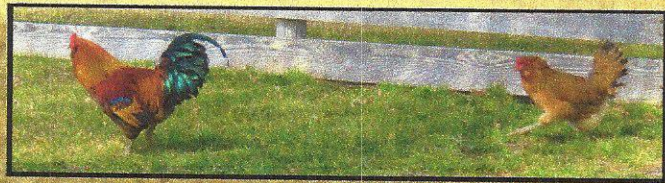
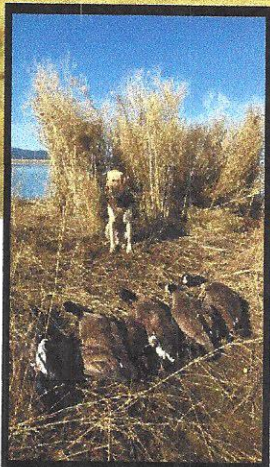


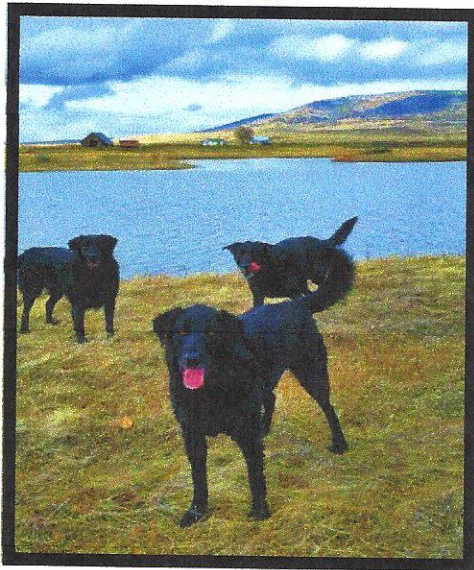


**California**  
OUTDOOR PROPERTIES



## Bucket List Ranch

**160 acre hunting ranch is ready for a new owner. The ranch has been set up with 3 ponds and 1 reservoir. Two ag wells tied together by underground mainline are key to keeping the water features full after spring runoff. The reservoir holds water naturally year round. Borders Ash Creek Wildlife Area! 50 acres is planted in grains and 100 acres in native grasses. Several blinds strategically placed around the ponds. A big draw is bordering the Ash Creek Wildlife area, where thousands of waterfowl flock yearly. Fully fenced and cross fenced, the ranch can also run a few cows. 1200 sf, 2 bedroom, 1 bath home. The bunk house has bunk beds for 4 guests, full bath. Barn with power and water, shop/storage shed, chicken coupe and garden area. There are 2 full RV hookups. The wildlife is amazing on this property, deer, antelope, waterfowl, quail and more. You get sunrise to sunsets are stunning over and around Mt. Shasta and entire valley. Chickens and rooster stay!**



**\$450,000**

Exclusive Partner Of  
**LAND LEADER**

**Donna Utterback 530-604-0700**

**DRE: 01199200**

**fallriverproperties@frontiernet.net**