



539-550 Pittville Rd Road  
McArthur, California

\$5,400,000

*Beaver Creek Ranch*

2,701 +/- Acres | Shasta County



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539-550 Pittville Rd Road, McArthur CA

**BEAVER CREEK RANCH**

## PROPERTY DETAILS

It's all about land and cattle.

Imagine 2,701 deeded acres consisting of six non-contiguous parcels starting at the south east corner of the fertile Fall River Valley, where the 1,073 acre Ranch Headquarters is located.

This section of the ranch has 588 acres under production plus 80 acres of irrigated pasture.

7 barns, 4 feed lots, shop, 4 homes and additional buildings.

Beaver Creek runs through the ranch providing water to fill 2 reservoirs for irrigation purposes as well as recreational use. One ag well tied together with creek water via an underground mainline system. In works. In addition to the cows, the owners have around 200 sheep.

The ranch runs about 400-500 cows year-round with a BLM/USFS grazing permit.

The Round Barn Ranch section includes 1,028 acres, beautiful sub-irrigated meadow and spring fed pond take in about 80 acres. This section ties in nicely with the permit area.


The remaining 600+ acres are also within the permit area, and, are a crucial part to how the leased land The Ranch is in the Williamson Act.

## LOCATION/DIRECTIONS

Pittville Rd, McArthur. Call listing office.

## TAXES

\$21,019/year (2019)

Watch on  YouTube

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# CATTLE OPERATION ———

The owners have released 320 mother cows and 164 calves onto the lease for the 2020 season, the remaining 156 cows will calve in the next month.

The approximate 60,000 acre BLM/Forest Service lease is a huge part of the operation. The combined lease is for 500 cow calf outfit, from April to November and the entire area is fenced. The permit ground dates are BLM beginning 4/15 to 6/01, then onto the Forest Service from 6/01 to 10/15, then back onto the BLM lease from 10/16 to 11/15.

There are several sub irrigated meadows through the lease as well as springs and ponds for stock water. The simplicity of releasing the cows onto the lease is a major factor to the working dynamics of the ranch.

A gate! Simply open the gate to the bordering BLM lands. The cows come home the same way. In addition, there is a small fenced lease area to the west of the ranch, which can handle 50 cows for a few months. About 25 head remain on the ranch in the pasture area, and, are moved around as needed.



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# STRUCTURES ———

**HEADQUARTERS** ~The main ranch house sits on the banks of the pond, surrounded by mature trees and green lawns. Offering 2754 sf of living space with 4 bedrooms and 3 baths. Country kitchen opens to family room. Formal dining room, living room, small office and sunroom.

Alongside the home is a rec-room with storage area, plus a meat processing room with cold storage.

Grandma's House also enjoys a view of the pond with 2,064 sf. including 3 bedrooms and 2 baths. Attached 1 car garage and fenced in yard.

Rental home is 1020 sf. with 2 bedrooms and 1 bath and the caretakers single wide MFH has 2 bedrooms and 1 bath.



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There is a large metal shop with several bays, the main area has concrete floor and is well equipped for mechanical use.

The large working corrals have a covered squeeze chute, a loading chute and certified scales.

The 11,200 sf. pole barn has feed racks on both sides and can hold up to 500 ton.

There is a charming old barn which holds up to 200 ton of sale hay.

The 4 feed-lot barns are identical with feed racks on two sides and can hold 250 ton.

Several other outbuildings as you would typically find on a working ranch. The owners have been replacing some of the fencing with steel posts and H braces, as well as new wire.

Round Barn Ranch section is named for the historical Round Barn that was built in the early 1800, the barn has been removed and donated to the local museum. The ranch is located about 6 miles from the Headquarters. It's partially fenced, has a panel corral and several springs. There is a gravel pit on the hillside with road access. This is one of the first places the cows go when released on the lease and usually gather here in the fall.

***DOWNLOAD MAP***

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# PRODUCTION —————

The 588 acres of farm ground consists of 460 acres irrigated with wheel-lines and flood.

54 acres sub irrigated hay, and 74 acres dry land grain.

Producing enough hay to feed the cows through the winter months, with extra premium hay to sell.

The remaining ground is creek, ponds, grazing and infrastructure.



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# WATER —

The ranch has both surface and ground water.

The ranch has established 1886 water rights for 1,440 miner's inches of water from Beaver Creek (16,167 GPM) and appropriative water right to store water for 200 acre feet a year in the 2 reservoirs.

There is a pump in each reservoir to distribute water back into the underground mainline. The Beaver Creek diversion dam allows the ranch to divert water by gravity flow through mainline to the ponds and irrigation system.

The ag well produces about 1,000 GPM and is also typed into the underground mainline system.



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