

## Hopson Ranch

Shasta County, California

\$999,000 | 108.00 Acres

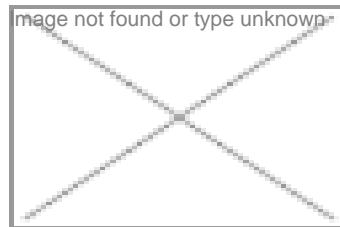
5440 Balls Ferry  
 Anderson, California

This farm is 108 +/- acres comprised of irrigated pasture and grazing land. Anderson Creek flows along side the base of an Oak studded bluff separating the bottom land from the up-land. The ranch has four rental homes plus long time tenant farmer to provide valuable rental income.



### PROPERTY HIGHLIGHTS

- 55 +/- acres are flood irrigated plus several more acres are sub irrigated along Anderson Creek. The balance consists of grazing land, Anderson Creek, ranch headquarters and areas surrounding the homes. The current tenant farmer uses the land for haying and grazing.
- Irrigation water is provided by Anderson Cottonwood Irrigation District (ACID). Two reservoirs located on the up-land are also used for irrigating the property. Domestic water is pr



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