

LISTING DETAIL - CLIENT HANDOUT for RANCH



MLS # **106595**
 Status **ACTIVE**
 Price **\$1,150,000**
 Type **RANCH**
 Address **9534 Swigart**
 Cross Street **Lichens**
 City **Montague**
 Zip **96064**
 Area **Montague**
 APN# **013-360-260**
 Apx Acres **458.70**

Glen Rizzardo
 01749001
 California Outdoor Properties
 Ofc: 530-643-1336
 Cell: 530-598-4388
 1914 Ft Jones Rd
 Yreka CA 96097
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Virtual Tour:

GENERAL

Associated Documents

Map



Neighborhood and Schools



# of Bedrooms 1	3	Shops 1		Lease/Info	
# of Baths 1		Runs 1		Zoning	ag1 ag2b40
Apx SF 1	3165	Outbuildings 1	Barn	Sign Y/N	No
Apx Year Built 1		Pasture 1		Ag Preserve Y/N	Yes
# of Stories 1	1	Livestock 1		Equipment Y/N	No
Sewage	Has Septic	Irrigated Type 1		View	Yes
Heating	F/A Electric	Irrigated District 1	Montague	Waterfront	Yes
Water	Has Well	Irrigated Acres 1		Trees	Yes
		GPM/CFS 1		Asking Price	\$1,150,000
		Crops 1	pasture		
		Corrals 1			
		Capacity 1			
		Apx Acres 1			

FEATURES

APPLIANCES	Range-Electric, Refrigerator	PHONE UTILITIES AVAILABLE	Yes Cell Service, Electricity, Hard Line Phone Composition Perimeter	MISCELLANEOUS	Barn, Crop, Horses OK, Irrigation, Structures, Residence
		ROOF FOUNDATION /BASEMENT		TREES	Yes
				EXTERIOR AMENITIES	Barn, Garden Area, Horses OK, Landscaping, Pasture Area, Pond, Shed, Trees, Workshop, Other/See Remarks
				ELECTRICITY	Yes

FINANCIAL

Annual Cost Water 1
 Annual Cost Water 2
 Annual Cost Water 3
 Gross Income
 Annual Expenses
 Annual Net Income

From Montague take Airport Rd. to Swigart

REMARKS

Pasture ranch consisting of 458.7+/- acres with irrigation from the Montague Water District. Flood Irrigation, water is piped and has valves. Eight acre pond for fishing and waterfowl hunting plus water storage, tail water pond. There is a variety of grasses mixed with ladino and red clover and birdsfoot trefoil. Working corrals with a powder river squeeze chute. There is hay barn, an equipment barn, grain bin, and other misc. outbuildings. . There is a 3 bedrooms, 2 bath home that features a living room, family room, office, plus newer siding, roof and windows. Beautiful setting with views of Mt. Shasta, the Eddies, Mt. McLoughlin and Shasta Valley.

106595

Miscellaneous

Addendum:

