



*California*  
**OUTDOOR PROPERTIES**

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# Reservation Ranch

1,668 +/- Acres | Del Norte County, CA



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DRE# 01838294



# Introduction

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The Reservation Ranch is on the market for the first time in over 150 years. This 1,668-acre working dairy ranch provides a multitude of opportunities the ranch can go in. The new owners can continue to run it as a dairy ranch, run as a cattle ranch, grow pasture, plant and grow Easter Lilies, create an organic producing ranch, or even a hunting and/or fishing club, all providing excellent income opportunities. The historical ranch features three miles of river frontage of the incredible Smith River, which is known as “California’s last wild river” with trophy salmon and steelhead weighing over 20 lbs. Not only do you enjoy California’s best salmon and steelhead fishing, but the exquisite surrounding scenery of giant redwoods and diverse wildlife. There are excellent water rights and 3 wells. Abundant water, a comfortable climate, and healthy annual rainfall produce year-round vibrant green pastures.

The ranch is home to an abundance of wildlife, including Roosevelt elk, deer, ducks, and geese. Several sloughs create a vibrant estuary ecosystem. This is a true sportsmen’s paradise! Reservation Ranch is truly a multi-dimensional property. Offering an established dairy operation, room to expand into a variety of interests, and in a location that’s beyond compare.

The current owners have enjoyed the ranch for more than 6 generations, creating local jobs, protecting wildlife, and making memories for to last lifetimes for those lucky enough to experience it. It is time for a new steward; choose your legacy that will last for the next generations to come.



# Highlights

- Owned by the same family since the 1850s
- 1,668 acres

## **Water:**

- Three miles of incredible Smith River frontage
- Smith River: known as California's "last wild river" with outstanding fishing
- Excellent water rights and climate for year-round green pastures
- Main riparian water pump from Smith River plus three shallow wells
- Good preventative dyke system built in the 1960s

## **Irrigation:**

- Roughly 1/3 irrigated by wheel lines and the other 2/3 via hand lines
- Excellent soil: Class 5, 4 & 1

## **Cattle/Dairy:**

- 580 dairy (Holstein / Jersey cross) cows - contract with Rumiano Cheese Co.
- Plus 100 dry cows all supported by 1,300 acres of irrigated pasture

## **Improvements:**

- Massive metal shop / covered grain bins (features an office & mechanic pit)
- Additional shop
- Four large feeding barns
- Large calving barn
- Milking barn with 16 stalls
- Bottling Plant /Dock
- Three homes
- Bunkhouse for hired hands
- Trailer park next to Smith River currently used to house employees
- Three above ground fuel tanks (gas & diesel)
- Manure Cooker

## **Plantings:**

- 80-100 acres leased annually for production of Easter Lily bulbs

## **Recreation:**

- Roosevelt elk, deer, ducks, and geese
- Great duck and goose hunting
- Incredible Fishing on Smith River
  - Large trophy Salmon and Steelhead over 20 lbs
- Famous fishing hole on the mouth of the Smith River
- Several sloughs with a vibrant estuary ecosystem
- Plenty of trails in area for coastal views, spotting wildlife, and various plant species



# Size & Zoning

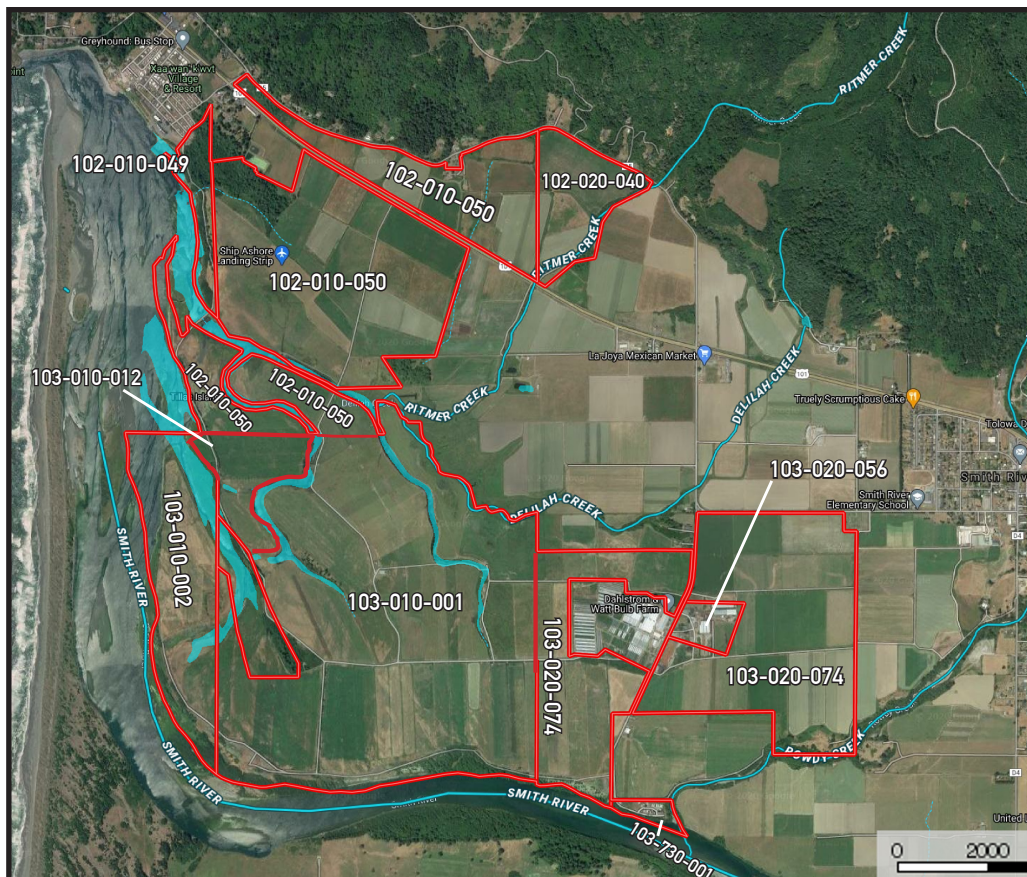
This 1,668 +/- acre ranch consists of nine parcels.

<u>APN:</u>	<u>Acres:</u>	<u>Land Use- County:</u>	<u>Property Taxes (2019):</u>
103-010-001	558.75	Farm	\$9,433
102-010-050	492	Farm	\$10,532
103-020-074	354.94	Farm	\$13,396
103-010-002	97.5	Farm	\$2,012
102-020-040	63.13	Farm	\$3,087
103-010-012	50.63	Farm	\$465
102-010-049	28	Underdeveloped Land	\$522
103-020-056	17.44	Farm/Ag Industrial	\$12,864
103-730-001	6.26	Manufactured Home	\$2,396

**Total Acres: 1,668.64**

**Total Property Taxes: \$56,707**

**Land is Zoned AI: Agricultural Industrial**

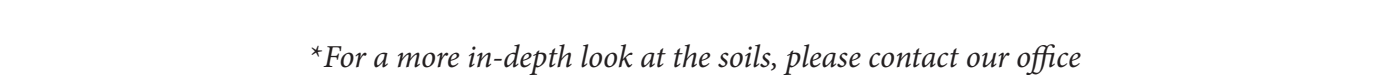


# Water & Irrigation



Reservation Ranch has excellent water rights and climate for year-round green pastures. For reference, the current photos pictured are from late September 2020. There is a main riparian water pump from the Smith River and three shallow wells. Three miles of Smith River frontage and access to the sand hole for fishing. Amazing fishing on the river. (*Read Smith River*). Irrigation water is used by wheel lines and handlines.





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Map Unit Symbol	Acres in AOI	Classification
105	61.3	5w / 5w
110	201.9	5w / 5w
116	210.7	5w / 5w
119	58.8	5w / 5w
127	72.3	2w / 2w
130	27.4	5w / 5w
131	109.3	5w / 5w
145	30.7	1 / 2
184	117.9	5w / 5w
192	57.3	3e / 3e
193	105.9	3w / 2s
195	30.4	2s / 2s
196	74.7	2s / 2s
201	23.5	3s / 3s
220	45.6	1 / 2s
255	123.3	3s / 2s
259	96	2e / 2s
261	64.3	2e / 2e
262	22.3	2e / 2e
266	19.8	2w / 2w
592	0.4	NA / 7e
W	48.7	Water

# Farming



The fertile pastures include roughly one-third of which are irrigated by wheel lines and two-thirds via hand lines. There are 80-100-acres leased for Easter Lily bulb production annually. With the excellent soils, a mild climate and incredible natural resources, the new owners can create their own vision on the future of this historic ranch. Possibilities include continue to run it as a dairy ranch, run as a cattle ranch, grow pasture, increase Easter Lily production, create an organic producing ranch, or even a hunting and/or fishing club, all providing excellent income opportunities.



# Livestock



Owned by the same family since the 1860's, the Reservation Ranch has had a long history of successful agriculture, cattle, and dairying ranch. The current dairy operation milks about 580 Holstein - Jersey cross dairy cows, producing high quality milk that is currently under contract with Rumiano Cheese Company in nearby Crescent City. The 1,300-acres of irrigated pasture supports the cows as well as the roughly 100 dry cows in the production rotation. The dairy operation includes 16 milking stations, three feeding barns and a large calving barn.



# Recreation



The outdoor recreation activities on the Reservation Ranch are tremendous. Year-round green pastures and vibrant estuary ecosystem are home to a variety of species. The surrounding areas provide plenty of trails for hiking to enjoy the beautiful coastline scenery, wildlife, and plants. Wildlife on the ranch and surrounding area is rich and diverse. Enjoy the rare and beautiful part of California all from your own ranch.



## Hunting

Excellent hunting opportunities on the ranch and surrounding areas. The ranch is home to :

- Roosevelt Elk
- Deer
- Ducks
- Geese

There are amazing duck and geese hunting blinds and several sloughs with vibrant estuary ecosystems.

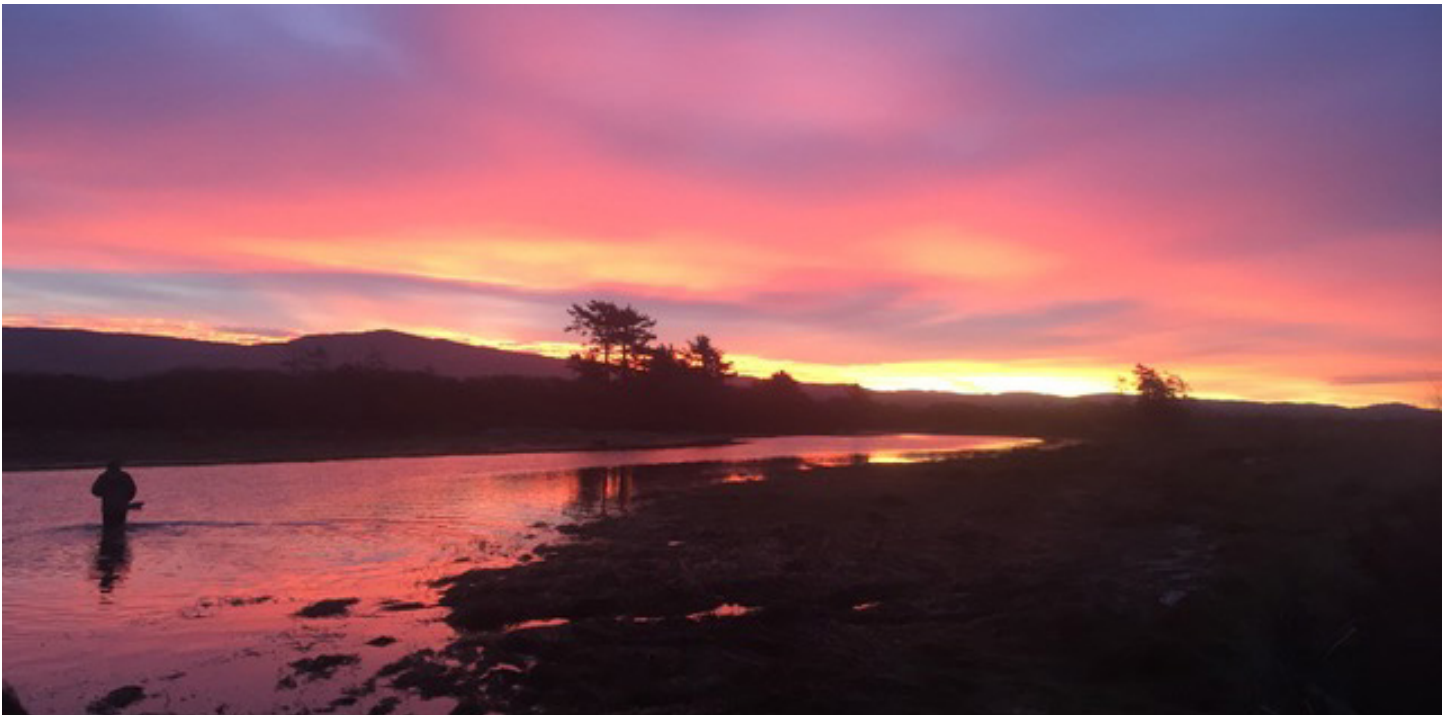
## Recreation Cont'd



### Smith River

One of the most prominent features of the Reservation Ranch is the three miles of Smith River frontage. This 25-mile-long river flowing from the Klamath Mountain Range to the Pacific Ocean is California's "last wild river" and is known as being one of the best fisheries in the world. Smith River produces numerous Steelhead over 20 lbs and large trophy Salmon. Anglers are in a location that's second to none. Not only do you get to fish in California's best destination for steelhead and salmon, but be surrounded by the incredible scenery with crystal clear pools and large redwood trees. Reservation Ranch provides a rare opportunity of having 3 miles of river frontage on this clean and beautiful river with the best fishing in the state.





# Improvements



- Massive metal shop / covered grain bins (features an office & mechanic pit)
- Additional Shop
- Four large feeding barns
- Milking barn with 16 stalls
- Bottling Plant /Dock
- Large calving barn
- Three homes
- Bunk House
- Trailer park next to Smith River currently used to house employees
- Three above ground fuel tanks (gas & diesel)
- Manure Cooker



# Location

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## About Crescent City

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Crescent City is located on the Northern California coast, on HWY 101, about 20 miles from the Oregon Stateline border. The city gets its name from the crescent shape stretch of the beach just south of the city. According to the 2010 US Census, there was a population of 7,643. There are notable sites in the city including the historic Battery Point Light, Crescent City Harbor, and the headquarters of the Redwoods National Park. With the various proximities to the Pacific Ocean, Smith River, and National Recreation Areas, Crescent city is ideal for outdoor recreation. The closest regional airport is Del Norte County Regional Airport, 3 miles northwest of Crescent City.

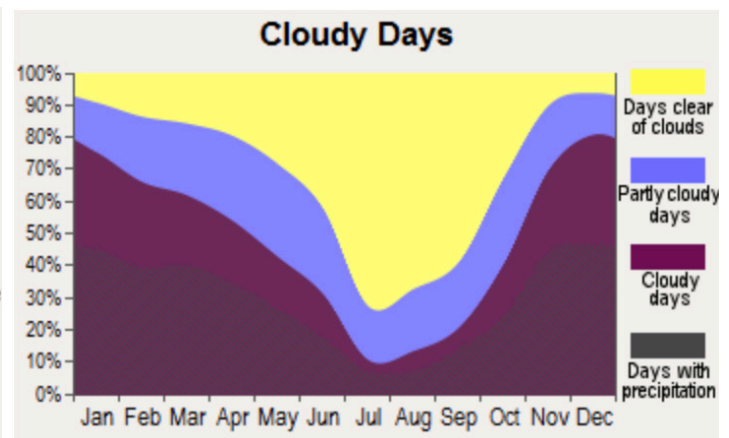
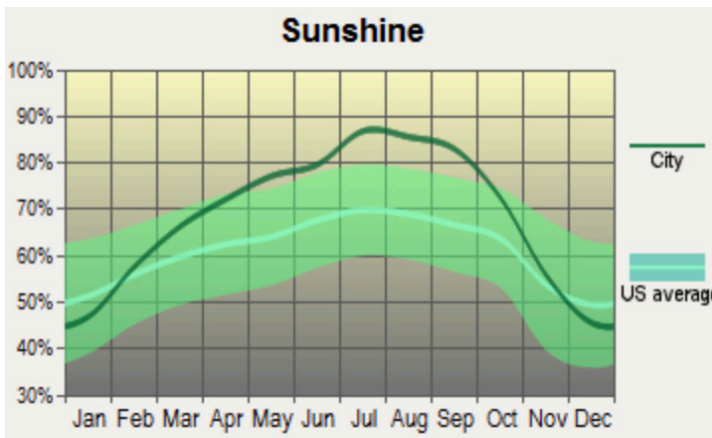
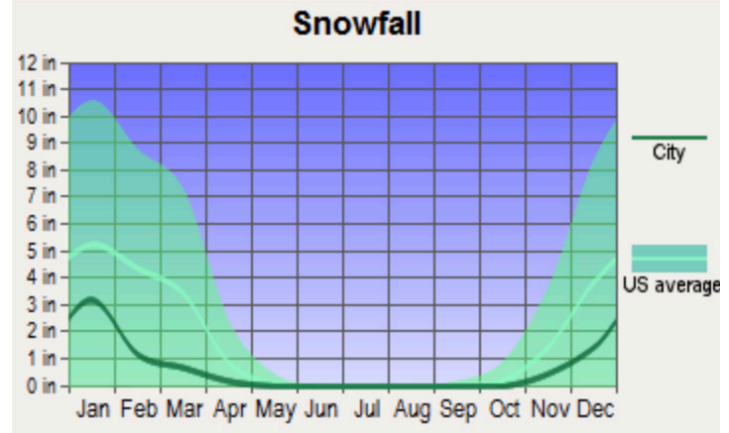
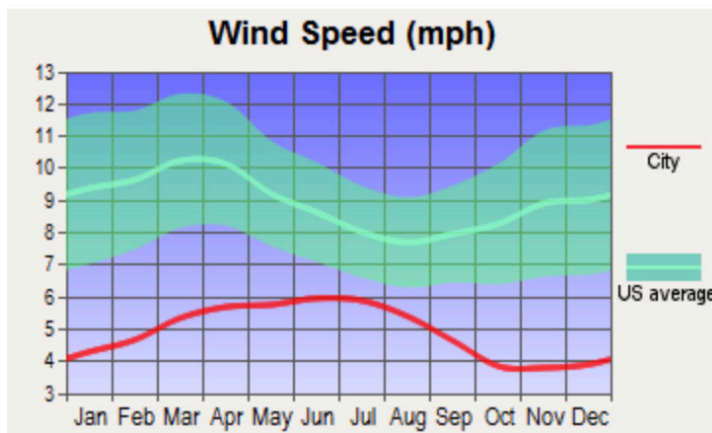
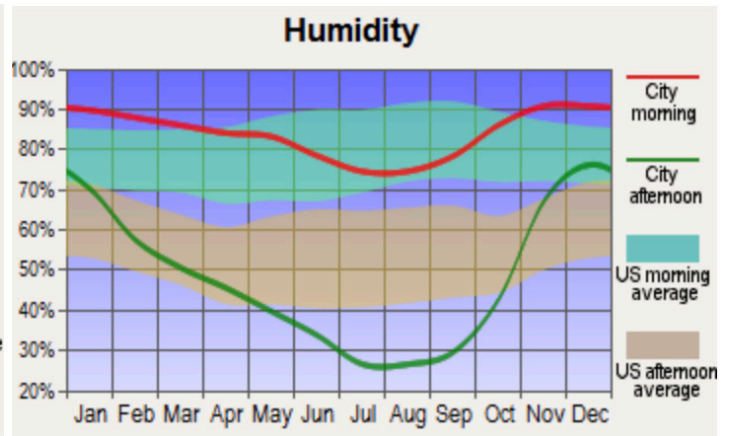
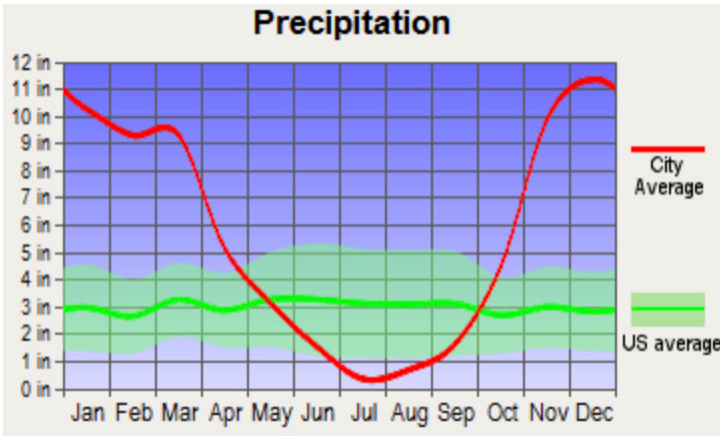
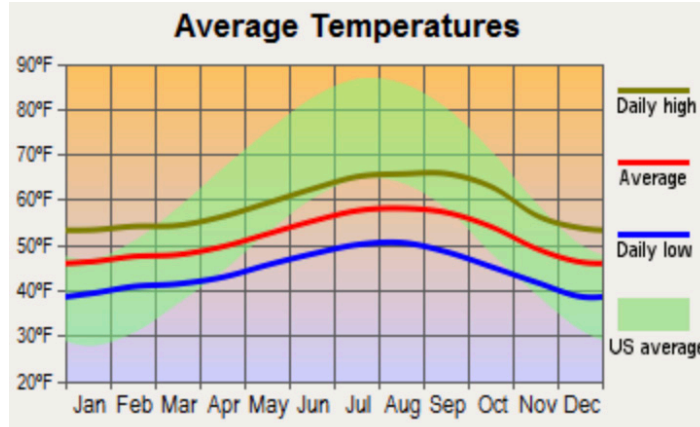


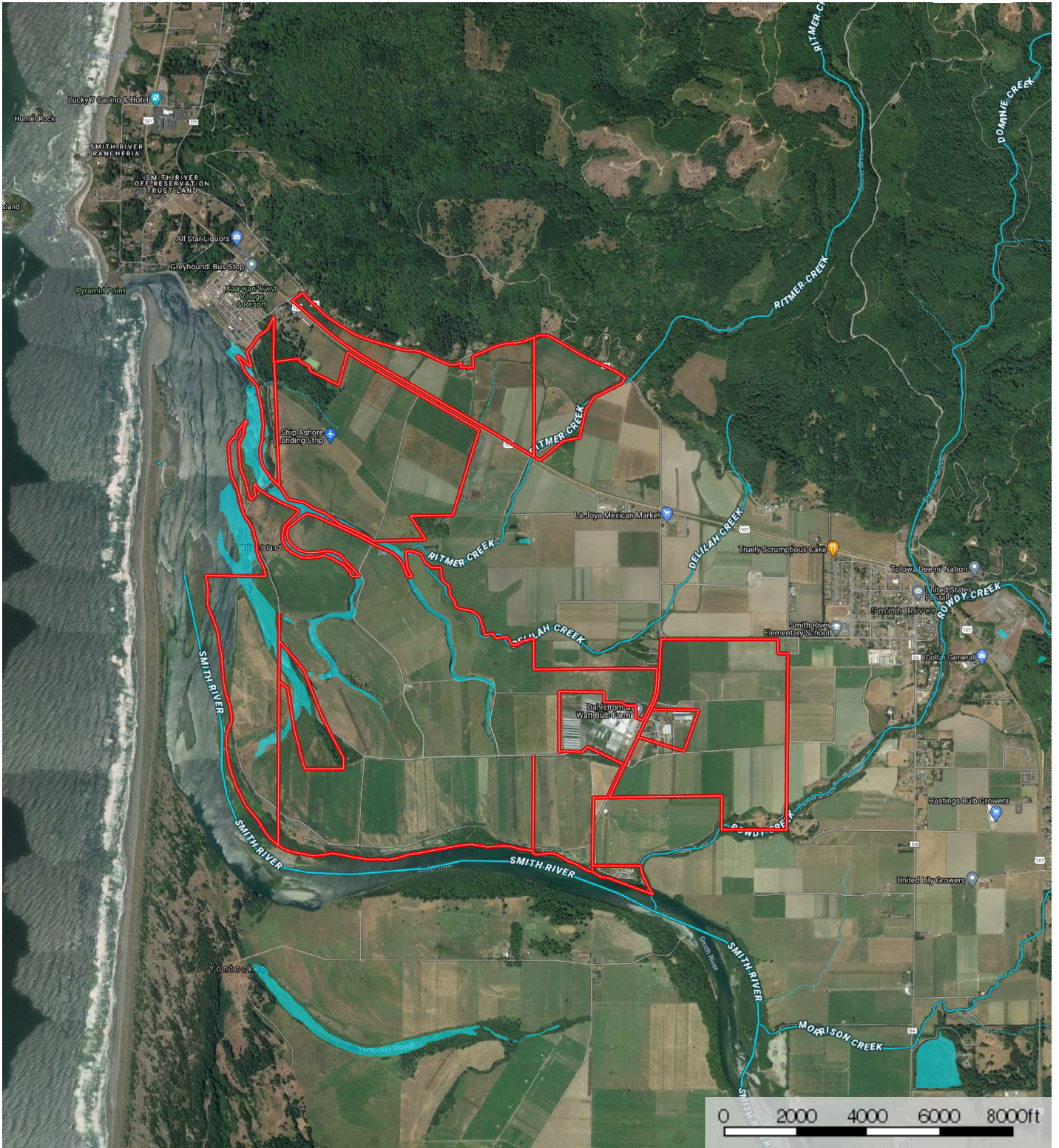
## About Del Norte County

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Del Norte County is located at the top northwest corner in California along the Pacific Ocean, next to Oregon. According the 2010 US Census, the population was 28,610. The county is known for its beautiful coastline, giant coastal redwoods, diverse eco-system, rivers, historic lighthouses, and outdoor activities. Crescent City is the county seat and only incorporated city in the Del Norte County.

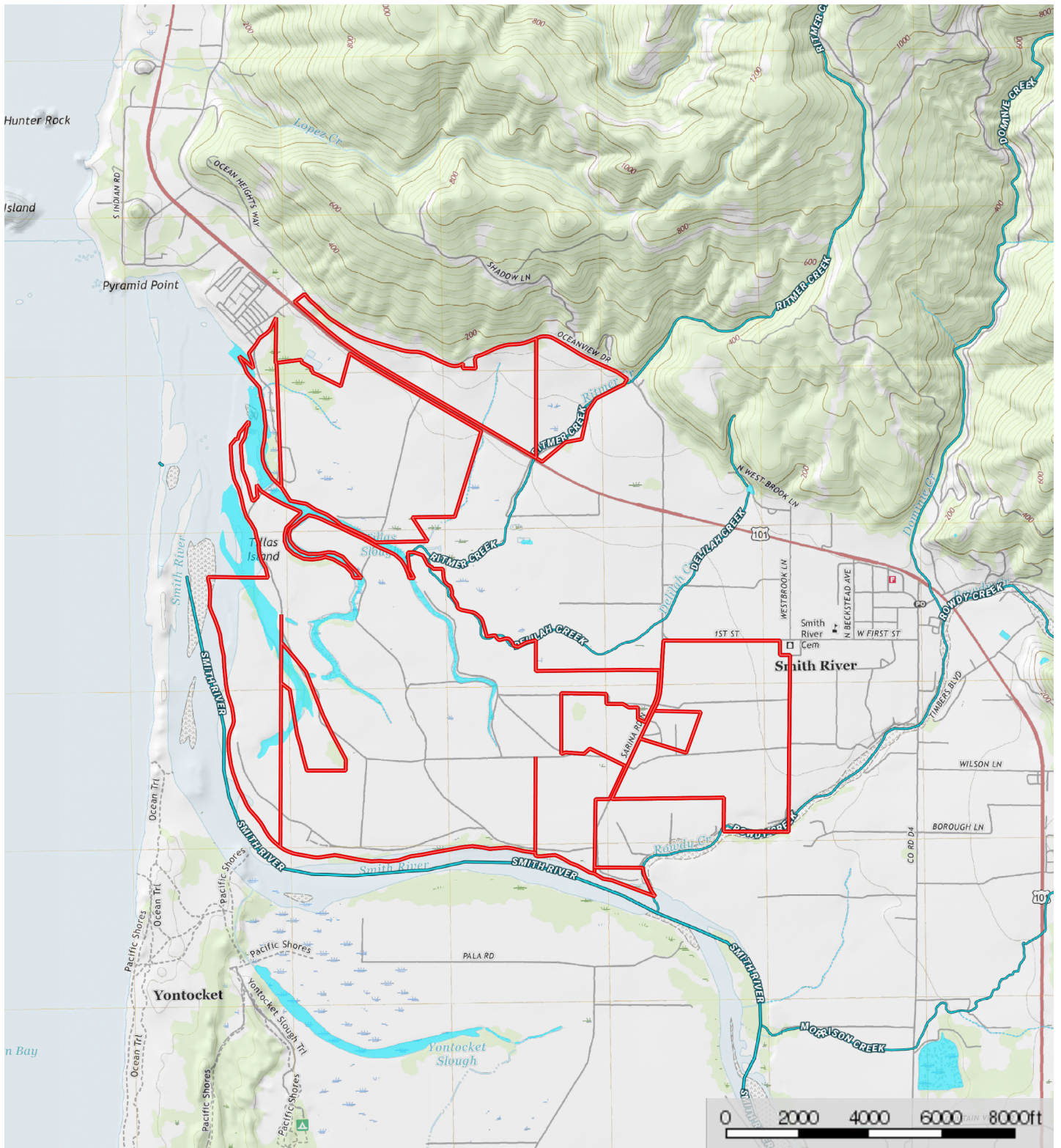
# Weather





▮ Boundary
 - - - Stream, Intermittent
 — River/Creek
 ■ Water Body

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Boundary
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