

LISTING DETAIL - CLIENT HANDOUT for RESIDENTIAL



MLS # **109921**
 Status **ACTIVE**
 Price **\$299,000**
 Type **Single Family**
 Address **5424 Ager Beswick Rd.**
 Cross Street **Ager Rd.**
 City **Montague**
 Zip **96064**
 Area **Montague**
 APN# **041-131-160**

Kathy Hayden
 01081339
 California Outdoor Properties
 cell: 530-598-5336
 ranchre@yahoo.com

Virtual

GENERAL

Associated Documents

Map

Neighborhood and School

# of Bedrooms	3	Apx Living Room	Length
# of Bathrooms	2	Apx Master Bedroom	Width
Garage Capacity	Two	Apx Bedroom 2	Make
Apx Acres	10.90	Apx Bedroom 3	Apx Addl Living Qtr
Stories	Two	Apx Bedroom 4	Ag Preserve Y/N
Apx SF	1802	Apx Dining Room	Sign Y/N
Year Built	1979	Apx Breakfast Room	Zoning
Within City Limits Y/N	No	Apx Kitchen	Asking Price
Subdivision		Apx Den	
Lot Dimensions	Irreg	Apx Family Room	
Sewage	Has Septic	Apx Utility Room	
View	Hills	Apx Extra Room	
Waterfront	Seasonal Creek	Apx Workshop	
Heating	Elec Baseboard		
Water	Has Well		

FEATURES

BATH	Shower Enclosure	COOLING	Wall/Window	ROOF	Composition
AMENITIES		HEAT	Electric Baseboard, Wood	EXTERIOR	T-111
KITCHEN	Lazy Susan		Stove	FOUNDATION	Perimeter
AMENITIES		SEWAGE	Has Septic	/BASEMENT	
WINDOWS	Double Pane, Vinyl Clad	WATER	Has Well	EXTERIOR	Deck, Horses OK,
FLOOR	Carpet, Wood, Vinyl	INTERIOR	Built-In Hutch, Vaulted	AMENITIES	Landscaping, Lawn,
COVERING		FEATURES	Ceilings, Walk-in Closet		Shed, Workshop, Barn,
APPLIANCES	Dishwasher, Garbage	STYLE	Other/See Remarks		Garden Area, Trees
	Disposal, Microwave,	FIREPLACE	In Living Room		Yes, Seasonal Creek,
	Oven-Electric, Dryer	GARAGE	Garage Detached, Other		Spring
	-Electric, Range-Electric	TYPE	/See Remarks		Paved
WINDOW	Blinds	DRIVEWAY	Gravel	STREET	Cell Service, Electricity,
COVERING				UTILITIES	Hard Line Phone
				AVAILABLE	

DIRECTIONS/REMARKS

Off Ager Rd. - Approx 1/4 Mile on Ager Beswick, On Right.

Country home on 10.9 acres! This two story home has a large bedroom and bath on the main floor, along with kitchen, living room, utility room, plus two bedrooms and a bathroom upstairs. It sits on a small rise overlooking a charming red barn. This historic barn was built as part of the original Ager Ranch, but is now included on this property. It has a workshop inside, and is in good condition for it's age. There is also a two car detached garage, so you've got plenty of storage. The terrain on the property varies, with plenty of room for horses, or a few other head of livestock, garden area, etc. It's a quiet location, with plenty of room between it and the neighbors. It's likely you'll see deer and other wildlife regularly. The home is in Shasta Valley, north of Montague, and its approx. 15 miles from Yreka, on paved roads. Call today to make an appointment to see it for yourself!

109921

Miscellaneous

Addendum:

