



41019 Old School Rd, Fall River Mills, CA 96028

MLS #22-5609

Great opportunity to own this 145+ acre ranch in the beautiful Fall River Valley. This property has so much to offer! Cozy main home, rustic guest cabin, metal shop, animal/hay barn, smaller shop, chicken coop, animal shelters, 3 bay car port, tool storage and multiple outbuildings. Large pasture area, at one time irrigated by Ag well. The owners were collectors of old farm hand implements, which you will find throughout the property. Beautiful meadows, mature oaks and pines. There is even a totem pole! Mostly fenced with cross fencing. The 1200 sf main home has 1 bedroom and 1-1/2 baths. Large kitchen with knotty pine cabinets. Island bar has copper sink. So many extras like built in buffet and desk area. Living room with wood stove and lots of windows. Laundry room and mud room.

#### Address Information

Cross Street	McArthur Road	County	Shasta
Latitude	41.079142	Longitude	-121.518445

#### Property Description

Type	Single Family	Property Type	Residential
Property	....Please Select....	Listing Type	Exclusive Right to Sell
Scope of Service	Full Service Listing	Area	56 - Fall River Mills
List Price	650,000	Subdivision	....Please Select
Parcel Number	023-510-001/002 and 023-500-014	Realtor.com Type	Residential - Single Family
Lot Dim or Acres	145.8	Approx. Acres	145
Acres Range	81 Acres or More	Yr Bldg Description	30+
Approx. SqFt.	1,200	Addl. Bldg Sqft.	750
Total Bedrooms	1	Total Bathrooms	2
Total Full Baths	1	Total Half Baths	1
Rented	....Please Select....		

#### Remarks

Private Remarks	The home has settled over the years, there are some cracks in walls and foundation.
Directions	Heading NW on McArthur Road, turn onto Old School Road, property is first drive on left.

#### Contract Information

Status	Active	List Date	11/29/2022
Exp Date	11/29/2023	Status Change Date	11/30/2022
Days On Market	16	Original List Price	650,000
Commission SO	3	Commission SO %	

Spec Comm See No Rem

#### Agent/Office Information

Listing Office	California Outdoor Properties - Fall River 202503521	Listing Member	Donna Utterback
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**Donna Utterback**  
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#### Details

<b>How to Show:</b>	By Appointment Req. Sntrlck: No; Bluetooth: N/A; Location: N/A; LBX Notice in Doc's: No; Cmbbtn Box: No
<b>Lockbox:</b>	
<b>SELM Filed on Listing:</b>	Filed on Listing: No
<b>Dining:</b>	Breakfast Bar; Dining Area; Country; Eating Sp in Kitchen
<b>Style:</b>	Traditional
<b>Lot Description:</b>	Level
<b>Story:</b>	One
<b>Lot Type:</b>	Country; Horse
<b>Roof:</b>	Comp
<b>Exterior:</b>	Vinyl Siding
<b>Pool:</b>	None
<b>View:</b>	Filter; Mountain; Wooded
<b>Bath:</b>	Fiberglass; Other
<b>Parking:</b>	Oversized Parking
<b>Additional Rooms:</b>	Workshop; Laundry Room; Storage Room
<b>Fireplace:</b>	Wood Stove
<b>Floors:</b>	Vinyl; Wall to Wall Carpet Built-in Oven: Single; Cook Top; Counter Tops: Solid Surface; Disposal; Dishwasher; Fuel Source: Propane; Microwave: Built-in; Refrigerator; Island
<b>Kitchen:</b>	1st Floor Bathroom; 1st Floor Bedroom; Landscape: Front / Back; Laundry: Washer & Dryer Included; Outbuildings; Carbon Detector; Partially Fenced; Shop; Door 36"; Dual Pane Windows; Smoke Detector; Fenced: Partial; Fruit; Patio: Deck-Other; High Speed Internet
<b>Misc. Amenities:</b>	Walking Trail
<b>Recreation:</b>	Concrete Perimeter
<b>Foundation:</b>	
<b>Bonds:</b>	HOA: None
<b>Ownership:</b>	Seller
<b>Heat:</b>	Propane: Leased; Wood Stove; Other
<b>Electric:</b>	220V; Pacific Gas & Electric
<b>Cable:</b>	None Available
<b>Cool:</b>	None
<b>Waste:</b>	Septic
<b>Water:</b>	Well: Single User
<b>Available Terms:</b>	All Cash to Seller
<b>Possession:</b>	Close of Escrow
<b>Solar:</b>	Solar: No
<b>Road:</b>	Gravel
<b>Ranch/Farm Amenities:</b>	Ag Well; Barns