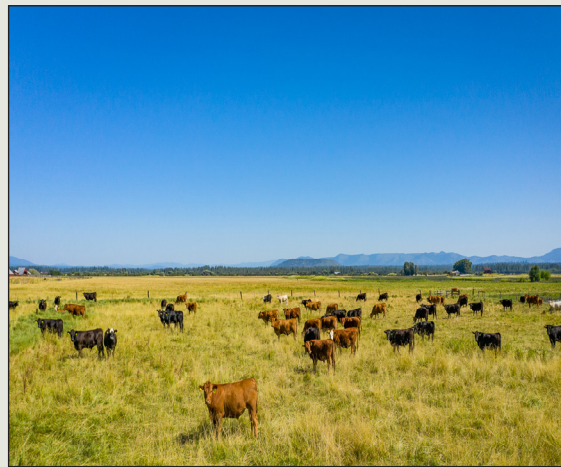




Island Ranch

\$9,950,000 | 1,155 +/- Acres | Shasta County



- Fishing on one of the largest fresh water spring systems in the nation is at your fingertips.
- The river system not only connects three rivers, but also two lakes. You can get in your boat, and travel 22 miles through the entire system.
- Water fowl hunting at its finest, laying in a main corridor for migratory ducks and geese.
- The main home offers 1800 sf of living space with 3 bedrooms and 2 baths.
- Open back patio overlooking river and boat dock.
- The boat house has a two bay boat garage under the home, 1800 sf home with 3 bedrooms and 3 baths.
- Carrying capacity for up to 600 cows from April into November.
- The ranch has established 1886 water rights to pump out of the river.
- The historic 18,000 sf barn is a masterpiece.

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The above information is from sources deemed reliable, however the accuracy is not guaranteed. California Outdoor Properties assumes no liability for error, omissions or investment results.