



## The New PBM Farms Siskiyou County, California

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## Introduction



This 2870-acre property is located in Siskiyou County about 3 minutes from the city of Dorris, CA and approximately 25 miles from Klamath Falls, OR. Dorris is at the north end of Butte Valley, which is located in the northeast portion of Siskiyou County. Butte Valley, a valley of approximately 80,000 acres is found at the northern border of California, nestled between the slopes of magnificent Mt. Shasta to the south and the great Klamath Basin on the North. It is a high desert plateau rimmed by mountain ridges and lakes, and is intersected by Highway 97, the Al-Can highway, which runs from Weed, CA to Alaska. The center of the valley is 325 miles from Portland, Oregon and 350 miles from San Francisco. The property can be served by the Butte Valley airport about five miles away or commercial flights from Klamath Falls, Oregon 26 miles away. The property has beautiful views of Mt. Shasta and is only 60 miles from Mt. Shasta, CA. The ranch is accessed off of Highway 97.

## Size and Description



The property consists of 22 parcels for a total of 2870 acres. The property sits at the 4250 ft., elevation. This is a working farm that grows all organic and alfalfa and grain. It has 13 pivots, 9 wells, 5 homes, 2 barns, grain silos, shop, outbuildings and plans to add 1 more pivot this year.

|                          |                         |                         |
|--------------------------|-------------------------|-------------------------|
| 003-190-120 56.9 acres   | 003-200-070 80 acres    | 003-250-090 118.9 acres |
| 003-250-050 160 acres    | 003-250-030 265.5 acres | 003-250-040 233.8 acres |
| 003-250-060 38.15 acres  | 003-210-080 305 acres   | 003-250-010 41 acres    |
| 003-250-070 8 acres      | 003-240-010 153 acres   | 003-210-040 153 acres   |
| 003-250-110 2.14 acres   | 003-190-130 3.10 acres  |                         |
| 003-460-050 34.50 acres  | 003-460-040 lot         |                         |
| 003-200-040 92.50 acres  | 003-210-020 305 acres   |                         |
| 003-200-030 132.50 acres | 003-220-270 13.20 acres |                         |
| 003-210-230 394.6 acres  | 003-190-090 280 acres   |                         |

## Water



Water is gold and this farm has lots of it. They have a total of 9 wells with over 19,300-gpm flow. Please see the attachment for details on wells, depth, static level and production. Wells in this area have been minimally affected by periods of drought. They are in deeper strata and in high water production areas. The wells recharge annually and the water quality is excellent. The temperatures of well water vary from 52 to 82 degrees.

### PBM Well Information

| Field #'s | Static Water Level | Depth   | GPM  | Horse power/type   |
|-----------|--------------------|---------|------|--------------------|
| 1         | 45                 | 600     | 1000 | 65 turbine         |
| 1         | unknown            | 400     | 500  | no planned use     |
| 2         | 60                 | 520     | 800  | 65 turbine         |
| 3         | test well          | 800     | 2000 | 50 turbine         |
| 6         | 45                 | 516     | 1400 | 75 turbine         |
| 6         | 60                 | 416     | 4000 | 50,40 centrifugals |
| 6         | 60                 | 416     | 3600 | not in use         |
| 9         | 32                 | 918     | 3000 | 100 turbine        |
| 12        | 27                 | 940     | 1000 | 100 turbine        |
| 13        | unknown            | unknown | 2000 | 50 turbine         |

19300

Any mineral rights will convey with the property. The property has no conservation easements. It is not enrolled in the Williamson Act. The property is enrolled in the Private Land Management program for Deer, Antelope and Elk habitat. This allows the owners to get a longer hunting season and more tags, please see recreation for more detail.

## Soil

The property has great soils. A majority of the farm is made up two soils, Modoc loam and Inlow-Ocho complex. For a detailed look at the soils please see the attached USDA soils maps and soil descriptions.

## Hay and Cropland



All of the farmland on the ranch has irrigation history. Acreages not currently irrigated are in the Conservation Reserve Program. The ranch has 1115 acres under 13 pivots. There is an additional 110 acres scheduled for a pivot at the end of the year. The property has the water and they plan on putting an additional 445 acres under pivot in the next few years. The hay produced on the farm is managed for quality rather than volume. The hay is cut to maximize nutrient content. The farm currently produces dairy quality alfalfa hay and organic grain. The 1<sup>st</sup>, 3<sup>rd</sup>, and 4<sup>th</sup> cuttings consistently test for total digestive nutrients between 55 and 57. The 2<sup>nd</sup> cutting normally tests between 54-55. For a detailed account of the fields and yield, please see the attached production records.

## Houses



The property has five homes; two owner residences and three rentals. The PBM headquarters residence is 3 bedrooms and 2 baths and is roughly 1700 sq ft. It has a detached garage, several storage buildings and a utility room. The home, property and buildings were valued at \$270,000. The other owner's residence is about 1600 sq ft three bedroom/ two baths home that has a detached utility room, garage and work shop. The home, property and outbuildings were valued at \$200,000. The one rental house is relatively small with a detached barn suitable for storage and was valued at \$35,000. The other rental house is a well constructed home without any outbuildings. It has nice knotty pine interior and was valued at \$150,000. The third rental house used to be the old duck club and is valued at \$150,000. It is 3 bedrooms and 2 baths 1200 sq ft with a new roof, windows and floor.

## Barns



The farm has two pole barns. Barn # 1 is constructed of metal and has a capacity of 350 tons and measures 37' x 85'. It is valued at \$25,000. Barn # 2 is wood construction and has a capacity of 750 tons and measures 54' x 122'. It is valued at \$50,000. The owners also lease two barns on an annual basis and they have a capacity of 1600 tons.

## Grain Silo



Located at the intersection of Highway 97 and Richardson road is the primary grain storage for the farm. The silo's have a combined capacity of 2600 tons and have a complete transfer and loading system. These silos are the only certified organic silos in the Butte Valley. Adjacent to the silos is a certified agricultural scale used for weighing hay and grain leaving the farm. The silo's and scales are located on five acres. The silo's, scales and property are valued at \$750,000.

## Flat Storage



The farm has a 5200 sq ft metal building zoned agricultural commercial that has a flat storage machine shed, office, and restroom facilities. It is located on a 15 acre parcel adjacent to Picard road. The flat storage has the capacity to store 1000 tons of grain or 350 tons of hay. The machine shed can accommodate several tractors and miscellaneous items such as sprayers, drills and spreaders. The buildings and land are valued at \$275,000.

## Shop Facility



The farm has an 1855 sq ft metal shop with a concrete floor. It also has a 2800 sq ft machine shed and 2000-gallon fuel storage. There is plenty of room for outdoor storage and equipment.



## Recreation



This is a sportsmen paradise. The current owners are enrolled in the Private Lands Management program. This year they got 1 Elk tag, 5 mule tags and one junior tag. They are allowed to hunt in the late season and always get to pick a good mount. There are three species of big game hunting. Antelope, Mule Deer and Rocky Mountain Elk. The antelope come into the area in April where they establish the territories and stay until November. The mule deer are here year round, but come in heavy during May fawning season. The exciting new species is the Rocky Mountain Elk that have made their presence known in Butte Valley. The owner worked hard on improving the habitat and was rewarded with a tag this year. For the water fowler, this property sits in some of the best waterfowl staging areas in North America. Tule Lake and Lower Klamath refuges hold superior numbers of Western waterfowl starting in September and come October this little basin is a duck and goose hunter's paradise. The property is located in the direct flyway between Klamath/Tule lake refuge and Meiss Lake refuge. Meiss Lake is less than 3 miles from the property. The section of the property known as Goose Lake, used to be a hunting club with 150 acres of wetland and

ponds. It has a great well that produces over 2000 GPM that can be used to flood the ponds and wetlands.

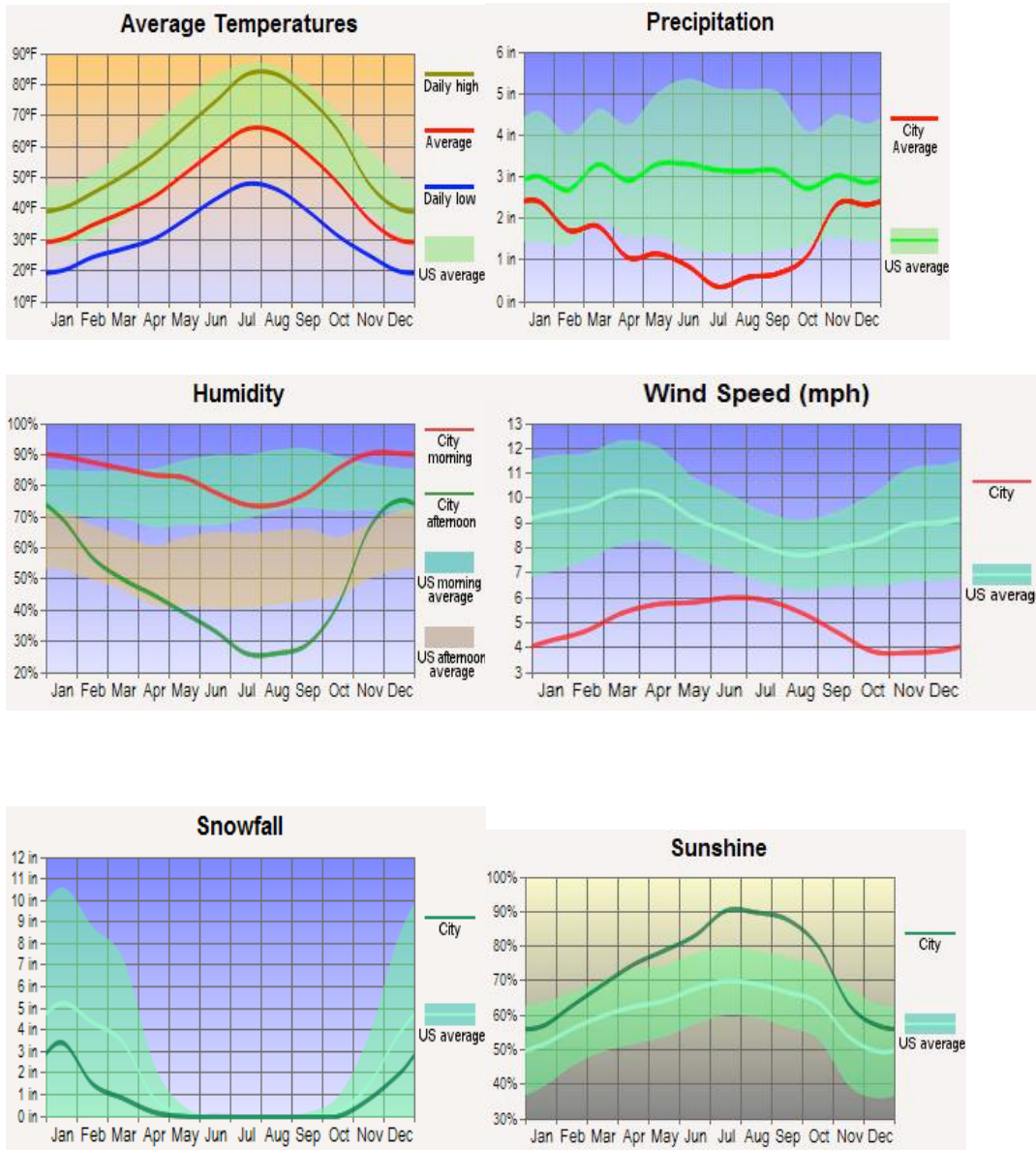
The ranch borders the 18,425-acre National Grasslands that was dedicated in 1991, making it a mecca for game. Not only does the ranch team with waterfowl, mule deer, antelope from the irrigated wetlands, but it has an amazing variety of birds: Swainson hawk, ferruginous hawk, rough-legged hawk, red tail hawk, bald eagle, golden eagle, prairie falcons, pelicans and sand hill cranes. It also has coyote, badger, pygmy rabbits and baylin ground squirrels. During the fall the quail and dove hunting gets good.

Siskiyou County is a vast land of mountains, forests and valleys with clear sparkling streams and lakes. It is the gateway to the Shasta-Trinity National Forests, Klamath National Forest, Modoc National Forest, Six Rivers National Forest, Lassen National Forest and the famous Marble Mountain Wilderness Area. World class fly fishing, rafting, and kayaking can be found on the Sacramento, Klamath, McCloud, Scott, Salmon, and Shasta Rivers. Ashland, Oregon's Shakespeare festival is an hour north and has quite the following. A private airport is minutes from the ranch. Commercial air service is available in Klamath Falls, Oregon, 26 miles away. Within an hour's drive from the property is some of the finest trout fishing in California and Oregon. The Williamson River's quiet, spring fed waters offer huge, wild, red banned trout. The Wood River's slow, clear, cold spring waters hold large numbers of healthy resident brown trout and migratory red banned trout. In addition to these world class rivers, you can fish at the Spaque River, Crooked Creek, and Klamath River. For lake fishing, trout can be caught at the Upper Klamath Agency Lake, Juanita Lake and Medicine Lake.

## **Weather and Siskiyou County**



The climate for the PBM farms is dry warm summers and mild winters.



As stated on the Wikipedia website:



“Siskiyou County is geographically widely diverse. From towering [Mount Shasta](#) (elev. 14,179 ft/4,322 m)) near the center of the county, to lakes and dense forests, as well as desert, chaparral, and memorable waterfalls, the county is home to world-famous trout-fishing rivers and streams, such as the [Sacramento](#) and [McCloud](#) Rivers. The county is dotted as well with lakes and reservoirs,<sup>[1]</sup> such as [Castle Lake](#) and [Lake Siskiyou](#). Mount Shasta itself has a [winter sports](#) center. Pastoral [Scott Valley](#) in the western part of the county has many wide, tree-lined meadows, supporting large cattle ranches. Much of the county is densely forested with [pine](#), [fir](#), cedar, oak, and [madrone](#); these natural resources are most often used these days for skiing, snowboarding, [hiking](#), [mountain biking](#), [camping](#), and wilderness recreation, as historic logging practices have been largely discontinued due to Federal and State environmental regulations. The county’s water is viewed as sufficiently pure and abundant that the county is a source of significant amounts of bottled water, distributed throughout the country. A large Crystal Geyser plant is located at the base of Mt. Shasta near Weed, CA.

While it ranks fifth in area among California counties, with some 6,347 square miles (16,440 [km<sup>2</sup>](#)),<sup>[2]</sup> it only ranked 44th in population among California’s 58 counties; as of 2000, the population was 44,301”.

## Offering Price

Please call us for a price.

California Outdoor Properties, Inc is pleased to have been selected as the Exclusive Agent for the seller of this offering. All information has been obtained from sources deemed reliable by California Outdoor Properties, Inc. however, the accuracy of this information is not guaranteed or warranted by either California Outdoor Properties, Inc., the sellers, and prospective buyers are charged with making and are expected to conduct their own independent investigation of the information contained herein. This offering is subject to prior sale, price change, correction or withdrawal without notice and any offer presented does not have to be accepted.

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