Spring Creek Ranch
Lassen County, California

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Introduction

The 1,074 +/- acre Spring Creek Ranch is located in Northern California's scenic Lassen County. The ranch sits about 16 miles northeast of the small community of Adin, CA. Adin is a quaint little town of 275 people. Alturas, just 29 miles away from Adin, has a population of 2,827 people and is the county seat. Commercial airlines can get you close to the ranch with either a 2 ½ hour drive from Redding, CA or Reno NV. There is a private airport in Fall River Mills with a 5000 ft runway less than an hour from the ranch.

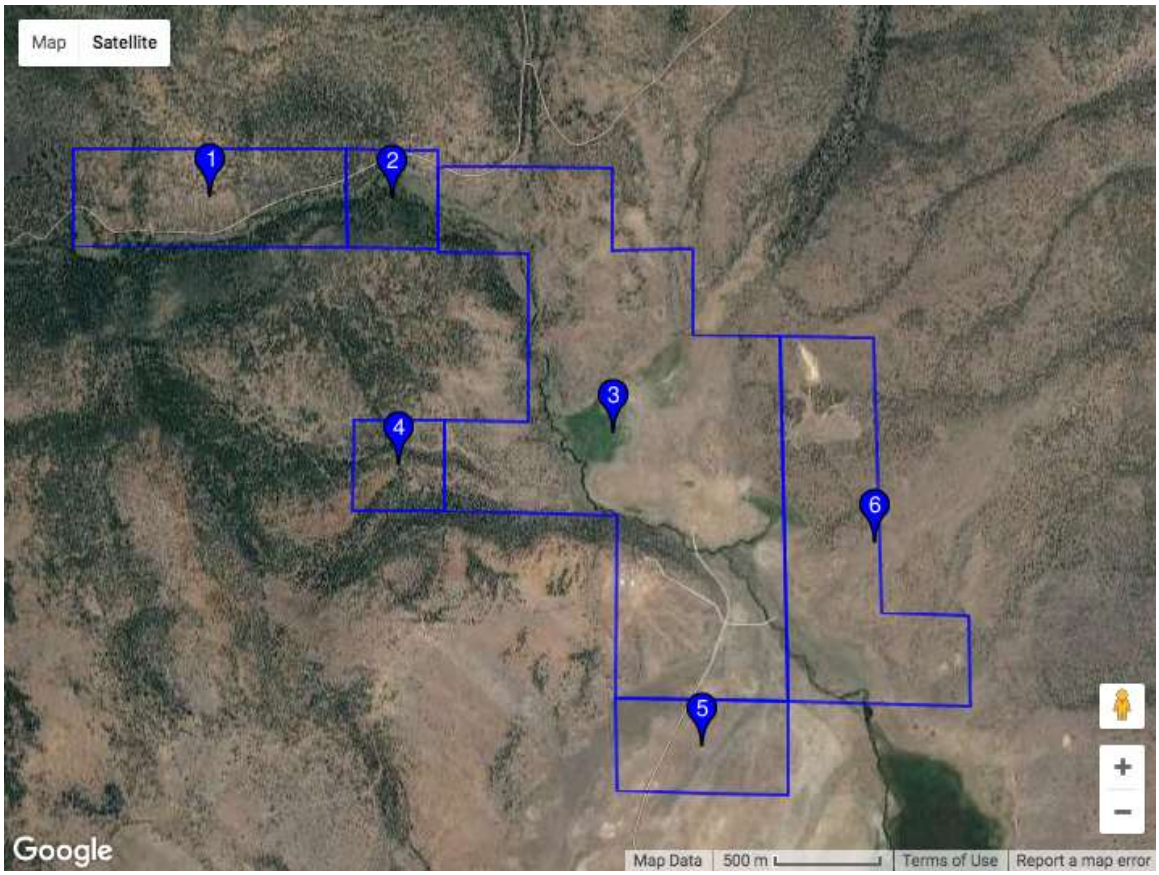
The Spring Creek Ranch is a trophy property for both fishing and hunting. The property has approximately four miles of private fishing along Ash Creek, which meanders through the ranch. Ash Creek is full of native Rainbow, Redband, and Brown trout whom naturally reproduce in the stream and range in size from fingerling to 24 inches. Members from Trout Unlimited described Ash Creek as "a pristine spring fed creek with a thriving wild trout population." The creek provides excellent dry and wet fly fishing on the ranch. The ranch also has great hunting. The property is located in the X-3A premium-hunting zone, which offers Deer, Antelope, Black Bear, Turkey, along with great waterfowl hunting. The surrounding area is home to mountain lions, coyotes, bobcats, badgers, squirrels, rabbits, hawks, and eagles giving the ranch great biodiversity. The four miles of this wild trout stream is very private. Unlike other states like Idaho and Montana you own both sides of the stream and no one can float down the stream or walk up the stream. The stream has been tested and the owner states that it is in pristine condition. Livestock have been kept off the stream for over 20 years and the owner feels that this is one of the last great private fisheries.

Wild Trout Stream

Ash Creek is the heart of this ranch. It is a true spring ranch where 100% of the summer flow comes from the springs located in Ash Valley. It is a wild trout fishery with rainbow, red band and brown trout. Since the river is self sustaining there is a great variance in size. The fish go from fingerlings to an occasional brown on the 24" range. The owner states that the majority of the fish are in the 12" to 20" range. The owner is very proud that the river can be fished all year long. It has very consistent flows. The Creek has two very different characteristics. The upper creek has classic meadow fishing with big undercut banks and deep potholes. The lower creek is pine covered ravines with freestones experience. The ranch used to be a fly fishing business with strict catch and release and a limit of poles on the river at one time. The owner stated that since the creek is in such pristine condition the amount of food for the trout is quite extensive, from fresh water mussels to leeches. The bugs seem larger than normal with great hatches of caddis and mayflies. You can view the food sources in glass tubes at the lodge.

The five acre reservoir is perfect for the float tube enthusiast. The owner has planted Eagle Lake rainbow and Donaldson strain of steelhead in the reservoir.

Size and Description



The ranch consists of 6 parcels and is NOT in the Williamson Act. A detailed list of parcel numbers can be seen below:

#1 005-100-13-11 120 Acres	#2 005-100-14-11 41.59 Acres	#3 005-110-14-11 592.49 Acres
#4 005-100-12-11 40.68 Acres	#5 005-150-02-11 80 Acres	#6 005-110-08-11 200 Acres

The ranch sits at 5000 foot elevation and is surrounded on three sides by the Modoc National Forest and BLM property. The land varies from pine covered ravines to lush grass meadows. The meandering creek flows for over four miles and like the terrain, changes from freestone creek in the lower end to classic spring creek water with deep holes and undercut banks on the upper end.. The property is very secluded and access to the ranch is down a 16-mile gravel dirt road. Please call the office for an appointment to visit this distinctive ranch.

Water and Utilities

As described earlier, the ranch has private access to roughly four miles of the Ash Creek, which bisects the ranch. The water rights available to the ranch include 4.7 cfs as described in Degree # 3670 which is adjudicated, 1st priority right. The ranch also includes a five surface acre lake that was stocked with Eagle Lake Trout. The home, bunk house, guest house and barns are fed by a well. Electricity is provided to the ranch via

The ranch also includes ____wells installed in _____ which provide water to the house and other structures. Electricity is provided by ___ which connects to the house and bunk house.

Structures

The ranch includes a 2900 square foot single-family house, which includes three bedrooms (one with a wood stove), two bathrooms, kitchen, living room/dining area with a wood burning fireplace, a mud/entry room with new tile floor, a wood frame structure and a metal roof. The house sits on a bluff overlooking the entire Ash Creek with views of the creek flowing thru the ranch. The ranch also includes a 1242 sq ft bunk house that has a dorm style bedroom that sleeps nine, with 4 open closets, living/dining area/kitchen combination, wood burning stove, one bathroom, and a covered porch. The 2000 sq ft caretaker home is 3 bedrooms and 2 baths. It has an attached garage and two wood burning stove. There is a 4375 sq. ft. barn with concrete floor, electricity and running water, a 2970 sq. ft. hay barn covered on three sides and is nicely located across from the main barn. There is also a 1484 sq. ft. shop with concrete floors with two large 11' x 8' roll up doors. The property has a nice chicken coop with run area and a separate 800 sq ft barn with tack room. The horse enthusiast will love the set up and the miles of trails.

Conservation Easement

The property is currently enrolled in a wet land reserve program. This covers 300 acres along the creek and meadows. One cannot build, farm, or irrigate on the 300 acres. The NRCS (Natural Resources Conservation Service) will allow grazing with notification. There are no recreational restrictions. One can hunt, fish, horseback ride, ride ATV's, or hike till your heart's content. An additional 30 +/- acres is being processed for WRP (Wetland reserveProgram) easement. This covers the stream corridor upstream from the existing WRP easement to the South property line.

Adjudicated water rights (decree 3670) are included in the land sale. A deeded restriction to water rights use is "water must remain in stream and not used or sold for irrigation." The water may be sold or donated for conservation or in stream use.

Recreation

On a ranch this size, the list of recreational possibilities are many. Take a ride on horseback up through the trails and meadows with amazing views of the surrounding area. Explore the hills and valleys on a 4-wheeler, quad, dirt bike, or even on foot as roads can be found throughout the property.

The thing that sets this ranch apart from all others is its incredible fishing and hunting. The Spring Creek Ranch is a trophy property for both fishing and hunting. The property has approximately four miles of private fishing along the Ash Creek, which is full of native Rainbow, Redband, and Brown trout that naturally reproduce in the stream and can range in size from fingerling to 24 inches. There is an abundance of grasshoppers and caddis in the early season lasting well into late October providing excellent dry and wet fly-fishing. The creek has also had some years where a Hexagenia hatch would last as long as six weeks.

The ranch also has great hunting. The property is located in the X-3A premium-hunting zone, which offers Deer, Antelope, Black Bear, Turkey, along with great waterfowl hunting. The surrounding area is home to mountain lions, coyotes, bobcats, badgers, squirrels, rabbits, hawks, and eagles giving the ranch great biodiversity. The ranch hasn't been hunted for the past twenty years allowing the ranch to be full of wildlife. The property owner can obtain two deer tags per year giving him or her the right to hunt on owned property. The property is also eligible to enter into Private Lands Management program (PLM), which would likely grant the property between four to six deer tags per year. The owner can sell, auction, or keep the tags to utilize them however they want. The PLM program also extends the hunting season from two weeks to almost three months.

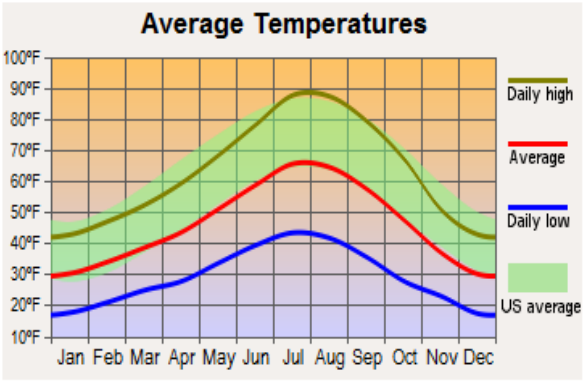
Weather and Lassen County

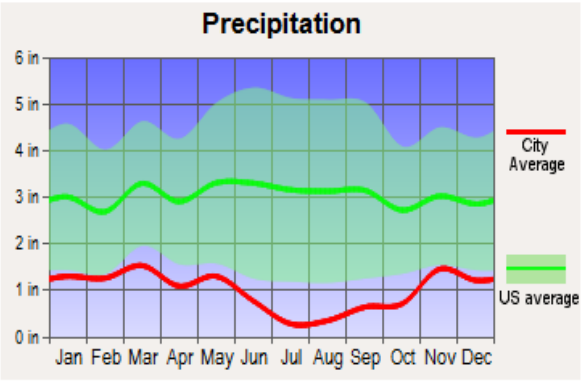
As shown on Wikipedia and Google Maps Lassen County:

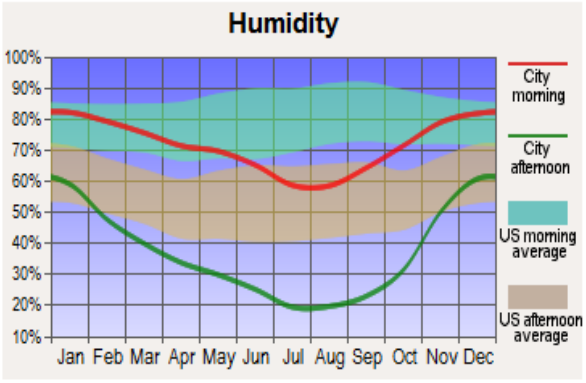
As nicely stated on the Lassen County website:

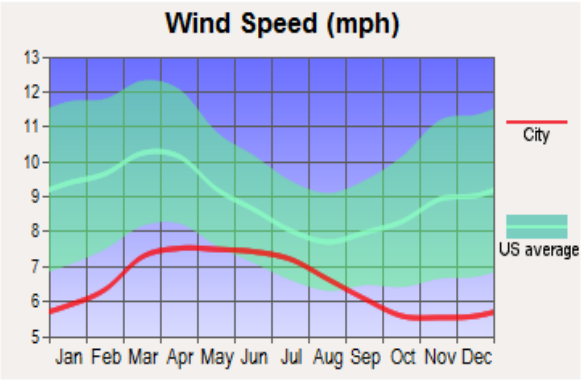
"Lassen County is an outdoor paradise, where the beautiful Sierra Nevada and Cascade mountains meet the desert of the Great Basin. Because of the unique terrain, there's something here for everyone. You can water ski or fish for the world-renowned trout at Eagle Lake, surrounded by mountains covered with standing pines. The beautiful high desert areas of the county attract off-road vehicles and horseback riders, including many who come to view the annual BLM roundup and adoption of wild mustangs at Twin Peaks. The winter season provides access to outstanding snowmobile trails, cross-country and downhill skiing areas, and snowshoe hikes in Lassen Volcanic National Park and Lassen National Forest".

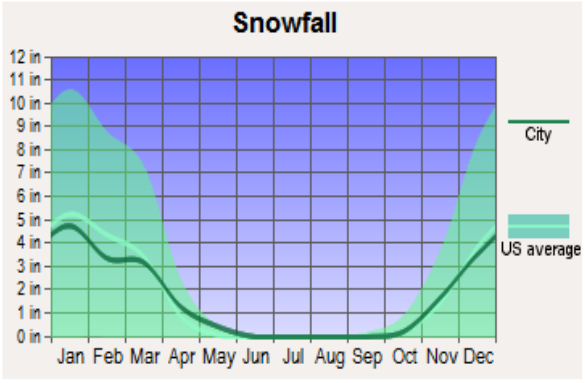
Weather

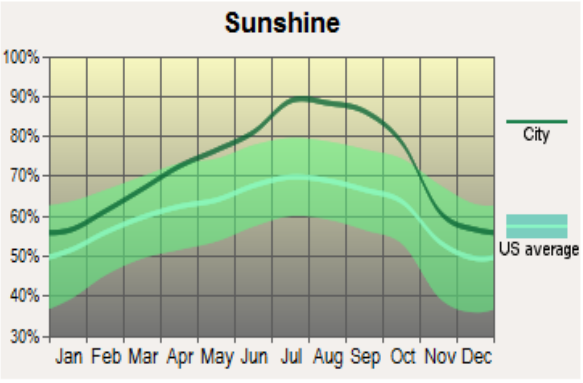

Average Temperatures
100°F
90°F
80°F
70°F
60°F
50°F
40°F
30°F
20°F
10°F
Jan Feb Mar Apr May Jun Jul Aug Sep Oct Nov Dec
Daily high
Average
Daily low
US average


Precipitation
6 in
5 in
4 in
3 in
2 in
1 in
0 in
Jan Feb Mar Apr May Jun Jul Aug Sep Oct Nov Dec
City
Average
US average


Humidity
100%
90%
80%
70%
60%
50%
40%
30%
20%
10%
Jan Feb Mar Apr May Jun Jul Aug Sep Oct Nov Dec
City
morning
City
afternoon
US morning
average
US afternoon
average


Wind Speed (mph)
13
12
11
10
9
8
7
6
5
Jan Feb Mar Apr May Jun Jul Aug Sep Oct Nov Dec
City
US average


Snowfall
12 in
11 in
10 in
9 in
8 in
7 in
6 in
5 in
4 in
3 in
2 in
1 in
0 in
Jan Feb Mar Apr May Jun Jul Aug Sep Oct Nov Dec
City
US average


Sunshine
100%
90%
80%
70%
60%
50%
40%
30%
Jan Feb Mar Apr May Jun Jul Aug Sep Oct Nov Dec
City
US average

Offering Price

Please call us for a price.

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