



FARMS | RANCHES | RECREATIONAL PROPERTIES | LAND | LUXURY ESTATES



Ponderosa Farms

2,882.82 ± Acres | Siskiyou County, CA



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DRE# 01838294



Introduction



Consisting of 24 parcels, the 2,882.82-acre Ponderosa Farms is a jewel of Butte Valley. The property sits at around 4,240 ft elevation and captures beautiful views of Mt Shasta. This is a working Certified Organic farm that grows all organic alfalfa and grain. Water is abundant on the ranch with 10 wells. Approximately, 1,225-acres are under 14 pivots and 1,680 feet of wheel line. There is room to grow with enough water and land. Improvements on the property include 5 homes, 2 barns, grain silos, shop, and various outbuildings. The property is also a sportsman's paradise with excellent big game hunting and waterfowl. In addition, the surrounding areas provide opportunities for hiking, camping, boating, fishing, skiing, & more.



Highlights

- 2,882.82-acre Certified Organic working farm
- Grows alfalfa and grain
- 1,225-acres under 14 pivots: Currently, 11 pivots in hay, 3 pivots in grain and 1,680 feet of wheel line
- 10 wells
- Water for irrigation derives from 7 wells with a total of 13,600 GPM
- Room to expand; 400-acres
- 5 homes, 2 hay barns, grain silos, shop & outbuildings
- Beautiful views of Mt. Shasta
- Excellent recreation: Big game hunting, waterfowl hunting



Water & Irrigation

Water is gold and this farm has lots of it. They have a total of 10 wells with over 13,600-GPM flow. Wells in this area have been minimally affected by periods of drought. They are in deeper strata and in high water production areas. The wells recharge annually and the water quality is excellent. The temperatures of well water vary from 52 to 82 degrees. The entire irrigation water supply is delivered through class 125 buried, gasketed PVC pipe. Average static level is around 50 feet and the average draw down is approximately 60 feet.



Water for irrigation is provided by seven wells. There are three wells that are currently non-operational.

Ponderosa Farms Well Summary					
Well No.	Well Name	Operational	Well Delth	Active GPM	Inactive GPM
1	Cemetery Well No. 1	Yes	1,385	1,500 GPM	
2	Cemetery Well No. 2	No	500		550 GPM
3	Don Black Well	Yes	500	1,000 GPM	
4	Liptack Well	Yes	920	3,000 GPM	
5	Story Farm Well No. 1	Yes	515	1,000 GPM	
6	Story Farm Well No. 2	Yes	416	5,500 GPM	
7	Story Farm Well No. 3	No	400		3,400 GPM
8	Goosenest Well	Yes	900	1,100 GPM	
9	Field 3 Well	Yes	550	500 GPM	
10	Test Well	No	900		2,000 GPM
TOTAL				13,600 GPM	5,950 GPM

The total water available for irrigation is 13,600 GPM. Typically, it takes approximately 8.00 GPM to adequately irrigate an acre of alfalfa throughout the growing season. With 13,600 GPM available, the seven wells supply enough water to irrigate approximately 1,700 acres.

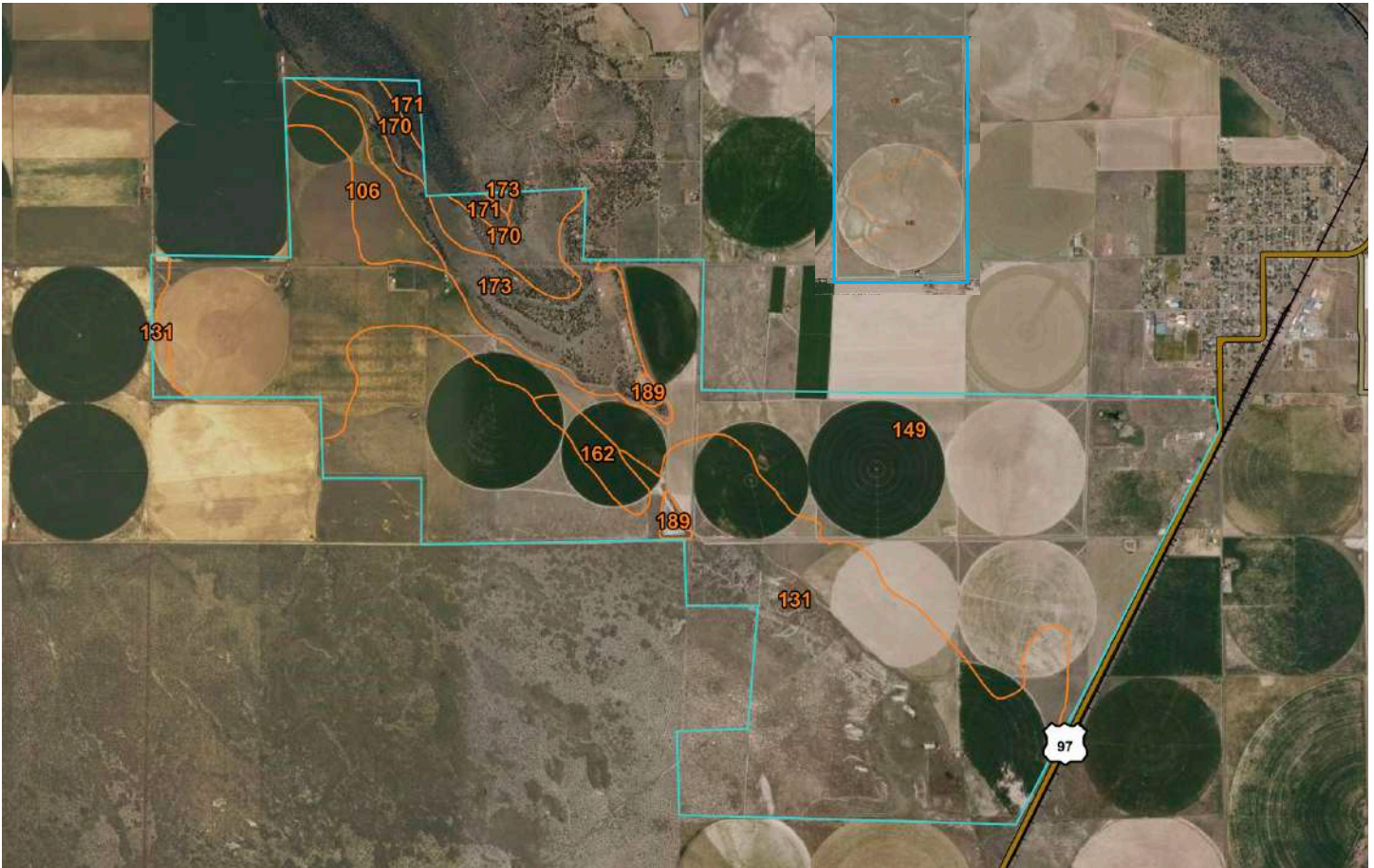
Hay



All of the farmland on the ranch has irrigation history. There is nothing in the Conservation Reserve Program. The ranch has 1,225 acres under 14 pivots. The property has enough water and room to expand an additional 400 acres under pivot. The type of pivots varies from: Valley, TL, Zimmatic, & Pierce. The farm currently produces dairy quality alfalfa hay and organic grain. There are currently 11 pivots in hay, 3 pivots in grain, and 1,680 feet of wheel line. The hay produced on the farm is managed for quality rather than volume. The hay is cut to maximize nutrient content.



Soil



**Map not shown to scale*

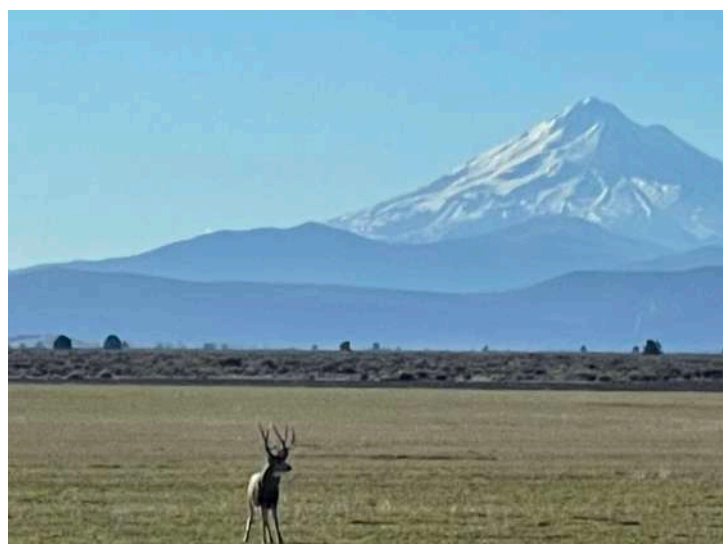
Map Unit Symbol	Acres in AOI	Classification
106	73.3	4e / 4e
131	1,087.6	4s / 6s
149	1,274.7	4s / 4e
162	36.4	4s / 6e
170	94.3	NA / 6e
171	20.4	NA / 6e
173	188.3	NA / 6e
189	12.4	Water
149*	96.5	4e / 4e
150*	0.5	4e / 4e
162*	193.5	4s / 6e

**Is the separate parcel on top*

The farm has great soils and is mostly made up of Inlow-Ocho complex and Modoc loam.

For more information about the soils, please contact our office.

Recreation



This is a sportsmen paradise. Whether it is big game hunting, upland game, waterfowl, outdoor recreational activities, there is a plethora of things to do. There are three species of big game hunting. Antelope, Mule Deer and Rocky Mountain Elk. The antelope come into the area in April where they establish the territories and stay until November. The mule deer are here year-round, but come in heavy during May fawning season. The exciting new species is the Rocky Mountain Elk that have made their presence known in Butte Valley. For the water fowler, this property sits in some of the best waterfowl staging areas in North America. Tule Lake and Lower Klamath refuges hold superior numbers of Western waterfowl starting in September and come October this little basin is a duck and goose hunter's paradise. The property is located in the direct flyway between Klamath/Tule Lake refuge and Meiss Lake refuge. Meiss Lake is less than 3 miles from the property. The section of the property known as Goose Lake, used to be a hunting club with 150 acres of wetland and 10 ponds. The ranch borders the 18,425-acre National Grasslands that was dedicated in 1991, making it a mecca for game. Not only does the ranch team with waterfowl, mule deer, antelope from the irrigated wetlands, but it has an amazing variety of birds: Swainson hawk, ferruginous hawk, rough-legged hawk, red tail hawk, bald eagle, golden eagle, prairie falcons, pelicans and sand hill cranes. It also has coyote, badger, pygmy rabbits and baylin ground squirrels. During the fall the quail and dove hunting gets good. This is a prime recreation destination with hunting, hiking, camping, boating, fishing, rafting, horseback riding, swimming, snowshoeing, and skiing, all out your back door.

Improvements

Homes:

The property has five homes; two owner residences and three rentals. The main residence is 3 bedrooms and 2 baths and is roughly 1,700 sq ft. It has a detached garage, several storage buildings and a utility room. This home is a life estate for previous owner. The other owner's residence is about 1,600 sq ft three bedroom/ two baths home that has a detached utility room, garage and work shop. The one rental house is relatively small with a detached barn suitable for storage. The other rental house is a well-constructed home without any outbuildings. The third rental house used to be the old duck club and has 3 bedrooms and 2 baths, 1,200 sq ft.



Pole Barns:



The farm has two pole barns. Barn # 1 is constructed of metal and has a capacity of 350 tons and measures 37' x 85'. Barn # 2 is wood construction and has a capacity of 750 tons and measures 54' x 122'.

Improvements Cont'd

Grain Silos:



Located at the intersection of Highway 97 and Richardson Road is the primary grain storage for the farm. The silos have a combined capacity of 2600 tons and have a complete transfer and loading system. These silos are the only certified organic silos in the Butte Valley. Adjacent to the silos is a certified agricultural scale used for weighing hay and grain leaving the farm. The silos and scales are located on five acres.

Flat Storage:



The farm has a 5,200 sq ft metal building zoned agricultural commercial that has a flat storage machine shed, office, and restroom facilities. It is located on a 15-acre parcel adjacent to Picard Road. The flat storage has the capacity to store 1,000 tons of grain or 350 tons of hay. The machine shed can accommodate several tractors and miscellaneous items such as sprayers, drills and spreaders.

Improvements Cont'd

Shop Facility:

The farm has an 1855 sq ft metal shop with a concrete floor. It also has a 2800 sq ft machine shed and 2000-gallon fuel storage. There is plenty of room for outdoor storage and equipment.



Location



About Dorris, CA

Dorris is located in Siskiyou County sitting at 4,230 ft elevation. Dorris is located at the north end of Butte Valley which is the northeast portion of Siskiyou County. Butte Valley, a valley of approximately 80,000 acres is found at the northern border of California, nestled between the slopes of magnificent Mt. Shasta to the south and the great Klamath Basin on the North. It is a high desert plateau rimmed by mountain ridges and lakes, and is intersected by Highway 97, the Al-Can highway, which runs from Weed, CA to Alaska. The center of the valley is 325 miles from Portland, Oregon and 350 miles from San Francisco. The property can be served by the Butte Valley airport about five miles away or commercial flights from Klamath Falls, Oregon 26 miles away. The property has beautiful views of Mt. Shasta and is only 60 miles from Mt. Shasta, CA. The ranch is accessed off of Highway 97. According to the 2020 US Census, the population is 860.

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.

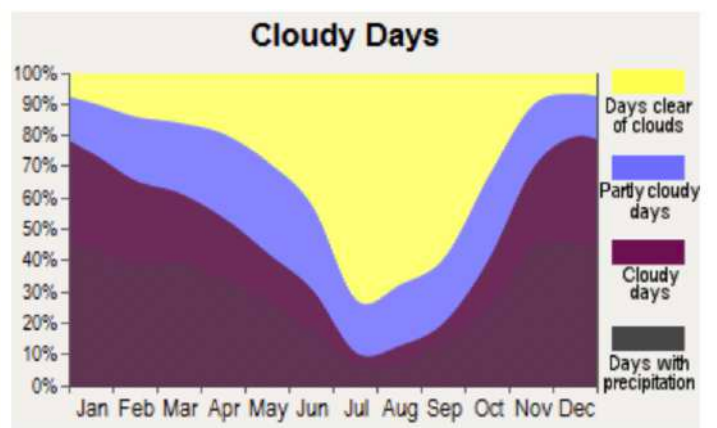
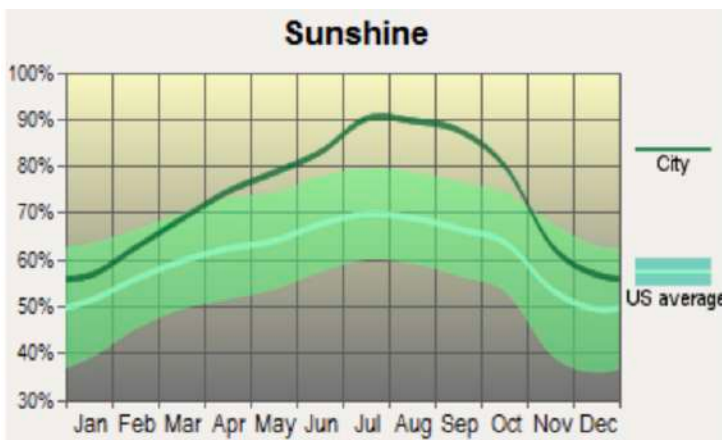
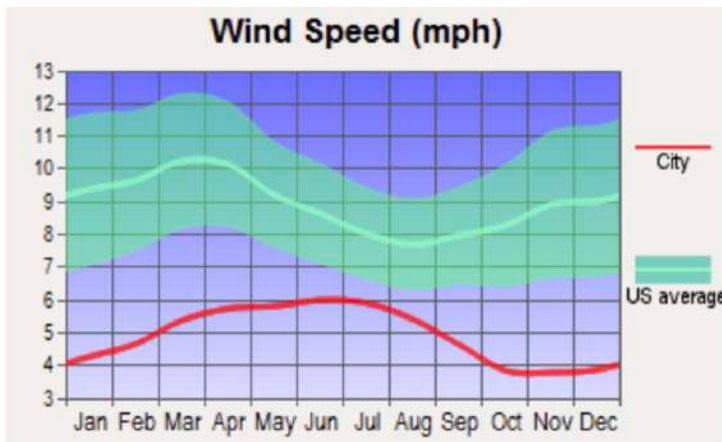
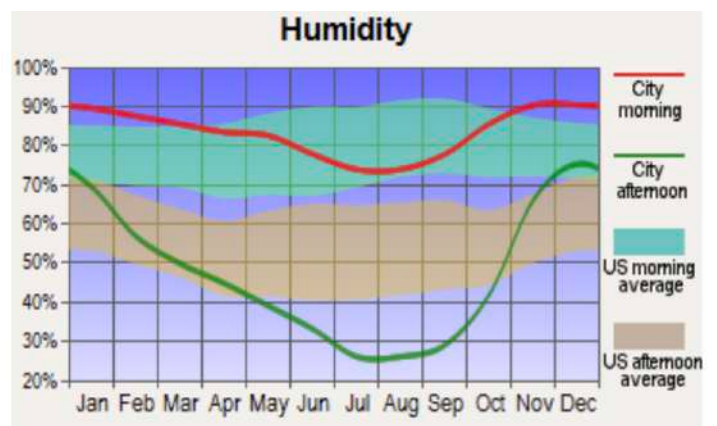
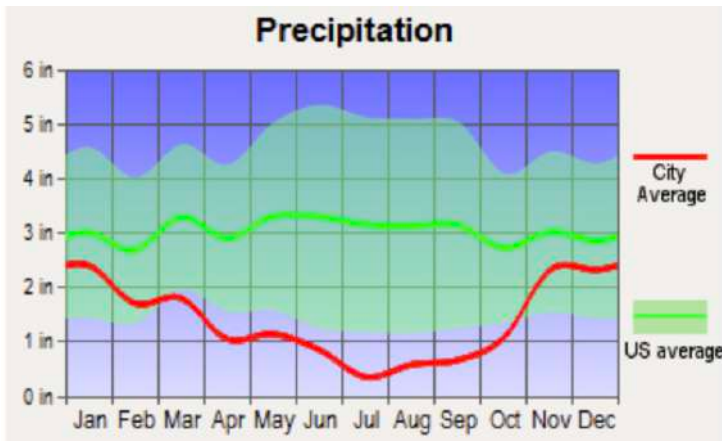
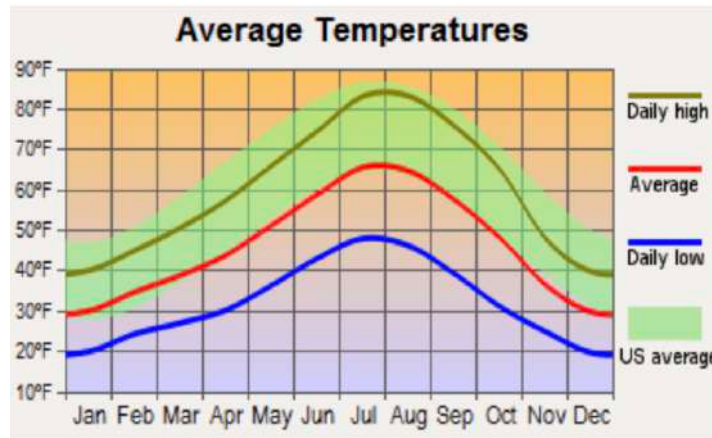


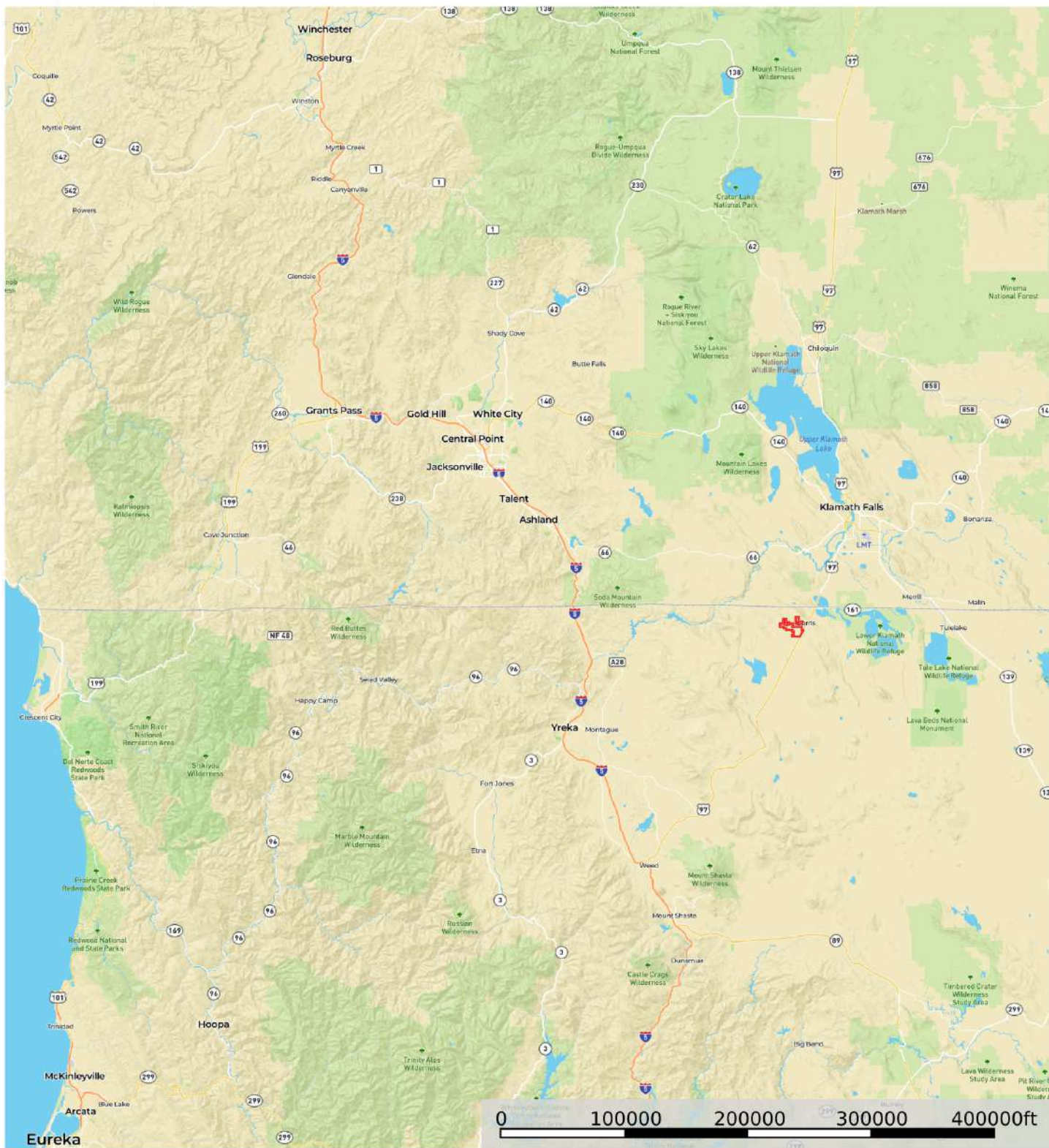
Size & Zoning

The property consists of 24 parcels for a total of 2,882.82 acres. The property sits at the 4250 ft., elevation. The 2021 property taxes are approximately \$66,591. Zoning for the property is AG-NEC

APN	Lot Acres	Tax Amount 2021
003-190-090	280	\$6,410
003-190-120	56.9	\$474
003-190-130	3.1	\$514
003-200-030	132.5	\$3,730
003-200-040	92.5	\$321
003-200-070	80	\$974
003-210-020	305	\$6,647
003-210-040	153	\$4,721
003-210-080	305	\$8,516
003-210-200	5	\$105
003-210-220	6.7	\$147
003-210-230	394.6	\$13,262
003-220-270	13.2	\$1,557
003-240-010	153	\$4,102
003-250-010	41	\$14
003-250-030	265.5	\$1,129
003-250-040	233.8	\$1,856
003-250-050	160	\$4,806
003-250-060	38.15	\$2,645
003-250-070	8	\$316
003-250-090	118.9	\$3,270
003-250-110	2.14	\$24
003-460-040	0.33	\$24
003-460-050	34.5	\$1,027
TOTAL	2,882.82	\$66,591.00

Weather for Dorris





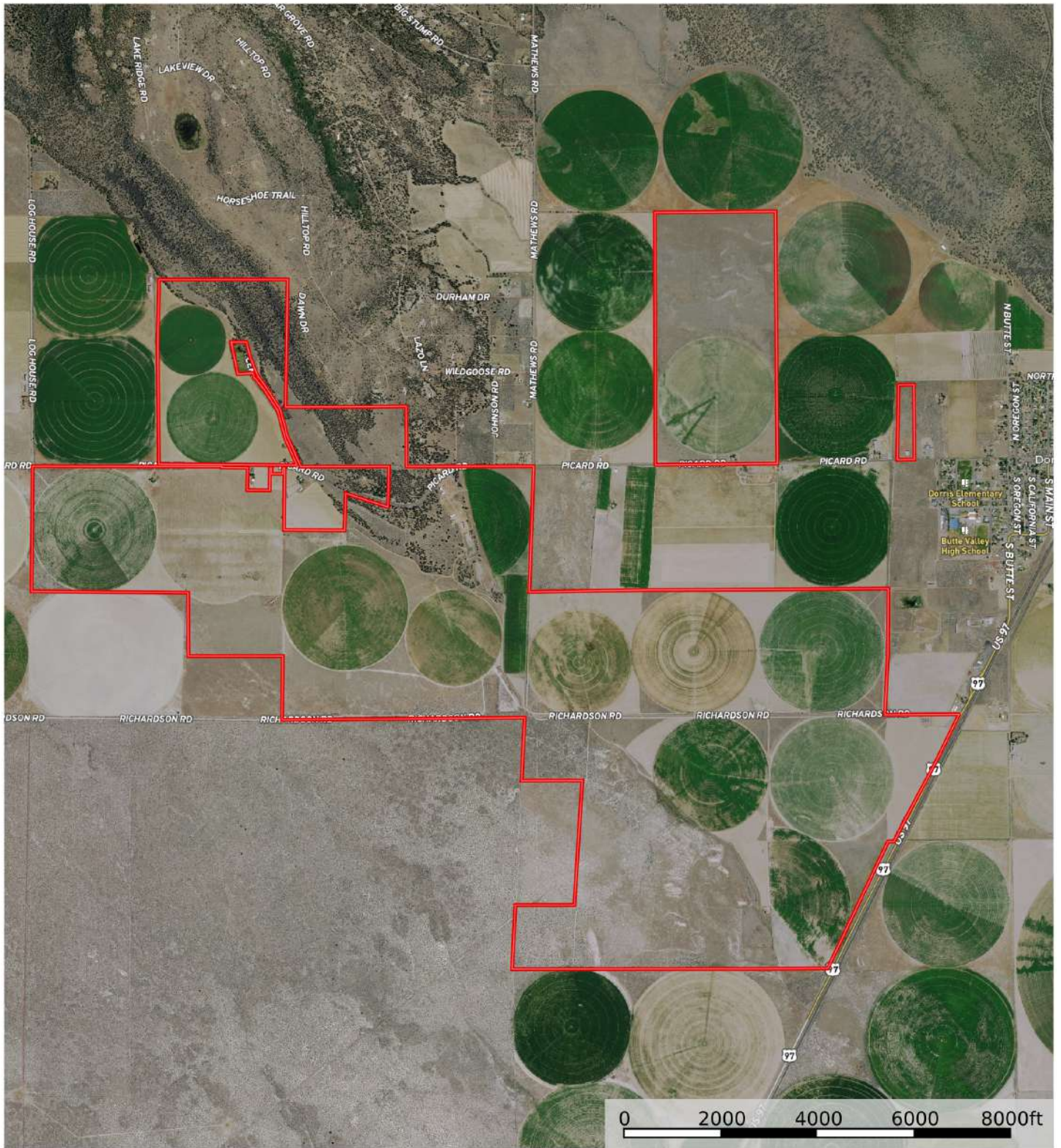
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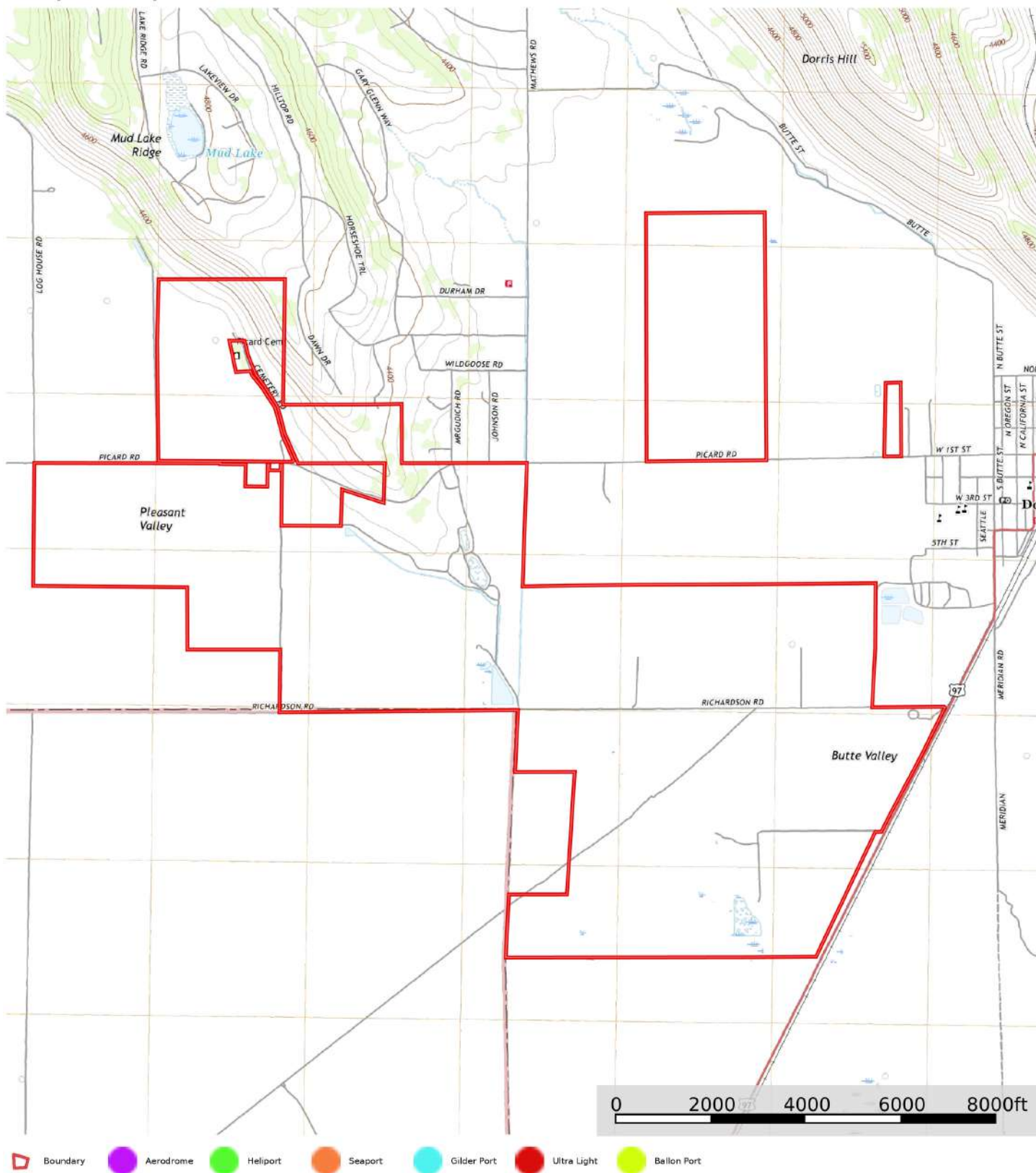
California
OUTDOOR PROPERTIES



- ▮ Boundary
- Aerodrome
- Heliport
- Seaport
- Glider Port
- Ultra Light
- Ballon Port

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