



introducing

THE CARROLL RANCH

\$16,595,000 | 3,068 ± Acres | Shasta County



ENCOMPASSING 3,068 ACRES IN THREE COUNTIES.

STRATEGICALLY SET UP WITH SEVERAL HAY/FEEDING BARNS, PONDS AND GATHERING CORRALS

The Carroll Ranch is easily one of the most impressive ranches in the North State. The new owner will not only enjoy the well set up farming and cattle aspect of the ranch, but also the multiple hunting and recreational opportunities at their fingertips. The Carroll Ranch, a paradise of its own making.

The headquarters, and heart of the ranch, is nestled in the beautiful Fall River Valley, with irrigated farm ground and pastureland, three homes, including a 7,700 square foot masterpiece tucked against the hillside.

Multiple hay, feed, and equipment barns. Shop, small equipment shop, music studio, custom horse barn, tack barn, plus several storage buildings and full butcher shop facility. Large artesian fed lake used for irrigation as well as fishing, swimming and boating.

630 acres of prime irrigated hay ground, 145 acres of irrigated pasture and plenty of range land to support up to 750 pair year-round.

The remainder of the ranch is located in Lassen and Modoc counties, used for spring grazing and winter feeding.

The Fall River Valley offers amazing views, rich soils for farming, abundant recreational and hunting opportunities including renowned fly fishing, and a peaceful lifestyle. The valley boasts one of the largest freshwater spring systems in the nation. Water is not an issue here!

Located between Mt. Shasta and Mt. Lassen. The community has all the amenities you would hope to find in a small community, and some surprises as well. An 18-hole golf course, an airport with a 5,000 ft. runway, medical, dental, and veterinary facilities, and a hospital with a new emergency room. Numerous restaurants, motels, grocery stores, and more.

Contact Denny Prins 530-410-5755 and Donna Utterback 530-604-0700



27744 LEE ROAD, MCARTHUR, CA.

CARROLL RANCH

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27744 Lee Road
McArthur, California

COORDINATES
41.0929794N, 121W

LOCATION/DIRECTIONS
Heading East out of McArthur on HWY
299, turn left on Lee Road. Ranch is at
the end of the road.

TAXES
\$69,429/year (2021)



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RANCH HEADQUARTERS

The ranch headquarters are in Shasta County consisting of 1,441 contiguous acres.

End of the road privacy, with gated entry.

Cobblestone pavers from entry, around the residential area, continuing up the gated private drive to the main residence. All remaining roads are graveled.

Fully fenced and cross fenced. Wood and metal pipe fencing around headquarters.



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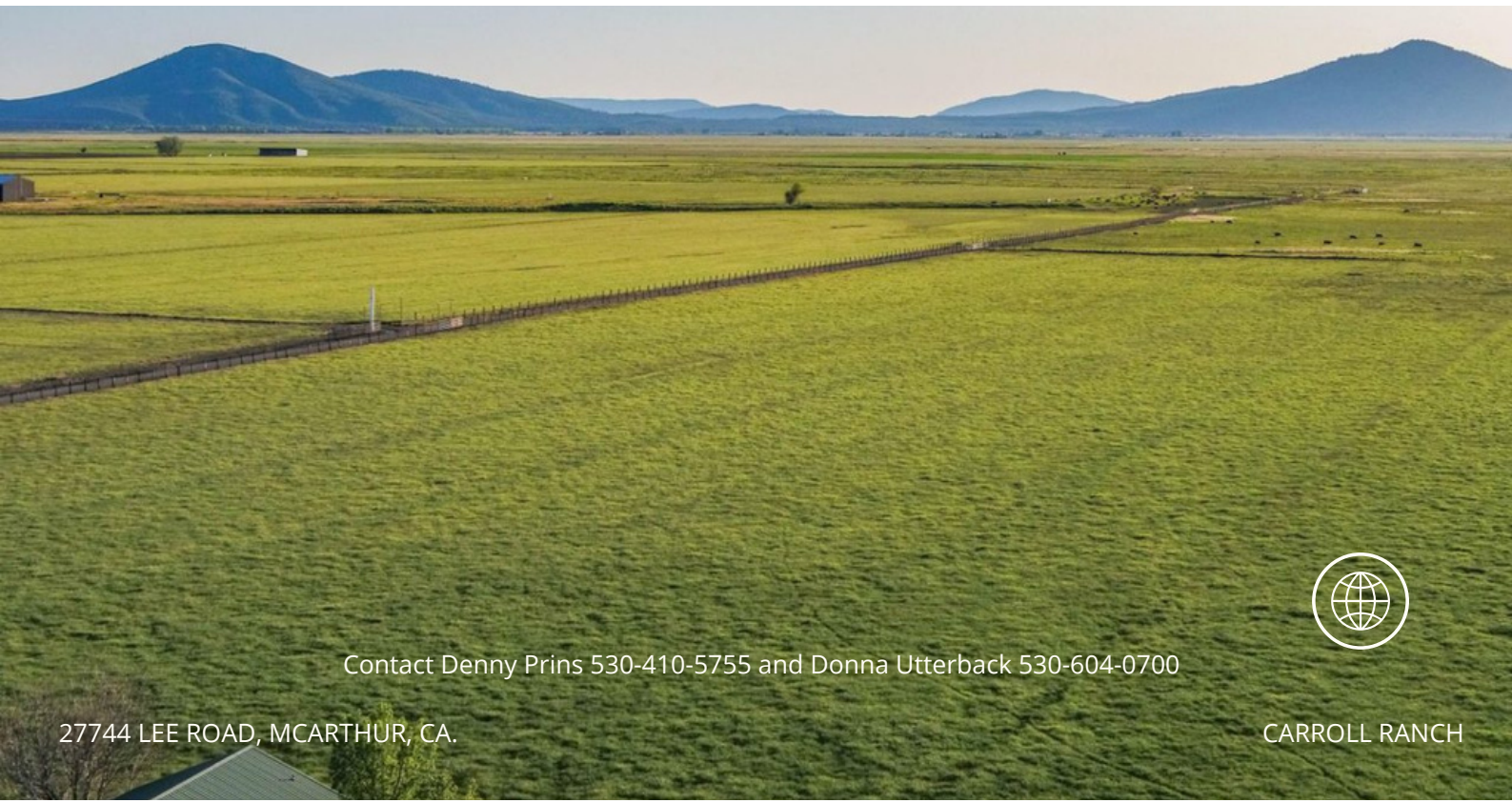


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1,411 CONTIGUOUS ACRES

Water comes from 3 ag wells and one lift pump from the lake, irrigating by pivot and flood. The ranch produces an average of 3,000 tons of hay annually with 4 hay barns storing 2,800 tons and 2 feed barns.



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MAIN HOME

The main home was built on a hillside, designed in consultation with Neil Wright out of Sun Valley, Idaho. Masterfully constructed by craftsmen and artisans in 2000. Attention to detail and comfort is apparent from the minute you enter this amazing home.

An impressive 7,700 Sq. Ft. of living space under one roof. Four bedrooms, 5 1/2 baths. The wood and stone construction blends perfectly with the landscaping. The owners have used reclaimed wood from a historical building in Yosemite, milled in Mc Cloud, to create the massive beams and the large plank flooring you will find in the home.

The great room, kitchen, enclosed sun room, office, and master suite are on the main floor, and the additional three bedrooms with en-suite baths, are strategically built along the contour of the hillside.

The wine cellar, mud room with bath, exercise room, storage room, and garden potting room are on the lower floor.

The gourmet kitchen is a delight, with the baking center, butcher block island, 3 sinks, 2 dishwashers, 6 burner gas range, dual ovens, and butler's pantry.

The detached 3-car garage has guest quarters above. Mature landscaping, stone patios, and hand-crafted iron handrails are strategically laid out around the home, inground heated pool, spa, waterfall, and built-in fire pit.



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INTERIOR



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7,700 Sqaure Feet



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THE MAIN HOME

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IMPROVEMENTS

TWO STORY FARMHOUSE is over 100 years old, remodeled over time. 2700 square feet with 6 bedrooms and 2 baths. Large living room, country kitchen, and formal dining-room. Enclosed front, side, and back porches. Detached 2-car garage with storage.

MANAGERS HOME is 2000 square feet offering 3 bedrooms and 2 baths. The living room opens to the family room and country kitchen with granite counters and butcher block island, stone floor in the kitchen, and dining area. The master suite has jetted tub, separate shower, and dual sinks.

Multiple hay, feed, and equipment barns.

Shop, small equipment shop, music studio, custom horse barn, tack barn, several storage buildings and full butcher shop facility.

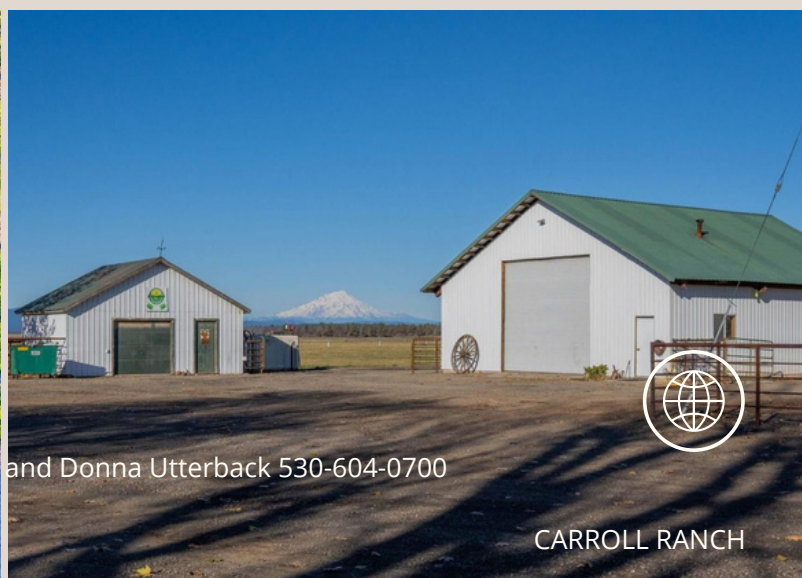


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CATTLE OPERATION



The ranch currently runs 500 pairs year-round; the ranch has supported up to 750 pairs in past years.

Enclosed hydraulic scales plus covered working lane with squeeze. Cattle chute and several pens to separate cows.

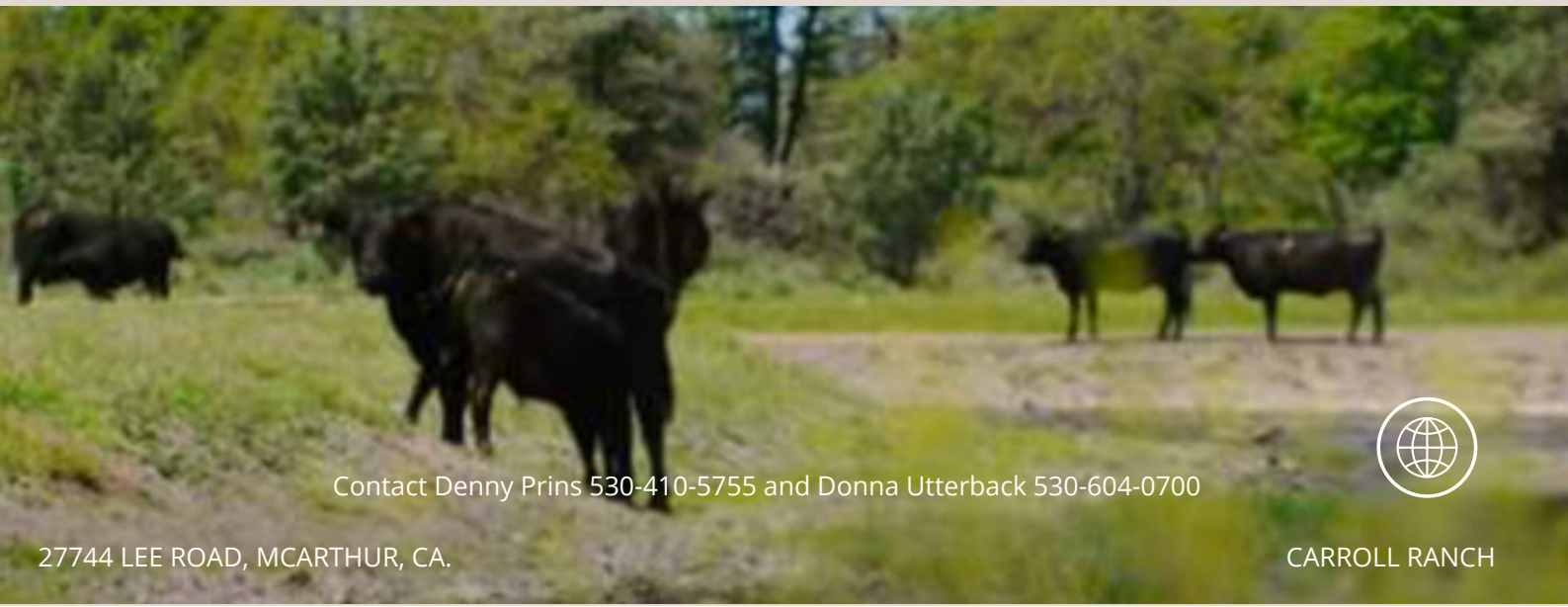
All pipe construction.

The well-thought-out fencing system makes it easy to move the cattle from one pasture to the next. Multiple feed lots and feed barns.

Enrolled in the Williamson Act for lower tax rates.



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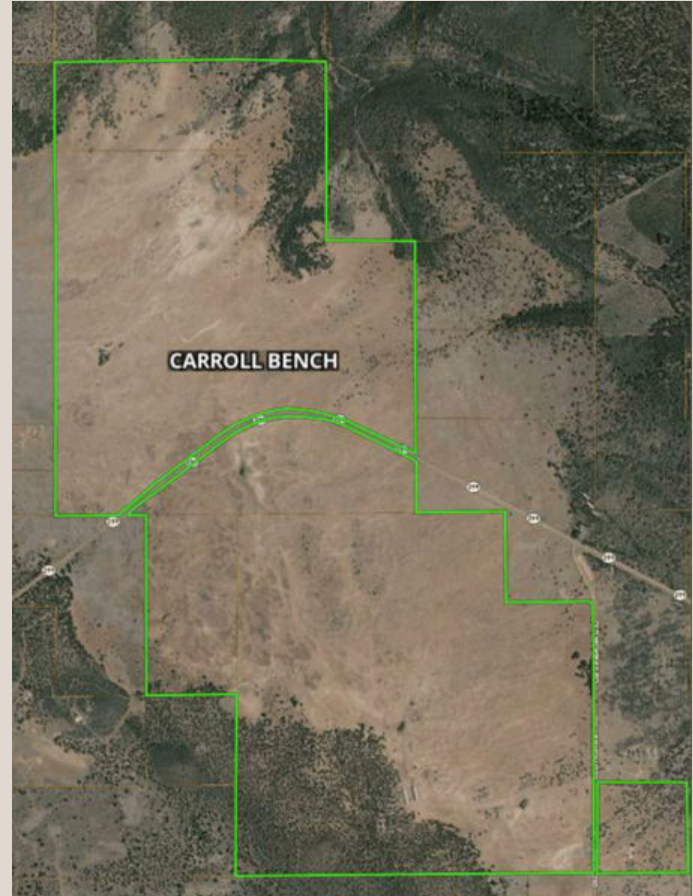
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Located about 5 miles from the headquarters, currently used for spring grazing plus winter feeding.

1,426 acres, 5 feed barns, several ponds, corrals, & a single wide mobile home.



200 acres ~ Modoc County

Located about 45 minutes to the North East, is an additional 200 acres.

This section is fenced & cross-fenced with corrals, offers a year round creek flowing through meadows, along with a 300-cow Forest Service Grazing permit.



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