

AP Ranch

Siskiyou County, California

\$16,900,000 | 14,000.00 Acres

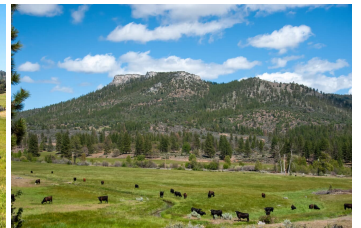
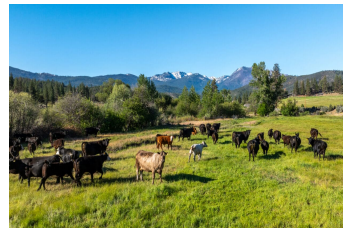
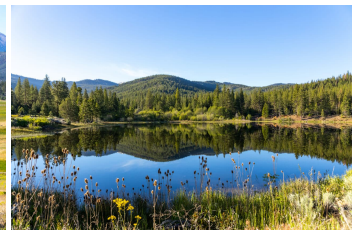
6726 Gazelle Callahan Road
Gazelle, California

Located in scenic, rural western Siskiyou County, California, lies the sprawling 14,000 ± acre AP Ranch, steeped in history. This historic ranch offers a unique opportunity to own a piece of the American West, where ranching traditions thrive amidst vast, open landscapes. In the Williamson Act.



PROPERTY HIGHLIGHTS

- Adjudicated water rights on the East Fork and its tributaries
- Water irrigates approx. 1,400 acres of pasture that supports grazing livestock
- Carrying capacity of approx. 500 mother cows
- Cattle grazing lease in place
- Merchantable timber
- Seven homes on the ranch
- Wildlife include Roosevelt's elk, Columbia blacktail deer, beavers, black bears, mountain lions, Mountain and Valley quail, as well as Merriam's wild turkeys



TODD RENFREW
Broker & Owner, ALC
BRE# 01727574 &
NV#B.1001686

Office: (707) 455-4444

Todd@caoutdoorproperties.com