

## Dutch Gulch Ranch

Shasta County, California

\$1,950,000.00 | 1,357.00 Acres

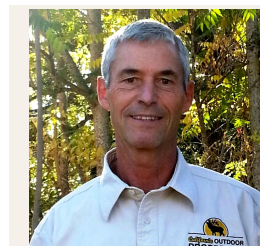
13500 Gas Point Road  
 Igo, California

Dutch Gulch Ranch is comprised of 7 legal parcels ranging from 30 to 640 acres, all but one of which front on paved and County-maintained Gas Point Road. The ranch could be a good investment for someone who wants to use the whole 1,357 acre ranch to run cattle or other livestock now, but also appreciates the flexibility of being able to develop or sell off one or more parcels some tim...



### PROPERTY HIGHLIGHTS

- This is a beautiful ranch with easy access, wonderful panoramic views, perimeter fencing, and a variety of water sources. The terrain is mostly level or rolling with both open and treed vistas and summer shade.
- There are several gated entrances to the property off of Gas Point Road, a paved County road with electrical utilities that connects to I-5 approximately 15 miles East of the ranch.
- The ranch has been used primarily for winter grazing but



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