



Presented by

DONNA UTTERBACK

REAL ESTATE AGENT

CA BRE 01199200

530.604.0700

POPE/JENSEN RANCH ON FALL RIVER

\$3,200,000 | 268 ± Acres | Shasta County

Fall River Mills, California

ADDRESS

Lot 22 River Bank Road
Fall River Mills, California

COORDINATES

41.0709618N, 121W

LOCATION/DIRECTIONS

Turn off HWY 299, either in Fall River onto Glenburn Road,
or in McArthur onto McArthur Road.
Continue on McArthur Road to Riverbank Rd on right.

DO NOT ENTER PROPERTY

TAXES

\$1,842/year (2021)



Picturesque river frontage...

This incredible riverfront property has remained within the same family for nearly a century, spanning over 100 years of cherished memories!

Encompassing a vast 268 acres, this ranch boasts an astounding 3 miles of picturesque river frontage. Situated adjacent to the Upper Fall River in the northeastern region, it also shares a boundary with the confluence of the Tule and Upper Fall River, forming the tranquil and meandering Fall River.

The property's beauty is further enhanced by the river as it gracefully flows along the southeastern and southwestern edges of the land.



Prepare to be captivated...

by the awe-inspiring vistas in every direction, showcasing the majestic peaks of Mt. Shasta and Mt. Lassen.

These breathtaking views add an enchanting touch to the already stunning landscape.



Recreation...

Prepare to be immersed in a tapestry of scenic wonders as you navigate through this remarkable aquatic route, an extraordinary journey spanning approximately 22 miles along a network of breathtaking waterways.

Explore the meandering paths of the Tule River and the Little Tule River, where serenity and natural beauty abound. Traverse the shimmering expanses of Eastman Lake and Big Lake, where tranquility meets expansive horizons.

Crystal Springs, Ahjumawi Lava Springs State Park, Fall River, and Upper Fall River, each offering their unique charms and captivating landscapes.



Indulge in the ultimate fly fishing experience on this remarkable river system.

With its pristine waters and abundant fish populations, it offers an unparalleled opportunity for fly fishing enthusiasts to engage in their beloved sport.

Great for water sports of all kinds, boating, swimming, skiing, jet skis, paddle boarding, and canoe activities are endless.

Amazing waterfowl hunting both on the river and land.



The Homestead...

On the property, you will find an uninhabitable old homestead, a pole barn, and an aged hay barn.

Rebuild the old barn or reclaim the wonderful boards on both homestead and barn.

Build your dream home with river and mountain views. Consider either rebuilding the old barn or re-purposing the remarkable boards from both the homestead and barn. Power to property, water out of Fall River. Septic would be required.

The property is fenced, with some cross-fencing needing some attention.





Property use...

Traditionally, this property has served as a ranch primarily focused on cattle and hay farming, with the emphasis currently being on cattle rearing.

There is an Ag pump in the river, which can irrigate the entire ranch via flood ditches.







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