

# Hat Creek Cattle & Hay Ranch

Shasta County, California

\$3,590,000 | 260.77 Acres

41406 Lonquist Lane  
Hat Creek, California

Incredible opportunity to own this 260-acre productive hay and cattle ranch with over a mile of the iconic Hat Creek. Situated in Hat Creek, California, this northern California property is a lucky find. With over a mile of private access to one of the most famous western fisheries known as Hat Creek, new owners can fish for trophy rainbow and brown trout on their own property.



## PROPERTY HIGHLIGHTS

- 260.77-acre operating hay and cattle ranch
- Over a mile of the legendary Hat Creek
- Hat Creek: Famed for trophy trout
- 200 acres irrigated via diversion in Hat Creek
- Two ponds: one with trout and another with trout and bluegill
- It runs about 110 pairs for the season
- Top-quality mountain hay
- Two homes, caretakers' quarters, barns, & outbuildings
- Well landscaped homestead
- Half the property in the Williamson Act



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