

LISTING DETAIL - CLIENT HANDOUT for LOTS/LAND



MLS # **101418**
 Status **ACTIVE**
 Price **\$249,000**
 Type **ACREAGE**
 Address **000 Hwy 97**
 Cross Street
 City **Dorris**
 Zip **96023**
 Area **Dorris**
 APN# **003-260-010 & 030**

Glen Rizzardo
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California Outdoor Properties
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Virtual Tour:

GENERAL Associated Documents Map Neighborhood and Schools

Use Agriculture	Zoning AG2B40	Corner Y/N
Apx Acres 553.00	View Mt Shasta	Sign Y/N Yes
Lot Dimensions Irr	Waterfront Other	Within City Limits Y/N No
Lot #	Topography Gentle	Sidewalk Y/N
Block #	Trees Yes	Alley Y/N
Subdivision	Sewage Soil/Perc Test Needed	Lock Gate No
Ag Preserve Y/N No	Electricity Yes	Asking Price \$249,000
	Water Other	
	Street Paved	
	Miscellaneous	

FEATURES

TOPOGRAPHY Flat, Varies	UTILITIES Cell Service, Diesel,	WATER FRONT Other/See Remarks
FENCING Barbed Wire, Partial, Woven Wire	AVAILABLE Electricity, Kerosene, Satellite	VIEW Hills, Mt Shasta, Valley
MISCELLANEOUS Horses OK, Irrigation	WATER Has Well, Other	
STREET Paved	ELECTRICITY Yes	
	SEWAGE Needs Septic	

DIRECTIONS/REMARKS

Directions: **Go North on Hwy 97 go approx 1 or 2 mile past Meiss Lake-Sams Neck Rd, property will be on the left, look for sign..**

REMARKS TO PUBLIC **Grassland Ranch consists of two parcels APN# 003-260-010, 519 acres, and 003- 260-030, 34.5 acres. The 553 acres is zoned Ag2B40 and has two legal parcels. The property sits at the 4,250 ft elevation and is not in the Williamson act. The property is mostly flat and currently has not been irrigated. The property used to have over 200 acres irrigated. The property features an approx 1,500 gpm ag well w/ 50hp pump, wheelines and piping. Great property for farming and recreation.**

This information is deemed reliable but not guaranteed. These properties may be the listings of another Broker.

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Miscellaneous

Addendum:

The Grassland Ranch has a lot to offer from hay farming to great hunting opportunities. Hunting opportunities include waterfowl, upland game plus deer and antelope. The well has currently been used to maintain 100 acres of restored wetland habitat. The ranch borders the 18,425 acre National Grasslands that was dedicated in 1991, making it a mecca for game. The property has two soil types. Inlow- Modoc complex, 0 to 2 percent slopes and Inlow-Ocho complex, 0 to 2 percent slopes.

