



28960 Day Road
McArthur, California

\$7,300,000

Winter Falls Ranch

1,455 +/- Acres | Shasta County



PROPERTY DETAILS

This is a rare opportunity to purchase a ranch that has excellent history, very well maintained with the benefit of privacy, beauty plus fantastic hunting and bass fishing.

ALL WATER NOW ON SOLAR! Once in a "Blue Moon" does a ranch with this much diversity and quality become available for sale. This 1455+/- acre cattle, hay, wild rice and hunting ranch is truly an amazing property.

The ranch features over 1050 acres under flood irrigation.

521 acres in alfalfa, grass hay, alfalfa/grass mix

201 acres in wild rice

328 acres irrigated pasture.

YouTube Video <https://youtu.be/fqPXLdrcs0E>

LOCATION/DIRECTIONS

Located in the North East corner of the Fall River Valley

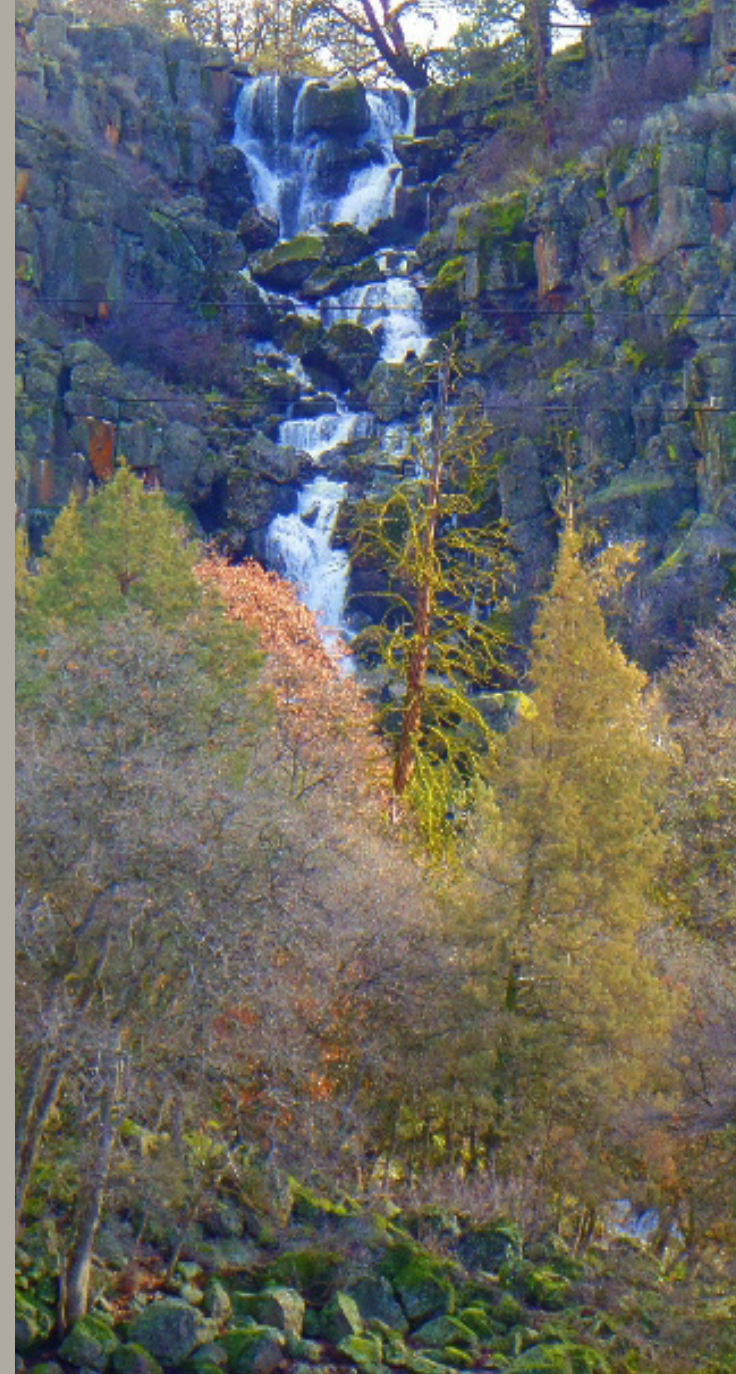
TAXES

\$13,031/year (2020)



PROPERTY HIGHLIGHTS

- ~ Ground mounted, grid tied 200 KW DC SOLAR field. The solar power will handle all of the ranch power needs including domestic wells, homes and shop.
- ~ There are 5 ag wells, (one not in use) a ditch pump and a phenomenal spring that produces continuously at a level of 10 - 15'. All tied together with underground mainline and return ditch system.
- ~ The remaining property is used for grazing and feed lot with a mixture of pines, oaks and juniper.
- ~ The south portion of the ranch is under a WRP conservation easement for enhanced habitat and is used for hunting and grazing.
- ~ 3,400 sf metal shop.
- ~ Two hay barns, equipment barn plus animal/hay barn.
- ~ The ranch now runs 350 spring and fall calving pairs, plus 50 replacement heifers and 12 bulls, year round. This operation has run up to 500 head, depending on how you run the haying operation.
- ~ The ranch is fully fenced and cross fenced.
- ~ Several year round and seasonal springs, year round ponds, as well as a seasonal creek which creates a spectacular waterfall over the lava rock bluff.
- ~ There are two roads into the ranch. One coming in from the south at the base of the bluff and one coming down off the bluff via Day Road.
- ~ The waterfowl hunting is outstanding and the ranch qualifies for 2 landowner deer tags available through Fish and Wildlife.
- ~ The Williamson Act is in place on the majority of the ranch.



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WATER

NO WATER LEAVES THE RANCH!



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The Williamson Act is in place on the majority of the ranch.

There are 5 ag wells, (one not in use) a ditch pump and a phenomenal spring pump that produces continuously at 10-15' all tied together, producing well over 10,000 GPM.

The waterfowl hunting is outstanding and the ranch qualifies for 2 landowner deer tags available through Fish and Wildlife.

Ground mounted, grid tied 200 KW DC SOLAR field.
The solar power will handle all of the ranch power needs including domestic wells, homes and shop.



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There is a 3,400 square foot metal shop and two hay barns, an equipment barn plus an animal/hay barn.
The ranch keeps enough hay to feed over the winter, and sells the remaining crop.



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28960 DAY ROAD, McARTHUR CA

CA BRE# 01199200

WINTER FALLS RANCH

OPERATION



The ranch now runs 350 spring and fall calving pairs, plus 50 replacement heifers and 12 bulls, year round.

This operation has run up to 500 head, depending on how you run the haying operation.

The ranch is fully fenced and cross fenced.



**Good production records are available to qualified buyers
Some equipment and cattle are available for sale, but not included in asking price.

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HOMES —————

The ranch hand house is 1400 sf with 3 bedrooms and 2 baths, plus a full basement. This house is located just north of the ranch headquarters.

The owners home is at the south end of the ranch. It is 1500 sf with 4 bedrooms and 2 baths, plus a full basement.

Both homes sit at the base of the bluff and have nice decks capturing the incredible views of Mt. Shasta, Mt. Lassen and valley.



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