

Carroll Pivot Ranch

Shasta County, California

\$3,200,000 | 402.00 Acres

002 Lee Road
McArthur, California

Perfect set up for a high producing hay ranch. 365 AC under production with 2 1/2 pivots. Newly developed now in its second year. Good access off paved road, fully fenced and gated



PROPERTY HIGHLIGHTS

- Located in the fertile Fall River Valley
- Now leased for the 2026 season. Lease income \$100,000
- 2 - Ag wells, one is a variable drive
- 2 - 40 x 150 hay barns



DONNA UTTERBACK

Real Estate Agent
BRE# 01199200

Office: (530) 336-6869

Cell: (530) 604-0700

fallriverproperties@frontiernet.net



DENNY PRINS

Real Estate Agent
BRE# 01989081

Cell: (530) 410-5755

dennyprins@gmail.com



SARA SMALL

Real Estate Agent
BRE# 02145262

Office: (530) 336-6869

Cell: (530) 262-2942

sarasmall1996@gmail.com