

# Presenting: Whispering Pines Ranch, Yreka, CA



## Beautiful Home, 273 acres, Barn, Shop & More!

Stunning mountain home on 273 acres, conveniently located at the edge of Yreka, but offering privacy, solitude & the relaxing feel of being in the mountains, watching the deer & listening to the wind in the pines. This beautiful manufactured home has been completely remodeled, inside & out. Many special touches can be found in its open floor plan: handmade juniper mantle over the rock hearth, a charming entrance with custom juniper posts & fountain, custom cabinets & rough-edged granite countertops throughout the house, including in bathrooms, pantry & laundry rooms. The well-planned low water landscaping, circle drive & white fencing all combine to add to the natural beauty of the property. Decks, patios & a swim spa are there for you to enjoy outdoor living!

An attached carport nestles on one side of the house, plus a large shop/garage with 3+ spaces & a great game room upstairs, several storage sheds & a large wooden barn with tack room provide extensive parking & storage. The land includes both gently sloping fenced areas for horses and hillside ground with marketable timber. There are deer, wild turkeys, a few ducks and all kinds of other wildlife. The property borders government land to the west, allowing for hiking, hunting or riding right from the property.

Enjoy country living only 5 minutes from shopping, restaurants & more, in the small city of Yreka. Yreka has a population of just under 8,000 and is the county seat of Siskiyou County. It's at an elevation of approx. 2500 feet, with an average summer high of 88 degrees. The area gets an average of 17 inches of rainfall and 20 inches of snowfall – so you'll get to enjoy all 4 seasons. Yreka has a small hospital, other medical offices, groceries, hardware stores, and a great little historic downtown section of shopping, restaurants, etc. Siskiyou County is known for its beautiful scenery, thousands and thousands of acres of national forest, and a myriad of outdoor recreation opportunities including hiking, biking, horseback riding, skiing, trout fishing, golf and more.

*Offered for \$895,000*

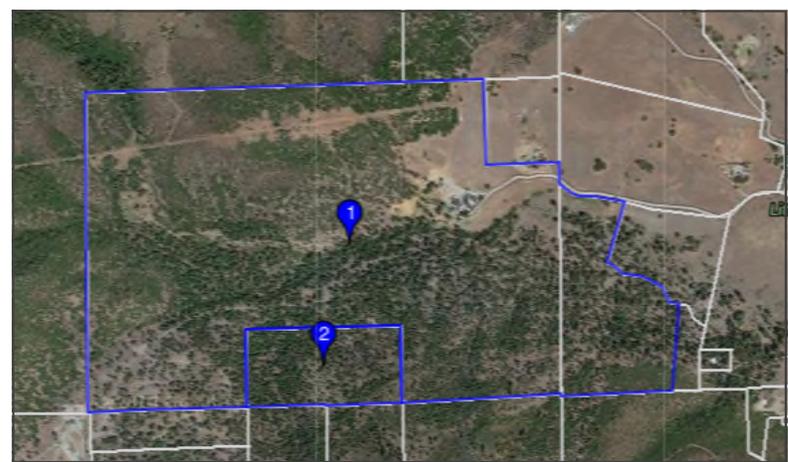


**California**  
OUTDOOR PROPERTIES

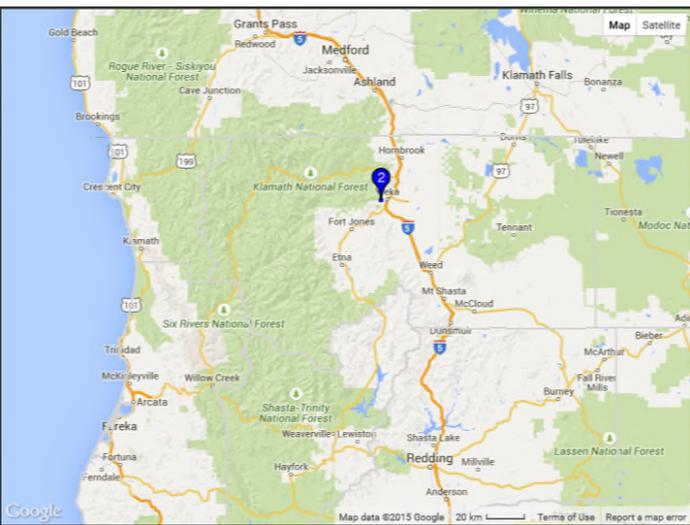


EXCLUSIVE PARTNER OF  
**LAND LEADER**





Whispering Pines Ranch is located in Siskiyou County, on the outskirts of Yreka, CA. Please contact us with any questions or to make an appointment to see Whispering Pines.



**California Outdoor Properties—Siskiyou County Branch**  
**Kathy Hayden • Nicole Harris • Amy Friend**  
**Office: 530. 643.1336 • Amy@AmyFriend.com**  
**Lic. 01081339 • Lic. 02033451 • Lic. 01328922**  
**www.CaliforniaOutdoorProperties.com**



**California**  
**OUTDOOR PROPERTIES**



**EXCLUSIVE PARTNER OF**  
**LAND LEADER™**