

Headquarters – Shasta County – 1,441 contiguous acres

End of the road privacy, with gated entry. Cobblestone pavers from entry, around residential area, continuing up the private drive to main residence. All remaining roads are graveled. Fully fenced and cross fenced. Wood and metal pipe fencing around headquarters. Enrolled in the Williamson Act for lower tax rates.

Production: An average of 3,000 tons of hay annually.

- 630 acres of flood irrigated farm ground, producing alfalfa and grass hay.
- 145 acres irrigated pasture under pivot.
- 600+ acres grazing, native grass.

Ag Wells:

- 1) Pond well – 40 HP
- 2) Pond lift pump – 25 HP
- 3) Pivot well – 60 HP – operated from power or diesel generator.
- 4) S/W well – 75 HP

Improvements:

Hay Barns: Pole barns, metal roofs and metal sides. 2,800-ton total storage

- 1) 145 x 65 - 9,425 sf - 850 ton storage capacity.
- 2) 140 x 65 - 9,100 sf - 820 ton
- 3) 120 x 65 - 7,800 sf - 700 ton
- 4) 190 x 40 - 7,600 sf - 450 ton

Feed Barns: Pole barns, metal roof, metal feeder, concrete feeding area from end to end.

- 1) 120 x 50 – 6,000 sf
- 2) 75 x 45 - 3,375 sf

Horse Barn: Metal construction, metal roof, concrete floor, water and power.

35 x 55 – 1,925 sf – 5 stalls with turnouts.

Tack Barn: Wood construction, concrete floor, metal roof, water and power.

45 x 25 – 1,125 sf – 3 cedar lined rooms, storage room and covered hitching area.

Round Pen: Metal rails, 115 ft. diameter lined with sand.

Equipment Barns: Some metal construction, some older wood construction, all with metal roofs.

1) 165 x 30 - 4,950 sf

2) 170 x 50 - 8,500 sf

3) 140 x 30 - 4,200 sf

4) 100 x 30 - 3,000 sf

Shop: Metal construction, metal roof, concrete floor, 220 power and water.

40 x 40 – 1,600 sf – 2 rollup doors, office, kitchenette, ½ bath and wood stove.

Butcher Shop: Wood and rock construction, metal roof, concrete floors w/drains.

40 x 30 – 1,200 sf – cool rooms with ceiling rails, fully equipped cutting/wrapping room, 3 thermostatically controlled curing rooms, storage and ½ bath.

Small Equipment/Tool Shop: Metal construction, metal roof, concrete floor.

24 x 20 – 480 sf – man door and roll up door.

Music Studio: Wood construction, metal roof, concrete floor.

42 x 30 – 1,260 sf – with live room and sound proof acoustic treatment in control room. Lined with pine, high ceiling and lava rock fire place. Designed by David Gates, lead singer of Bread.

Dog Kennel: Wood construction, metal roof, concrete floor, water.

30 x 12 – 4 kennels under roof.

Backup Generator System

175 KW diesel generator to service headquarters during power outage.

Cattle Operation: The ranch currently runs 500 pair year-round. It has supported up to 750 pair in past years.

Enclosed hydraulic scales, covered working lane with squeeze. Cattle chute and several pens to separate cows. Several feed lots. All pipe construction

The well thought out fencing system makes it easy to move the cattle from one pasture to the next.

CARROLL BENCH - LASSEN COUNTY - 1,426+ CONTIGUOUS ACRES

The Bench is located approximately 5 miles east of the headquarters. There is 613 acres on the North side of HWY 299, and 813 acres on the South side. Currently used for spring grazing, winter feeding and calving. North section soils support potential for future developing of farm ground. Planted in a dryland crop in the 1980's. North section is zoned for 20 - 100 acre lots, creating potential for future development

North Section

Feed Barns: Pole barns, metal roof, metal feeder, concrete feeding area from end to end.

- 1) 195 x 60 - 11,700 sf
- 2) 200 x 60 - 12,000 sf

Corrals: Metal pipe construction, multiple pens, cattle chute

Several seasonal ponds, one supplemented by well on solar power.

South Section

Feed Barns:

- 1) 200 x 55 - 11,000 sf
- 2) 200 x 60 - 12,000 sf
- 3) 48 x 482,304 sf

Corrals: Metal pipe construction, multiple pens, cattle chute

Several seasonal ponds.

Single wide mobile home

Domestic well for home and stock water

HULBERT FIELD - MODOC COUNTY - 200 ACRES

Hulbert field is a 45-minute drive from the headquarters to the Northeast, just above the community of Lookout. The fenced and cross fenced 200 acres encompass a large sub irrigated meadow with year-round creek.

Corrals: Metal pipe construction, multiple pens, cattle chute

USFS Permit: The 200 acre parcels are situated in the middle of a Forest Service grazing permit for 304 AU, which runs from May to September.

Carrol Ranch – Headquarters – Residential Details

Main Residence:

There is an Inground heated pool with connecting hot tub, surrounded by stone. Pool house has an enclosed bar and sink, bath and storage. Covered patio overlooking pool. Strategic lighting for evening swims.

Great Room

Large open room with high beam ceilings
Front and back French doors opening to stone patios
Fully equipped wet bar
Media center
Stone fire place

Gourmet Kitchen

Natural edge stone floor
Wood ceilings
Large butcher block island with sink
Additional black soapstone baking island
Limestone countertops and beautiful backsplash
Knotty alder custom cabinets
6 burner gas range, hood with multiple fans and lights
Dual wall ovens
Warming drawer
Built in microwave
2 – kitchen sinks
2 – subzero refrigerators
2 – dishwashers
Butlers' pantry, Miele coffee bar, additional freezer
Under counter lighting and above cabinet ambient lighting
French doors to enclosed sun room with stone floor and corner wood stove, sunroom opens to main entry

OWNERS WING -South

Master Suite

Wood stove in sitting area
French doors to private deck
Exposed wood beam ceiling and wood floors

Jacuzzi soaking tub, large walk-in shower, separate sauna
Dual vanities
Large walk-in closet with built in dressers
Glass door from bath to open patio with view of manmade waterfall

Executive Office with French door to patio
Large second office/hobby room with master laundry, French doors to private deck

ADDITIONAL BEDROOM WING -North

This wing can be closed off if not in use
Each bedroom is on its own tier up the hillside
Laundry room on first tier
Each bedroom has its own unique bath and walk-in closet.
Exposed beam ceilings, wood floors and ceiling fans
Each room has a French door to connecting stone patios stepping down to main patio.
These rooms have filtered views of the lake
Hall door to manmade waterfall and hillside

Lower Level

Oversized dumbwaiter transfers items to upper level

Wine Cellar

Temperature controlled
Wood and stone features
Reclaimed "Sebastiani" wood paneling setting off a wonderful old time cellar ambiance

Additional Rooms

Exercise room
Mud room with storage, bath and shower
Storage room for hunting/fishing supplies
Potting/gardening room

Detached 3 Car Garage & Guest Quarters

Each bay has its own electric door
Studio style guest quarters, with 4 murphy beds
3 – double and one single
Kitchenette, bath with shower

Pool

Inground heated pool

Flagstone patio surrounding pool with connecting spa, continuing into covered patio and pool house

Pool house has sink with bar, cabinets, ½ bath and storage room.

Lights for evening swims

Exterior

Home is sided with wood and stone

Metal Roof on main residence and garage

Marvin windows

Custom iron handrailing along stairs and patios

Built-in stone fire pit ring

Flagstone patios, walkway from main level down to pool

Mature landscaping, night lighting throughout

Cobblestone pavers from drive throughout parking area

Stone fencing along drive

Private gated entry to main residence

Additional Information

2 – forced air heating and cooling units

2 – hot water heaters

Craftsman style molding and trim throughout home

Easy access to plumbing and heating system under home

Generator automatically turns on during power outages

Historical Farm House Typical floor plan for older homes, with several rooms all connecting

This home is over 100 years old

2700 sq ft two story home has been renovated in several stages throughout the years

Covered entry porch, back and side porch

Livingroom with wood stove

Country kitchen with tile counters, white wood cabinets

Gas range, warming oven, 3 door stainless refrigerator, dishwasher and garbage compactor

Large pantry, cool room

Full bath off oversized laundry room

Formal dining room with wood floors

Office between dining room and downstairs bedroom

Five bedrooms, 4 upstairs with one bath

F/A heating and air

Wood siding and metal roof

Historical Farm House Continued

Fenced yard and garden area
Dog kennel behind house
Concrete path to front gate, music studio and garage
Fenced in yard

Detached 2 car garage
Two electric doors
Work bench
Storage room
Additional side ATV garage
Upstairs bonus room
Wood construction, metal roof

Managers House Comfortable open floor plan

2000 sq ft home remodeled and extended room addition
Enclosed front porch
Large living room opens to family room, country kitchen and dining area
Kitchen and dining area have stone flooring
Granite counters, butcher block island
Gas range, 3 door stainless refrigerator and dishwasher
Corner wood stove
Family room off living area with upper loft
Master bedroom has large bath, tile counters, dual sinks,
Jetted tub and separate shower. Door to back deck
2 additional bedrooms, guest bath, laundry to side deck
F/A heating and air, monitor heater
Wood siding and metal roof
Fenced yard

Chicken coop, cool room and storage room

5 Acre Private Man-Made Lake

The water source for the lake is an artesian spring. There is a lift pump used for irrigation purposes. Recreational aspects include fishing, swimming and small boats. There are two docks, one on a small island. The overflow creates a small creek that meanders through the ranch, ideal for stock water! Stunning views of Mt. Shasta are enjoyed along the lake. Wildlife includes quail, waterfowl, turtles, deer, hawks and bald eagles, just to name a few.