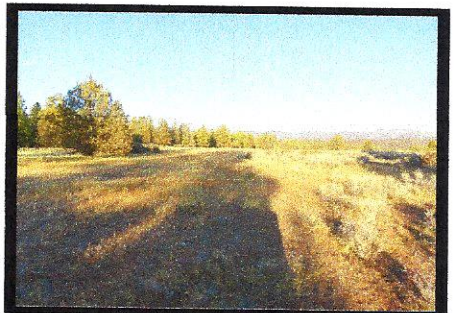
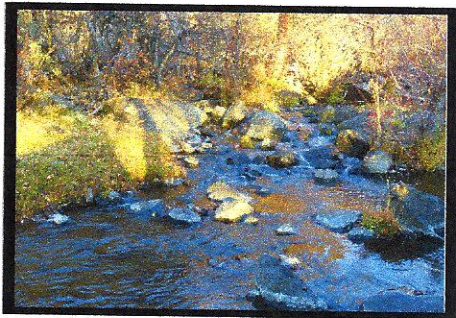




**California**  
**OUTDOOR PROPERTIES**



## **Beaver Creek Bluff Ranch**

**\$497,000**

**This 440 +/- acre ranch is perfect for cattle grazing. Fully fenced, this property is mostly level, with open meadows and mature trees. Beaver Creek runs along the East property line, this year-round creek provides stock water, plus great recreational opportunities for fishing. Beautiful lava rock bluff borders the creek. The current owner leases out the grazing, running about 50 pair through the season.**

**The ranch has a BLM allotment for 85 AUM. There is a capped well on the property, the owner has no information on the well, but could be an additional water source. Located on the southern edge of the Fall River Valley, with views of Mt. Shasta and a portion of the valley. Extreme privacy is a great feature. Many great locations for a cabin or off the grid homesite.**

**Donna Utterback 530-604-0700**

**DRE: 01199200**

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