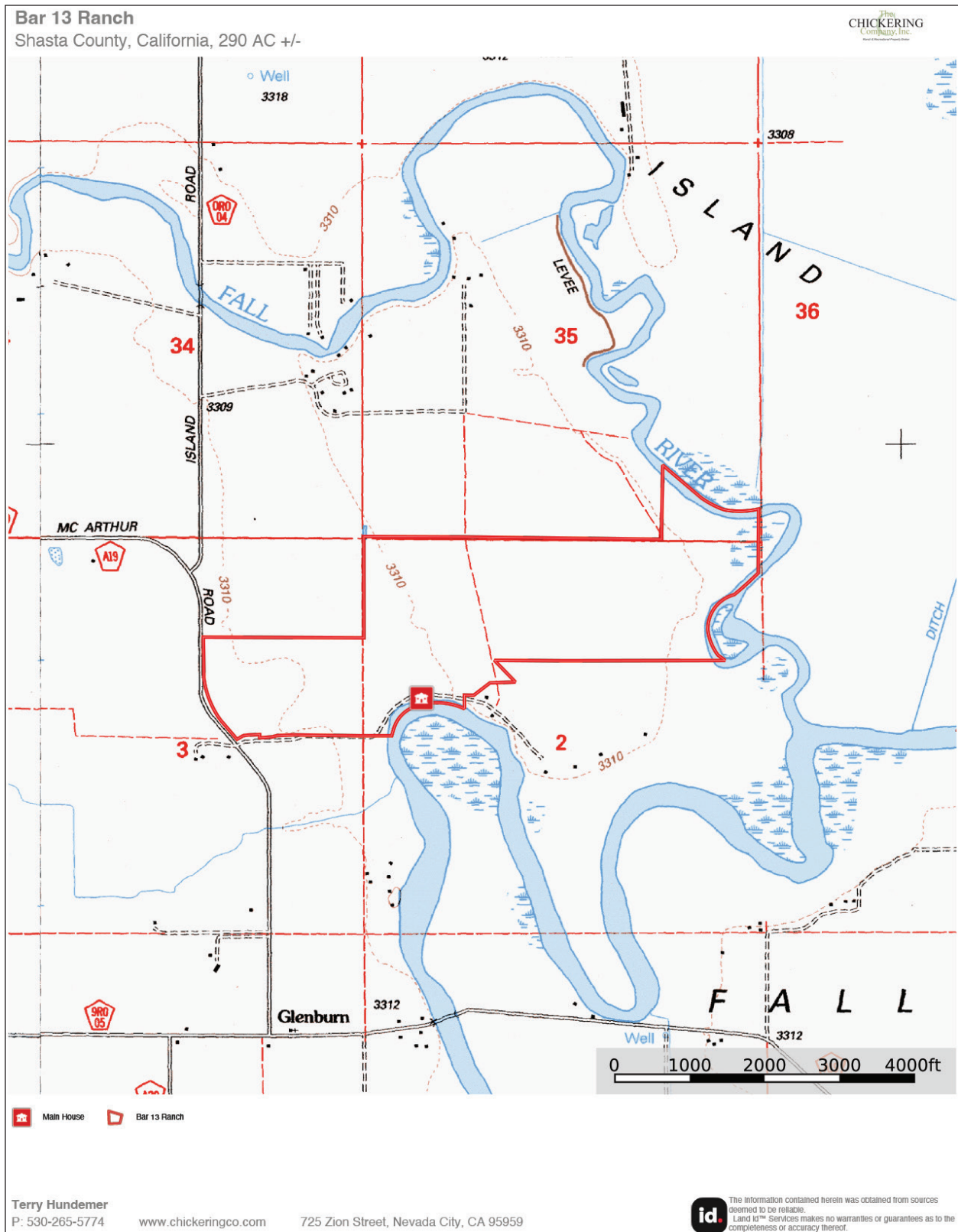
725 Zion Street, Nevada City, CA 95959

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