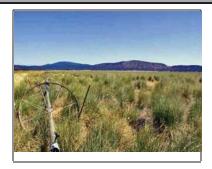
LISTING DETAIL - CLIENT HANDOUT for LOTS/LAND



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
Lic1749001
California Outdoor Properties
Ofc: (530) 643-1336
Cell: (530) 598-4388
1914 Ft Jones Rd
Yreka CA 96097
glenrizzardo@hotmail.com

Virtual Tour:

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

FEATURES

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

101418

Miscellaneous

Addendum:

The Grassland Ranch has a lot to offer from hay farming to great hunting opportunities. Hunting opportunites 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.







