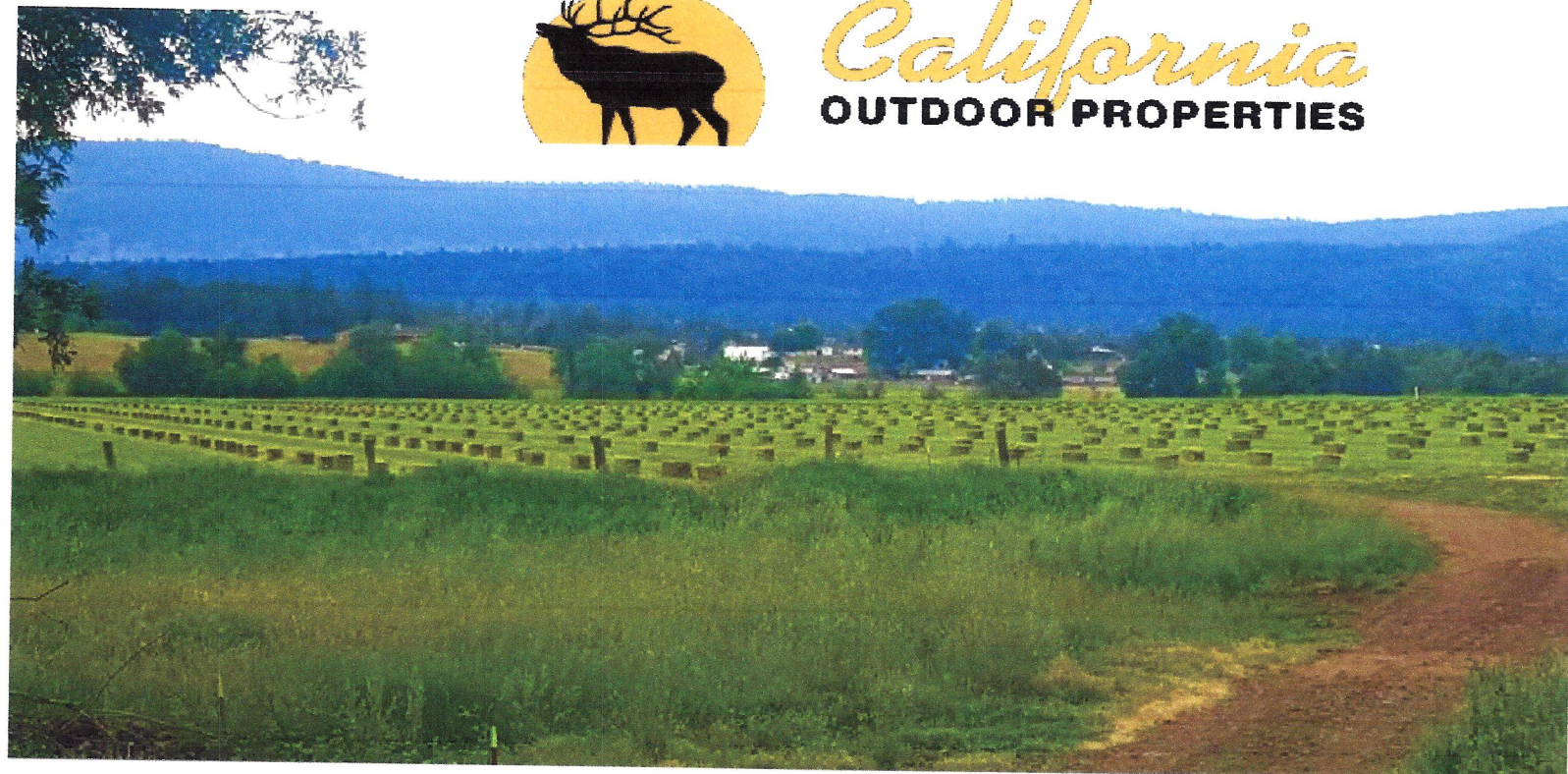
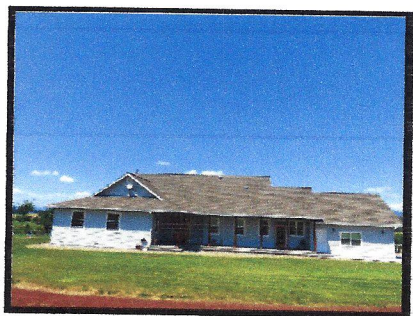


**California**  
**OUTDOOR PROPERTIES**



## **Whispering Springs Ranch**

**Beautiful 246 acre ranch, bordering Pit River, with Beaver Creek running through. Over 133 farmable acres. Growing orchard grass and alfalfa. Irrigated from river and creek. The remaining property is set up for grazing, with about 13 acres irrigated for pasture. Potential for additional developed farm ground. Custom 3100 sf, 4 bedroom, 3 bath home captures stunning views of Mt. Shasta, valley, river and creek. Open living, dining and kitchen with 12' ceilings. Remainder of home has 10' ceilings, all doors are 9'. Master suite sets apart from the other bedrooms. Attached 2 car garage. Covered porches on 2 sides. Nicely landscaped with automatic sprinklers and fenced back yard. The lower ranch features the flood irrigated ground with 3/4 mile of Pit River frontage along with over 1 mile of Beaver Creek running through, creating a tranquil setting with mature trees lining the river and creek. Several barns, metal shop, plus a wonderful 100+ year old barn, nicely resorted. The ranch is enrolled in the Williamson Act for tax benefits. Located in the picturesque Fall River Valley, well known for great hunting and fishing, and both are abundant on the ranch. The sellers raised two children on the ranch, creating never ending memories with an amazing setting, establishing great work ethic and understanding of farming and ranching. The ranch is ready for new owners to create new memories.**



**\$2,500,000**

**Donna Utterback 530-604-0700**



**fallriverproperties@frontiernet.net DRE #01199200**