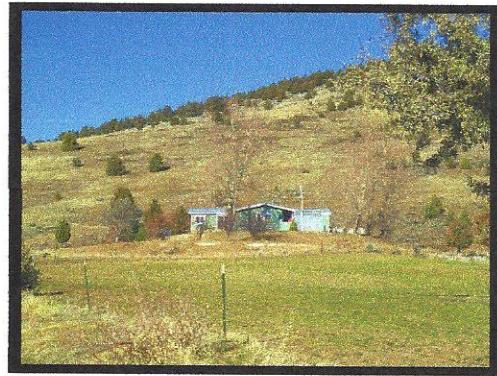
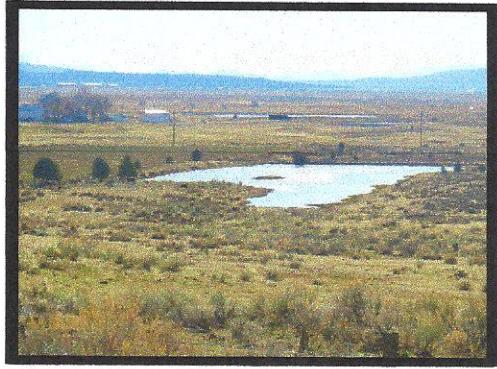
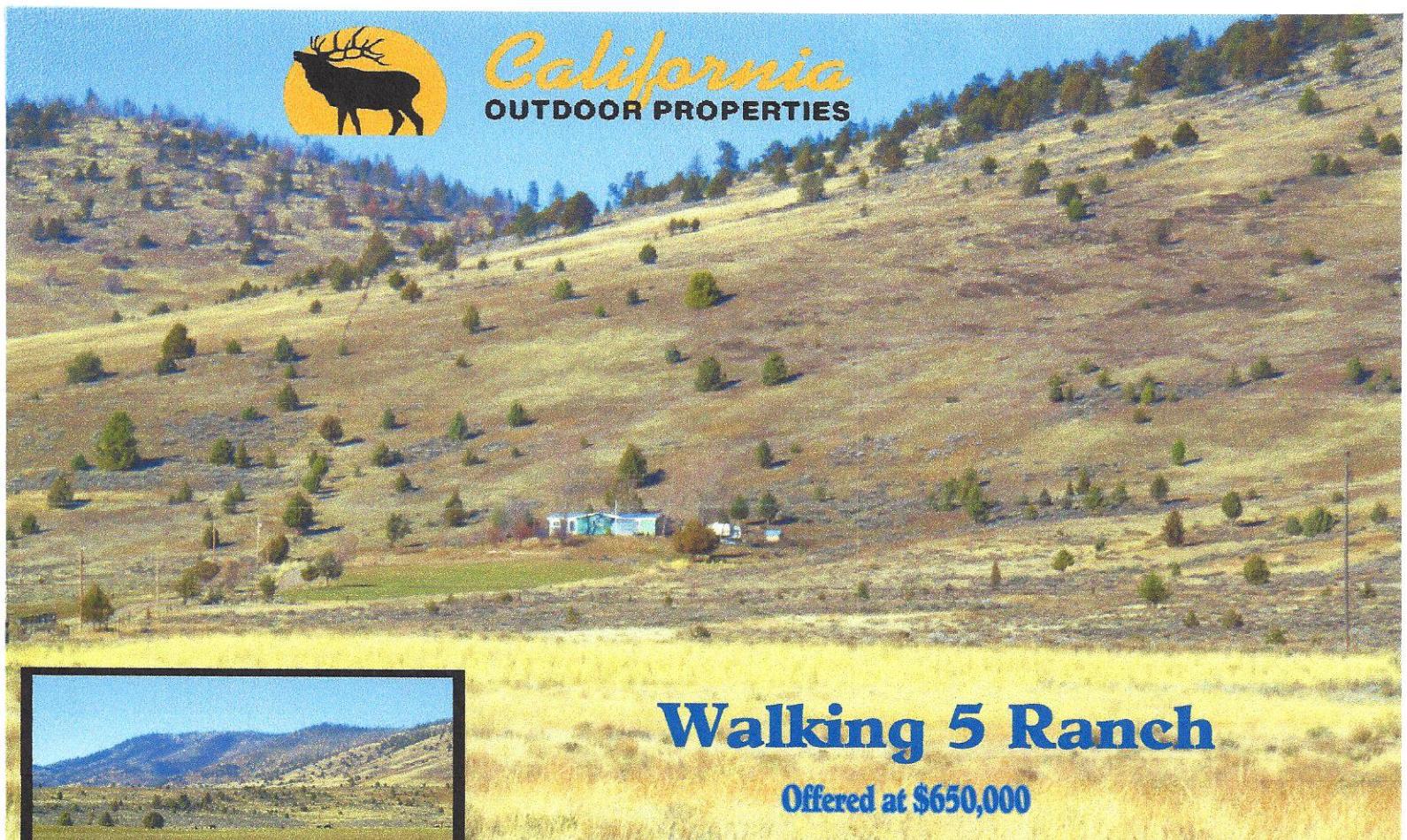




California
OUTDOOR PROPERTIES



Walking 5 Ranch

Offered at \$650,000

Walking 5 Ranch on Fox Mountain offering 640 acres just outside of Adin. The ranch is in the prime X3A deer zone and qualifies for 2 landowner tags. Bordering BLM lands. Ash Creek Wildlife area is nearby, which encompasses more than 14000 acres, great duck and goose hunting opportunities. There is a 2104 sf manufactured home with 3 bedrooms, 2 baths and office. Greenhouse off small front deck. A 40 x 60 concrete pad is ready for garage or shop. Incredible views of valley, Mt. Shasta and Mt. Lassen. The ranch is fenced and cross fenced for livestock with cattle guards on Fox Mountain road, currently running about twenty cows. You can access the ranch on the back side of Fox Mountain, on Fox Mountain Road. The barn has power and water available independent from residence. About 20 acres planted in triticale and peas, more could be developed. The property goes over Fox Mountain, you can actually say you own a mountaintop! The power source is Surprise Valley Electric, which is a huge plus with low rates.

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