



California
OUTDOOR PROPERTIES

Circle U Ranch on Hat Creek

Beautiful green meadows with Hat Creek running through is the setting for this 243 acre cattle ranch. Featuring 80 acres of flood irrigated fields, with water distributed from open ditch diverted from the creek.

Remaining property has historically been used for grazing. Fenced and cross fenced, with over 4,000 feet of secluded creek frontage. Unique lava rock home with 3876 sf of living space. Open kitchen - dining area has antique Home Comfort wood cook stove as well as modern appliances. Large living room has wood stove on wonderful lava rock hearth. Large windows capture the view of meadows and livestock peacefully grazing in the pasture. Five bedrooms and three baths with upstairs family room and balcony with stairs to side yard. Beautiful knotty pine accents throughout home, including some wood flooring. Basement area used as shop. Rock

BBQ pit just off the back lawn provides a great area for outdoor entertainment. Detached 4 bay carport enclosed on 3 sides. The home is located in the middle of the ranch, providing much sought after privacy, yet allowing easy access to the Highway and into town. Sturdy wood bridge provides easy access to both sides of creek. The ranch currently runs 50 pair through the season, depending on how rotation is managed, you can also hay some of the irrigated meadows.

\$990,000

Exclusive Partner Of



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