



California
OUTDOOR PROPERTIES

FARMS | RANCHES | RECREATIONAL PROPERTIES | LAND | LUXURY ESTATES



Menne Farms

2,450 ± Acres | Siskiyou County, CA



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DRE# 01838294



Introduction

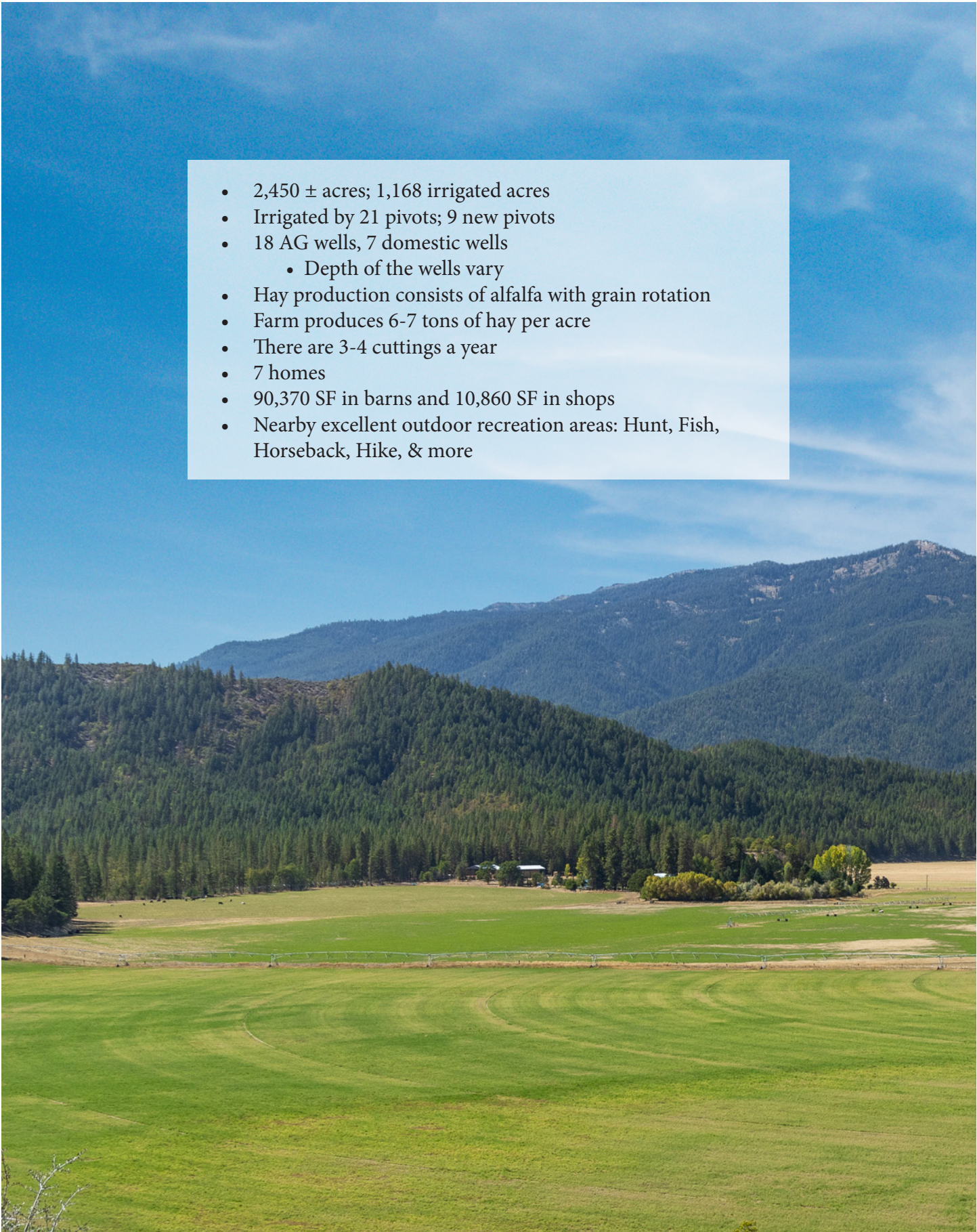


The 2,450 ± acre Menne Farms is a working alfalfa farm consisting of 19 parcels located in the beautiful Scott Valley area of Fort Jones, California. The property sits around 2700 ft elevation at the valley floor up to 3800 in timber country. Currently, there are 1,168 irrigated acres with 21 pivots, 9 of which are new, 18 ag wells, and 7 domestic wells. The farm produces 6-7 tons of hay per acre and which are then sold to feed stores. Aside from the 18 ag wells and 7 domestic wells, water features include the Scott River that flows through the middle of the farm and Rattlesnake Creek. The property is improved with seven homes with 90,370 SF in barns, and 10,860 SF in shops. The farm also has good timber ground on the south side of the property. The surrounding areas are known for their many outdoor recreational pursuits. Enjoy hunting, fishing, hiking, horseback riding, swimming, boating, etc., all out your back door!



Highlights

- 2,450 ± acres; 1,168 irrigated acres
- Irrigated by 21 pivots; 9 new pivots
- 18 AG wells, 7 domestic wells
 - Depth of the wells vary
- Hay production consists of alfalfa with grain rotation
- Farm produces 6-7 tons of hay per acre
- There are 3-4 cuttings a year
- 7 homes
- 90,370 SF in barns and 10,860 SF in shops
- Nearby excellent outdoor recreation areas: Hunt, Fish, Horseback, Hike, & more



Water & Irrigation



Water on the ranch consists of 18 AG wells, 7 domestic wells, 1 domestic well not in use, Scott River, and Rattlesnake Creek. The depths of the wells go from the deepest at 100 feet and the shallowest at 22 feet.

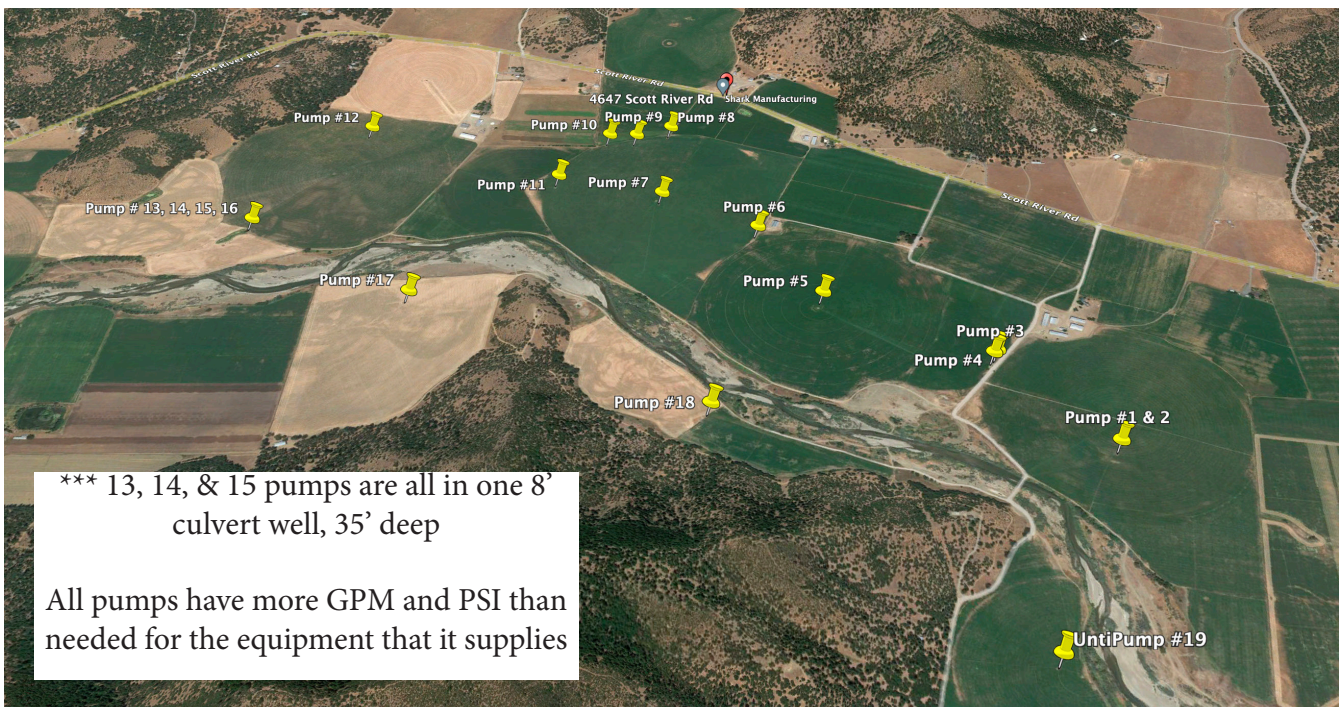
The 2,450 ± acre Menne Farms consists of approximately 1,168 acres of irrigated cropland. Currently, alfalfa is grown with grain rotation. The 21 pivots, 9 of which are new, are valley pivots and run on the 18 ag wells. AG power last year was \$105,657.24. *With all the new pivots and VFD's on most of the pumps, it will drop costs by 20% to 25% next year. *See next page for pump and well information on the AG wells.*



Water & Irrigation Continued

Menne Pump and Well Information

Pump Name	Type	Well Depth	GPM
1	30 hp turbine 6' Culvert	30'	725 GPM
2	75hp turbine VFD drive	80'	1,250 GPM
3	20hp submersible Culvert	22'	475 GPM
4	40hp VFD drive	60'	650 GPM
5	30hp turbine	80'	800 GPM
6	75hp turbine	100'	1,320 GPM
7	50hp turbine Culvert	35'	650 GPM
8	40hp submersible VFD drive	100'	725 GPM
9	50hp turbine VFD drive	80'	750 GPM
10	20hp submersible	60'	424 GPM
11	20hp turbine VFD drive	70'	525 GPM
12	60hp turbine VFD drive	90'	875 GPM
13	20hp turbine VFD drive	***	550 GPM
14	30hp turbine	***	800 GPM
15	20hp turbine	***	475 GPM
16	50hp turbine	65'	800 GPM
17	25hp turbine	45'	550 GPM
18	30hp turbine	60'	620 GPM



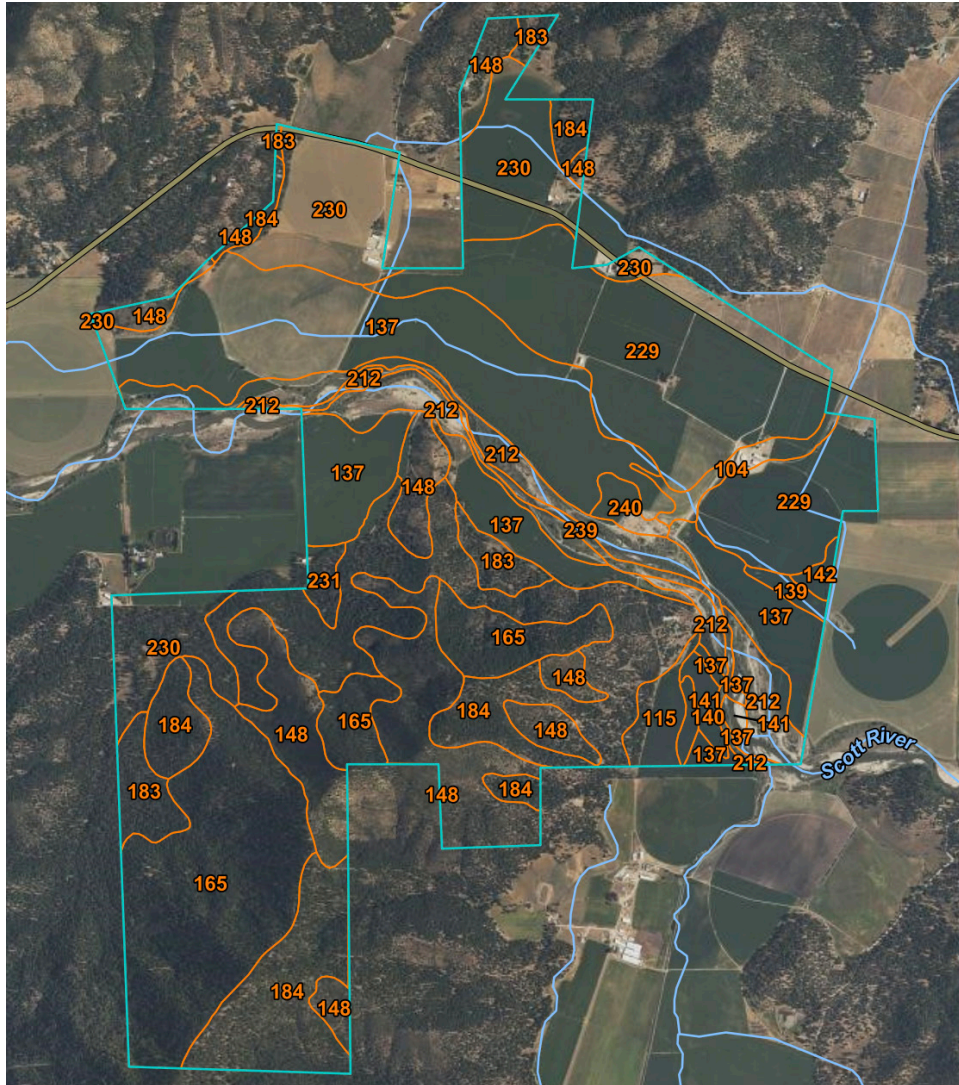


Hay

There are 3-4 cuttings per year and averages about 6-7 tons per acre. The 90 lb. hay bales are sold to feed stores.



Soil



Not to scale

Map Unit Symbol	Acres in AOI	Classification
104	23.6	NA / 4s
115	27.8	NA / 4e
137	485.1	2w / 3w
139	8.9	2s / 3s
140	6.8	2e / 3e
141	16.7	2s / 3s
142	7	2e / 3e
148	285.8	NA / 6e
165	343.9	NA / 7e
183	59.6	NA / 4e
184	429.5	NA / 6e
212	164	NA / 8w
229	395.7	2s / 3s
230	255.8	2e / 3e
231	13.5	3e / 3e
239	28.4	Water
240	14.5	N/A

Recreation

The property is located in a B-zone, which has nice blacktail deer hunting in the area along with a variety of other wildlife. There is nice timber ground on the southern parcels which creates a great wildlife habitat.

The northern parcels border the Klamath National Forest. The forest has over 1.7 million acres featuring the Klamath Mountains and the Cascade Range. It has spectacular scenery with a plethora of outdoor recreation activities such as hunting, hiking, camping, boating, fishing, rafting, horseback riding, swimming, snowshoeing, and skiing. This is a prime recreation destination all out your back door. The current owners also lease out a part of the ranch for cattle.



Improvements

The ranch features a total of seven homes, 90,370 SF in barns, and 10,860 SF in shops. Two of the seven homes are rented out. See below for improvement information. *Please contact our office for more photos if needed.*



Home Ranch – 4647 Scott River Road

- Mobile Home
- Office
- H-1 Pole Barn 40 x 120
- H-2 Pole Barn 44 x 80
- H-3 Hay/Storage Barn 40 x 90
- H-4 Hay/ Storage Barn 45 x 50
- H-5 Pole Barn 20 x 40
- Machine Shed/barn 32 x 75
- Main Shop
- Irrigation Shop
- Tack Room, wash rack
- 70' electronic truck scale plus 10 x 8 scale shack
- 8,000 gallon & 5,000 gallon diesel storage tanks in full containment + DEF Bulk Storage building



Lower Ranch – 5122 Scott River Road

- 2,200 SF home with unattached garage, pump house, storage, & tack room
- Shop
- Commodities Storage
- Old Barn
- L-1 Pole Barn
- L-2 Pole Barn
- 10,000 gallon & 4,000 gallon diesel storage tanks in full containment
- 2 grain bins



River Ranch – Rosedale Road

12806 Rosedale Road --> 2,000 SF ranch house

12804 Rosedale Road --> Two story apartment; ~1,000 SF

4108 Scott River Road --> 1900 SF home, tack room/hay storage barn, workshop, R-1 pole barn, R-2 pole barn, R-3 pole barn, R-4 pole barn, R-5 Wood Barn, R-6 Pole Barn, Shop with bathroom, storage shed



Across the river – Rosedale Road

12120 Rosedale Road --> 2,800 SF A-Frame home with unattached 2 car garage

12121 Rosedale Road --> 1,300 SF cabin plus wood shed

A-1 Pole barn, RV park, pole barn, RV park- 5-50 amp hookups plus sewer, water and phone

RV park – Laundry/Full bathroom



Location



About Fort Jones

The city of Fort Jones is located at the north end of the Scott Valley area in Siskiyou County, CA. This picturesque rural town has a local population of 692 in 2019. It is surrounded by beautiful mountain ranges and thousands of acres of the Klamath National Forest which provides opportunities for hiking, riding, hunting, and fishing! This quaint community has all the essentials with a grocery store, bank, post office, schools, stores, and restaurants like the famous Five Mary's Burgerhouse.

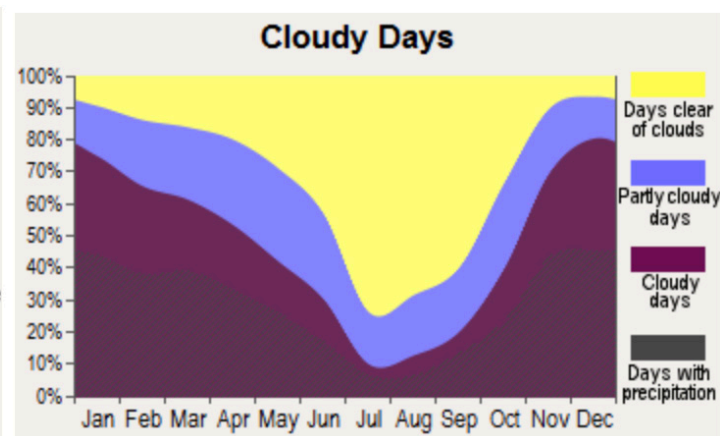
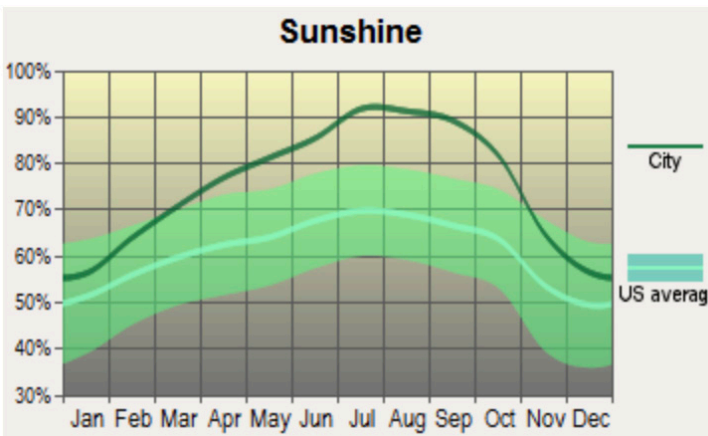
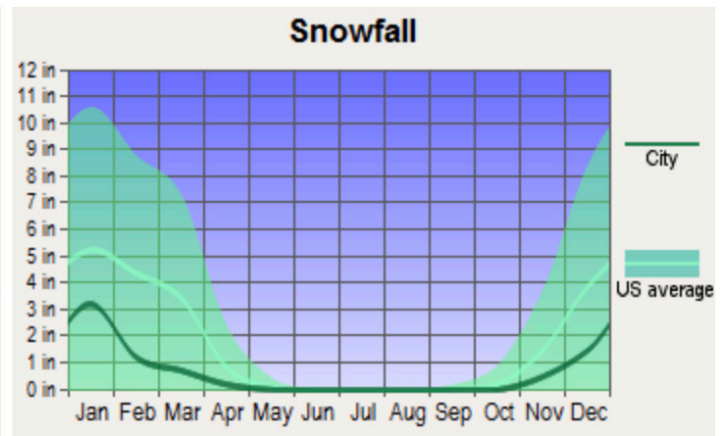
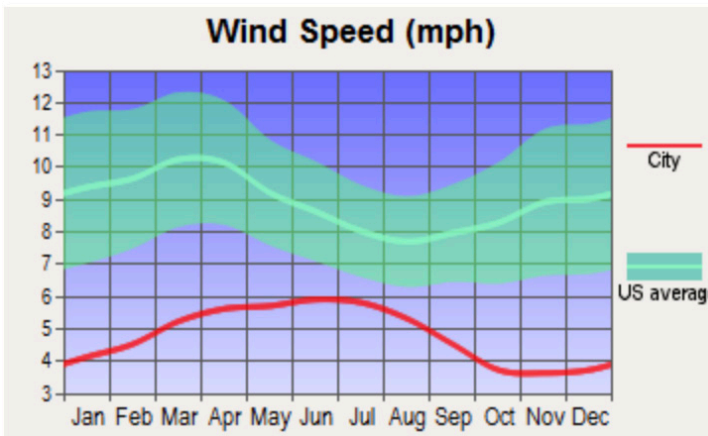
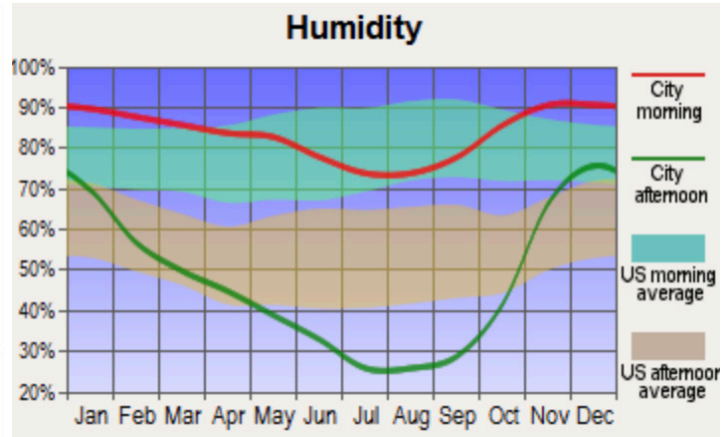
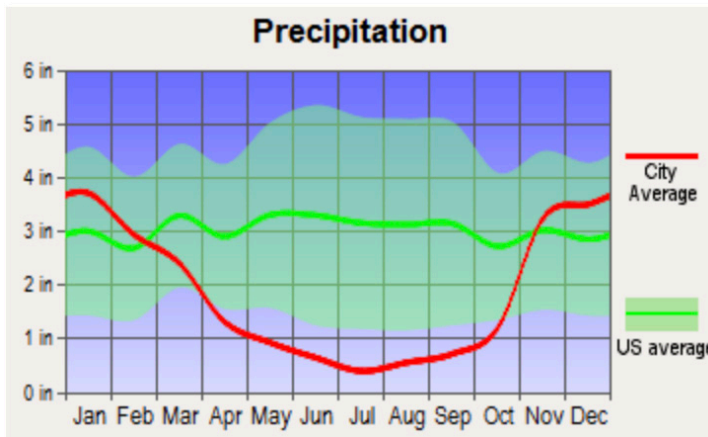
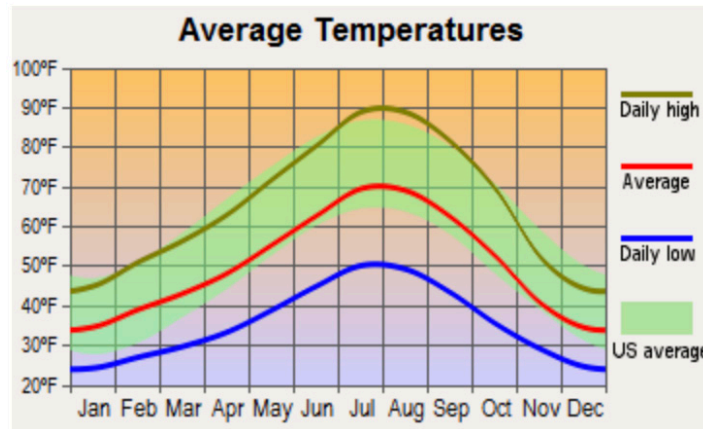
Local airports include Scott Valley Airport (5 miles from Ft. Jones), Siskiyou County Airport (30 miles from Ft. Jones) and Weed Airport (36 miles from Ft. Jones). **Domestic airports** include Rogue Valley International-Medford Airport (72 miles from Ft. Jones) and Klamath Falls Airport (105 miles from Ft. Jones). **For International flights**, Sacramento International Airport (262 miles from Ft. Jones) and Reno-Tahoe International Airport (269 miles from Ft. Jones)

About Siskiyou County

Siskiyou County is located in the northernmost part of California and is the fifth largest county in California by area. According to the US Census in 2010, the population was 44,900. Yreka is the county seat. The county is most known for its beautiful outdoor recreation, Mount Shasta, McCloud River, and Gold Rush history. Siskiyou is the gateway to the Shasta-Trinity National Forests, Klamath National Forest, Modoc National Forest, Six Rivers National Forest, Lassen National Forest, and the famous Marble Mountain Wilderness Area. World-class fly fishing, rafting, and kayaking can be found on the Sacramento, Klamath, McCloud, Scott, Salmon, and Shasta Rivers. Ashland, Oregon's Shakespeare festival is an hour north of the county. This county is the outdoorsman's dream with year-round activities such as hiking, camping, riding, biking, fishing, hunting, skiing, and more.



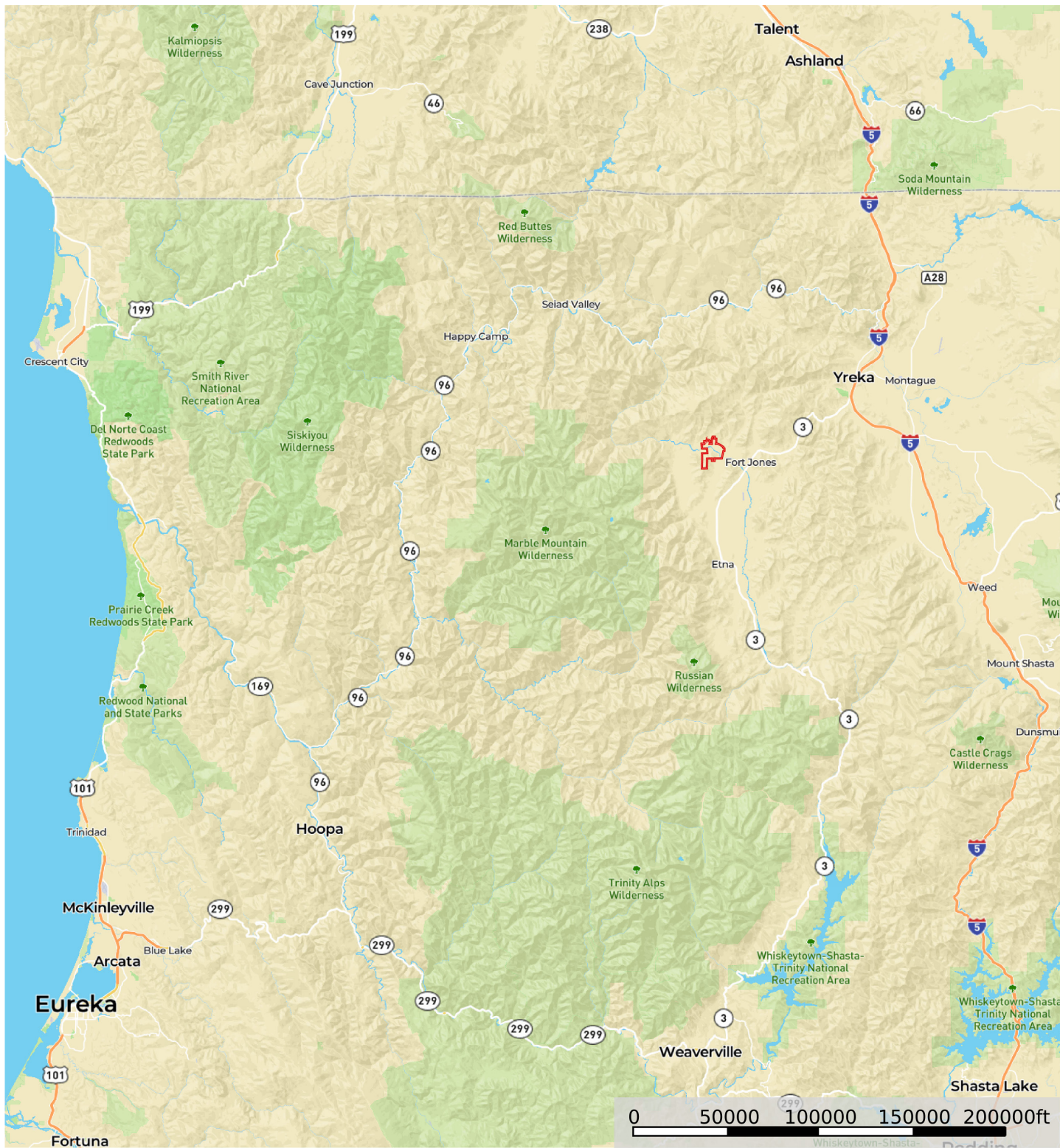
Weather for Fort Jones

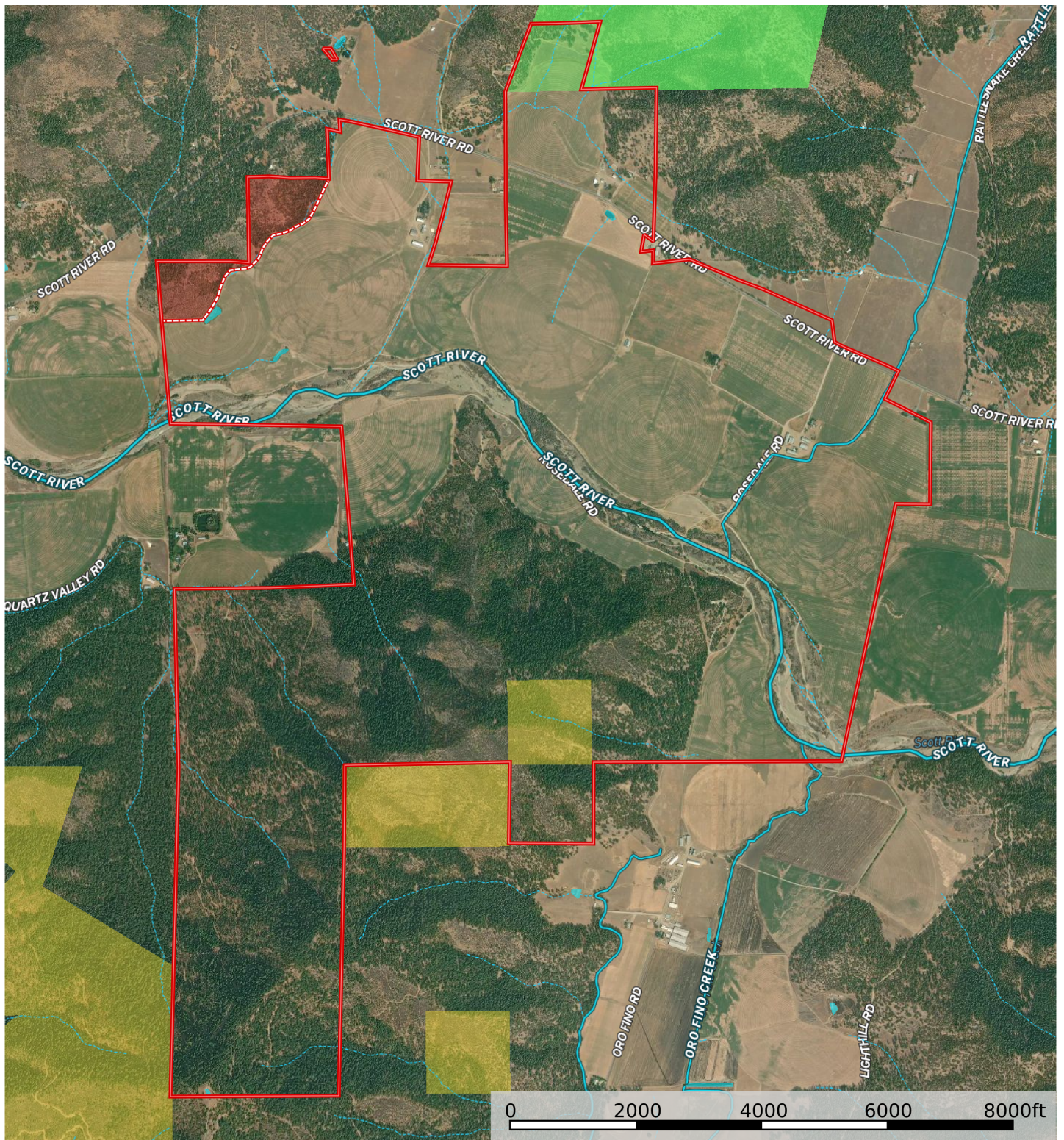


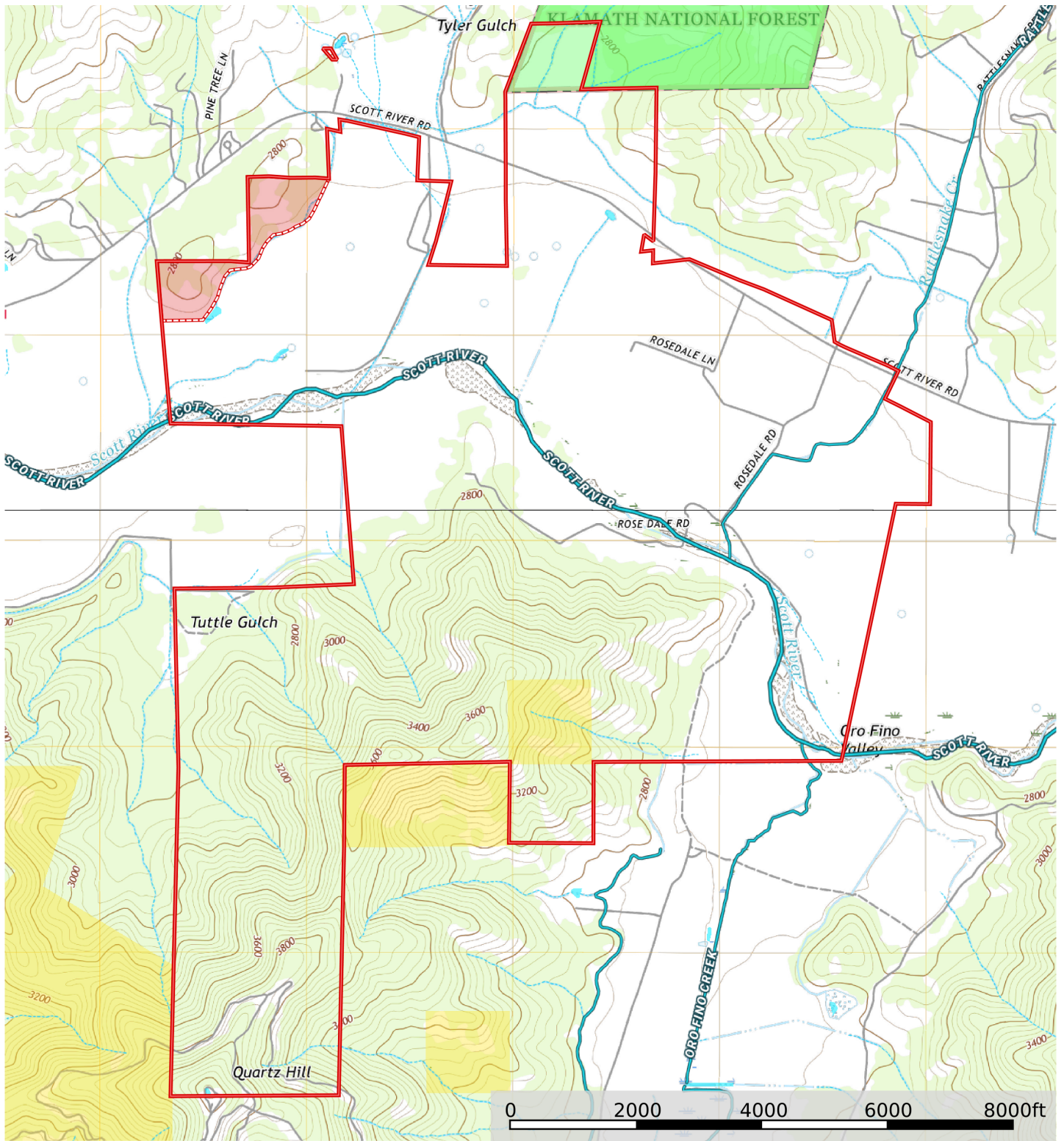
Size & Zoning

The 2,450 ± acre property consists of 19 parcels. There is a 52 acre lot line adjustment on two of the parcels. Shown on the map. AG = Agriculture. AP= Agriculture preserve

APN	Lot Acres	Zoning
014-100-080	40	AG
014-100-100	0.44	AP
014-130-190	332	AG
014-130-210	11.6	AG
014-130-370	71.3	AP
014-130-390	34.4	AP
014-130-460	364.02	AG
014-130-470	200.48	AG
014-130-490	207.89	AP
014-130-550	212.53	AP
014-130-560	369.24	AP
014-361-380	25.5	AP
014-361-460	80	AP
014-361-470	10.5	AP
014-370-040	121.8	AG
014-370-050	39	AG
014-380-060	17	AG
024-050-010	325	AG
024-050-030	39.8	AG
TOTAL	2,450±	* 52 acre lot line adjustment







- | | | | | | | | | | |
|----------------------|-------------|----------------|------------|-------------------|---------------|-------|-----|------------------|------------------------|
| Boundary | Boundary | Forest Service | State Land | Fish and Wildlife | National Park | Other | BLM | Local Government | Conservation Easements |
| Stream, Intermittent | River/Creek | Water Body | | | | | | | |





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