

Hat Creek Ranch

284 +/- Acres | Shasta County | \$3,300,000



California
OUTDOOR PROPERTIES

PROPERTY HIGHLIGHTS

- Amazing fly-fishing experience along creek and in all three ponds.
- Main two-story home sits on a slight rise with creek flowing on two sides and offers 2,422 sf of living space.
- First floor has large living area with lava rock fireplace, wonderful windows capturing views of creek.
- Wood floors in open dining and kitchen area along with wood stove on lava rock hearth.
- Country kitchen with breakfast bar.
- Large laundry with ½ bath.
- Two bedrooms upstairs, each with in-suite baths. Front and back covered porches with creek views.
- The "Blue" cabin overlooks the creek and offers 900 sf with 1 bedroom and 1 bath plus sleeping loft upstairs.
- Beautiful wood floors in living area and kitchen.
- Wood stove on brick hearth. Plus cover front porch.
- There are several areas along the creek to sit and enjoy your surroundings.
- The "Brown" cabin sits on the opposite side of the creek, with 2,742 sf, 3 bedrooms and 2 baths, large living, dining and full kitchen.
- The barn has several stalls, tack room and storage room.
- There is also a hobby room/office with bath.
- Shop plus 3 car ports under one roof.
- Fenced in animal pasture can be irrigated with handline.
- The two rental homes have a separate entrance from the highway.
- Rental 1 is 1040 sf, with 2 bedrooms and 1 bath.
- The second rental is 1,100 sf MFH, with 2 bedrooms and 2 baths.
- Both have storage buildings.
- There are several roads throughout the ranch, connecting the ponds, hay fields and homes.
- The property borders BLM to the North and East.
- There is a Native American cemetery on the Southeast corner of the property.
- The tribal members must get permission to access the property, via the back entry, to tend the cemetery.

COORDINATES

40.8486362N, 121W

LOCATION/DIRECTIONS

Directions 5 miles East of Burney, turn off Highway 299 onto Highway 89. Property is 8.9 miles on left

TAXES

\$16,599/year (2021)



Imagine...

Hat Creek flowing along the edge of your lawn, around your main house,
over a small fall, under a bridge, between two guest cabins,
then finally,
into your very own beautiful pond

*THIS IS A ONE-OF-A-KIND PROPERTY
AND WILL BE A TREASURE TO THE NEW OWNER.*

This 284+ acre ranch is a fly fisherman's dream! Offering 5 homes, 85 flood irrigated acres, now growing alfalfa mix hay, 3 freshwater ponds, shop, hobby room and barn. Entering the property, you will pass through large lava flows before you reach the main home and guest cabins. Nestled under large pines with year-round Hat Creek. The ponds are a delight, not only for fishing, but swimming and small watercraft. The ranch has water rights from Hat Creek to flood irrigate the fields and feed the ponds via two gated diversion ditches. There is also an ag well to supplement the irrigation system.



Main House

2,422 Square feet | 2 Bedroom | 3 Baths

- Wonderful windows capturing views of the creek
- Wood floors in open dining & kitchen area
- Wood stove on lava rock hearth
- Country kitchen with breakfast bar
- Large laundry with half bath
- Two bedrooms upstairs, each with in-suite baths



Donna Utterback | Mobile 530-604-0700 | Office 530-336-6869 | fallriverproperties@frontiernet.net | CA BRE# 01199200

19005 HWY 89 HAT CREEK CALIFORNIA

HAT CREEK RANCH



The "Blue" cabin overlooks the creek and offers 900 Sq Ft with 1 bedroom and 1 bath plus sleeping loft upstairs.





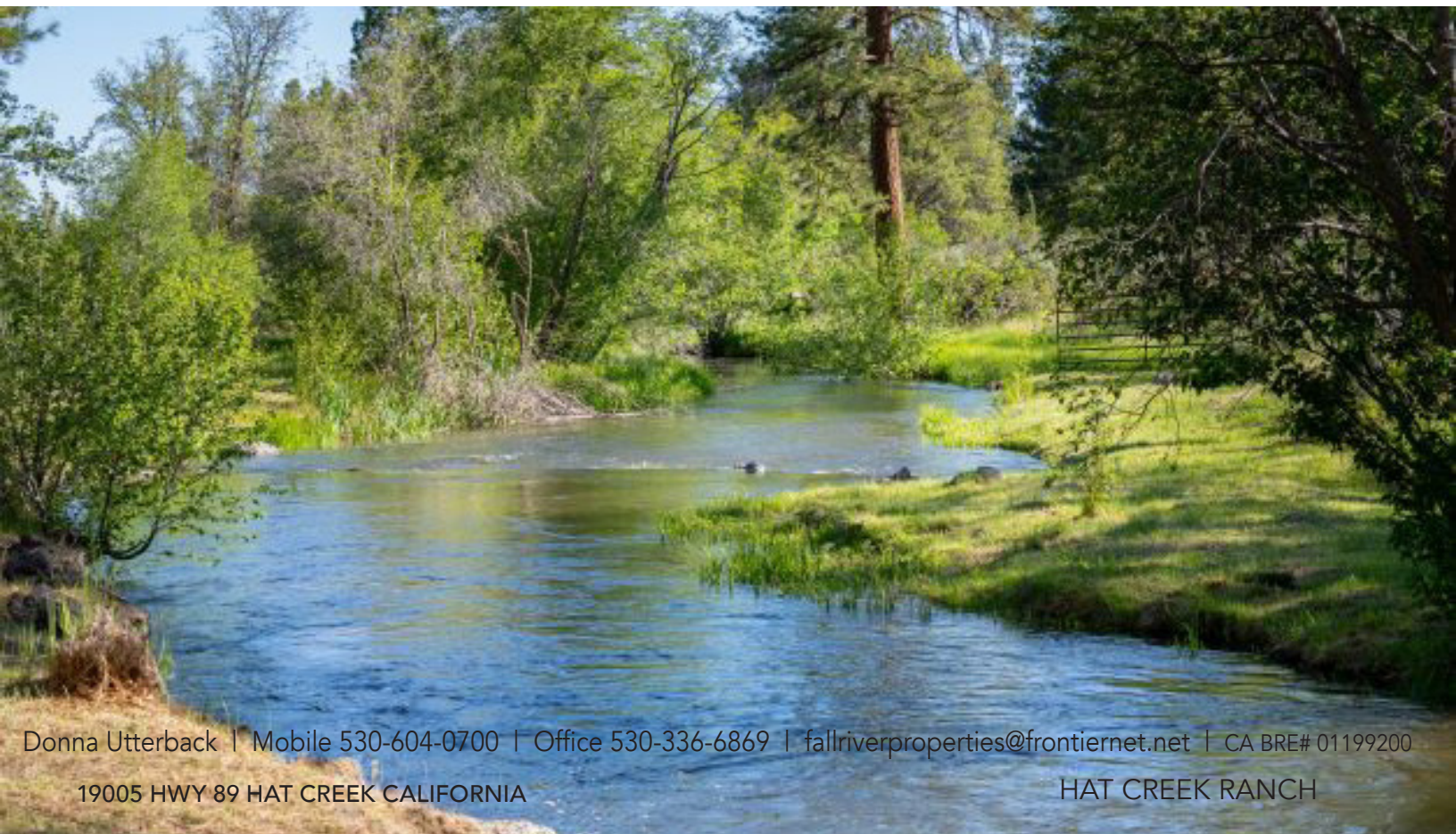
The "Brown" cabin sits on the opposite side of the creek, with 2,742 Sq Ft, 3 bedrooms and 2 baths, large living, dining and full kitchen.

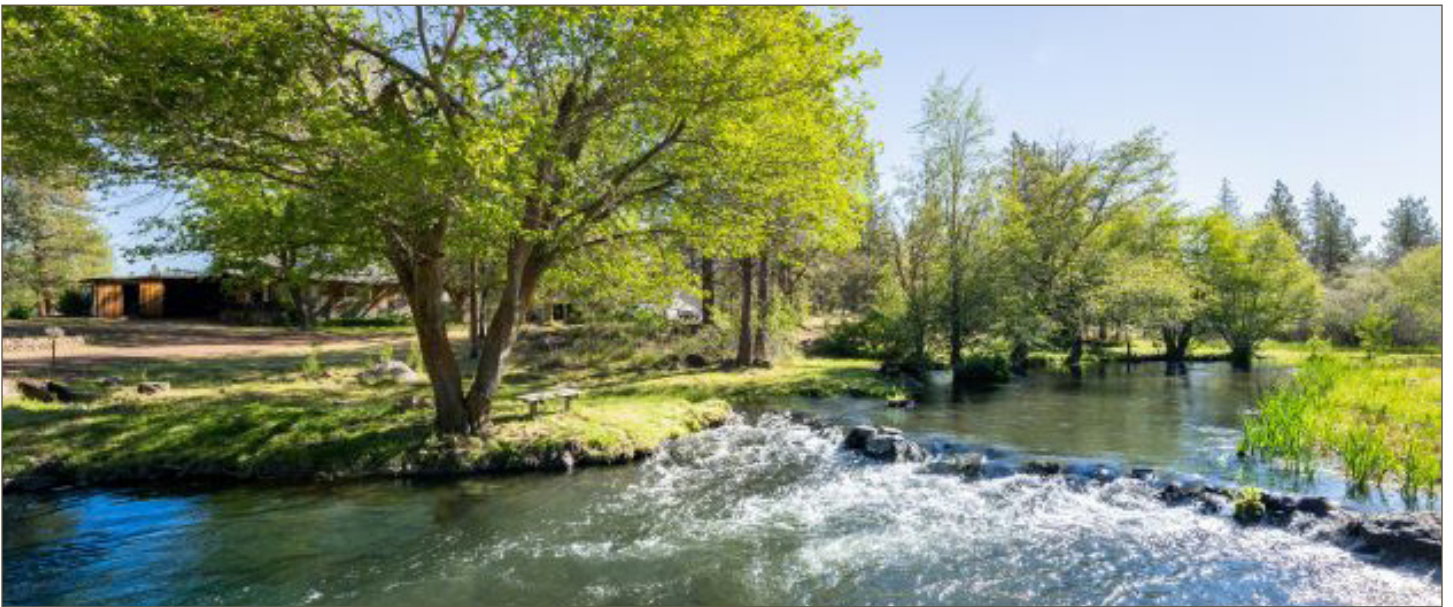
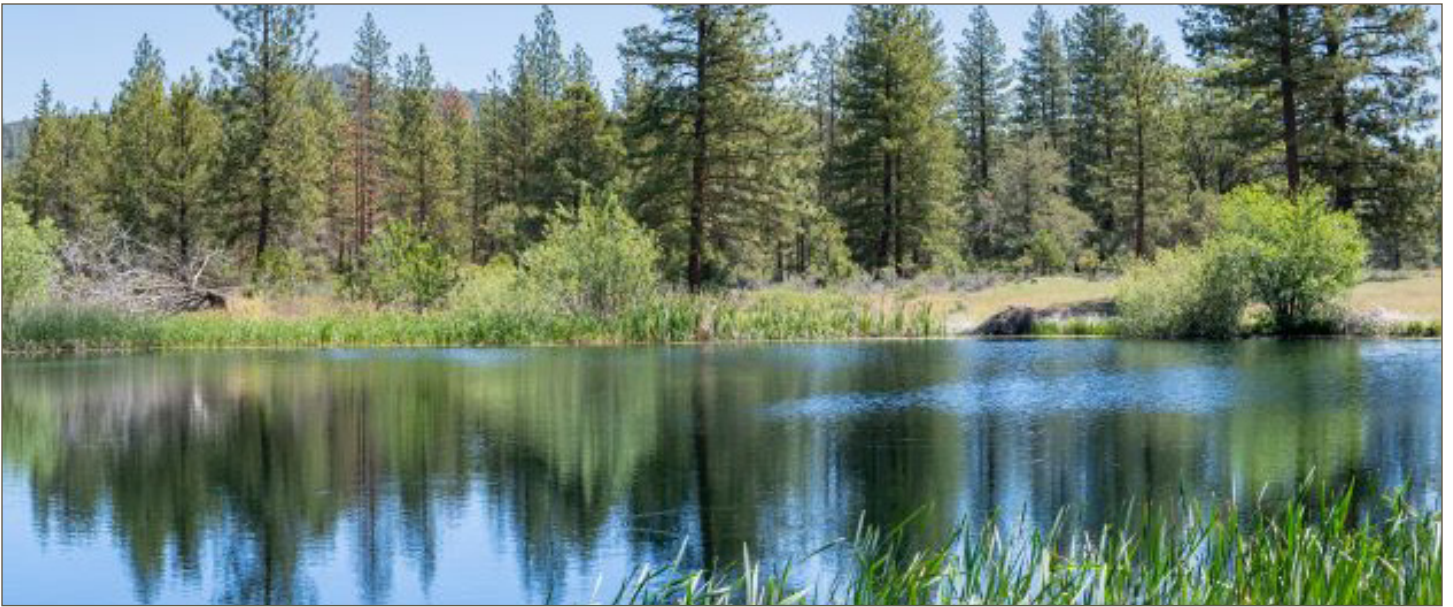




A FLY FISHERMAN'S DREAM

The ponds are a delight, not only for fishing, but swimming and small watercraft. The ranch has water rights from Hat Creek to flood irrigate the fields and feed the ponds via two gated diversion ditches. There is also an ag well to supplement the irrigation system. The ranch has water rights from Hat Creek to flood irrigate the fields and feed the ponds via two gated diversion ditches.







85 flood irrigated acres,
now growing alfalfa mix hay





Donna Utterback

Mobile 530-604-0700 | Office 530-336-6869 | fallriverproperties@frontiernet.net

CA BRE# 01199200



California
OUTDOOR PROPERTIES



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.