



19005 CA-89, Hat Creek, CA 96040

MLS #22-2656

Imagine Hat Creek flowing along the edge of your lawn, around your main house, then over a small fall, under a bridge, between two guest cabins, into a beautiful pond! Here it is! This 284+ acre ranch offers 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.

Address Information

Cross Street	Van Ness Lane	County	Shasta
Latitude	40.848135	Longitude	-121.519427

Property Description

Type	Single Family	Property Type	Residential
PropertyPlease Select....	Listing Type	Exclusive Right to Sell
Scope of Service	Full Service Listing	Area	12 - Hat Creek
List Price	3,300,000	SubdivisionPlease Select
Parcel Number	031-110-004, 031-570-002/003/008	Realtor.com Type	Residential - Single Family
Lot Dim or Acres	484.45 acres	Acres Range	81 Acres or More
Yr Bld Description	20-30 Years	Approx. SqFt.	2,422
Addl. Bldg Sqft.	2,742	Total Bedrooms	2
Total Bathrooms	3	Total Full Baths	3
Total Half Baths	1	RentedPlease Select.....

Remarks

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

Contract Information

Status	Active	List Date	05/26/2022
Exp Date	05/26/2023	Status Change Date	05/30/2022
Days On Market	5	Original List Price	3,300,000
Fallthrough Date	05/30/2022	Commission SO	3
Commission SO Type	%	Spec Comm See Rem	No

Agent/Office Information

Listing Office	California Outdoor Properties - Fall River 202503521 Office: 530-336-6869 Fax: 530-336-6226 DRE: 01838294 http://californiaoutdoorproperties.com	Listing Member	Donna Utterback DRE: 01199200 Office: 530-336-6869 Home: 530-336-6638 Cell Phone: 530-604-0700 http://californiaoutdoorproperties.com
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Donna Utterback
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Fall River Mills, CA 96028
530-336-6869
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<http://californiaoutdoorproperties.com>
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Details

How to Show:	By Appointment Req. Sntrlck: No; Bluetooth: N/A; Location: none; LBX Notice in Doc's: No; Cmbntn Box: No
Lockbox:	
SELM Filed on Listing:	Filed on Listing: No
Dining:	Breakfast Bar; Dining Area; Country; Eating Sp in Kitchen
Style:	Traditional
Lot Description:	Level; Privacy; Secluded
Story:	One; Two
Lot Type:	Country; Horse; Waterfront; 3 or more; Creek; Pond
Roof:	Comp
Exterior:	Wood Siding
Pool:	None
View:	Open; Water: Creek; Wooded
Bath:	Mstr Fiberglass
Parking:	Guest; Not Assigned; Oversized Parking
Additional Rooms:	Workshop; Laundry Room; Storage Room
Fireplace:	Dining Room; Fireplace: Wood; Living Room; Wood Stove
Floors:	Hardwood; Vinyl; Wall to Wall Carpet
Kitchen:	Counter Tops: Solid Surface; Dishwasher; Fuel Source: Propane; Range/Oven; Refrigerator Landscape: Front / Back; Laundry: Hook-ups; Guest House; Outbuildings; Carbon Detector; Shop; Door 36'; Dual Pane Windows; Smoke Detector; Fenced: None; Sprinkler: Automatic; Gated Entry; Gutters: Partially; High Speed Internet
Misc. Amenities:	
Recreation:	Walking Trail
Foundation:	Concrete Perimeter; Raised
Bonds:	HOA: None
Ownership:	Seller
Heat:	Forced Air; Wood Stove
Electric:	220V; Public; Pacific Gas & Electric
Cable:	None Available
Cool:	Central
Waste:	Septic
Water:	Well: Single User
Available Terms:	All Cash to Seller; Cash to New Loan
Possession:	Close of Escrow
Solar:	Solar: No
Road:	Dirt; Gravel
Ranch/Farm Amenities:	3 Phase Power; Ag Well; Barns; Fenced; Riparian Rights