



OUTDOOR PROPERTIES

FARMS | RANCHES | RECREATIONAL PROPERTIES | LAND | LUXURY ESTATES



Hayes Springs Ranch

500 ± Acres | Shasta County, CA



707 Merchant Street | Suite 100 | Vacaville, CA 95688

707-455-4444 Office | 707-455-0455 Fax | www.CaliforniaOutdoorProperties.com

DRE# 01838294



Introduction



Welcome to a Northern California paradise, where adventure and tranquility combine into one magnificent estate! The 500-acre Hayes Springs Ranch offers an unparalleled living experience in the heart of nature offering complete privacy and tranquility, free from any external disruptions. What a rarity it is to find a property with such a unique ecology in California. The ranch is an excellent family compound complete with a sprawling 5,500 SF lodge, a primary residence, a guest cabin, a 4,000 SF shop, and a 75 ft pool and spa. The spacious living areas are well-suited to entertaining family and friends, while the warm fireplaces provide a cozy ambiance. Sit outside on the large deck and take in the beautiful meadow and spring creek views.

What truly sets this property apart is the abundance of outdoor recreation opportunities it offers. With four mountain lakes and nearly a half mile of spring-fed meadow creek, the water activities are endless. From trophy trout fishing and swimming to kayaking and stand-up paddleboarding, you'll have access to some of the most enticing mountain lakes in the region. The property's expansive acreage also offers plenty of opportunities for hunting, hiking, biking, ATVing, and horseback riding.

This Northern California gem is an idyllic retreat from the hustle and bustle of city life. Here, you can escape to a peaceful haven that offers a true sense of relaxation and rejuvenation. With its combination of luxurious amenities and exceptional outdoor recreation opportunities, this property is the perfect destination for those seeking the ultimate outdoor lifestyle and escape. Hayes Springs Ranch is currently run as a commercial fly-fishing lodge but can be used as a family retreat, corporate retreat, or private residence. The ranch is located only 1 hour from Redding and 4.5 hours from Sacramento and the Bay Area.



Highlights

- 500-acre Northern California Paradise
- Excellent property to use as a family retreat/compound, corporate retreat, or commercial fly-fishing operation
- Improvements:
 - 5,500 SF Lodge: 8 bedrooms and 4 bathrooms
 - 75 ft heated saltwater pool and spa
 - Fruit orchard next to pool/spa with drip irrigation
 - Attached 2,000 SF shop with 12 foot roll-up doors
 - Plus an additional 3 car garage
 - Tesla charging station
 - 2,643 SF Primary Residence: 4 bedrooms and 3.5 bathrooms
 - 2,000 SF Guest Cabin: 6 bedrooms and two bathrooms
 - 4,000 SF Shop Building with rollup doors
- 6kW hydro-turbine fed via spring water
- 48 solar panels
- Four Lakes
- Two Ponds
- Nearly half a mile of spring-fed meadow creek
- Multiple springs and artesian springs
- Outstanding recreation
- Trophy trout fishing, hunting, hiking, horseback riding, ATVing
- Home to soaring eagles, turkey, quail, deer, otter, beaver, fox, and on occasion, bear and mountain lions
- Located 1 hour from Redding and 4.5 hours from Sacramento and Bay Area

Water

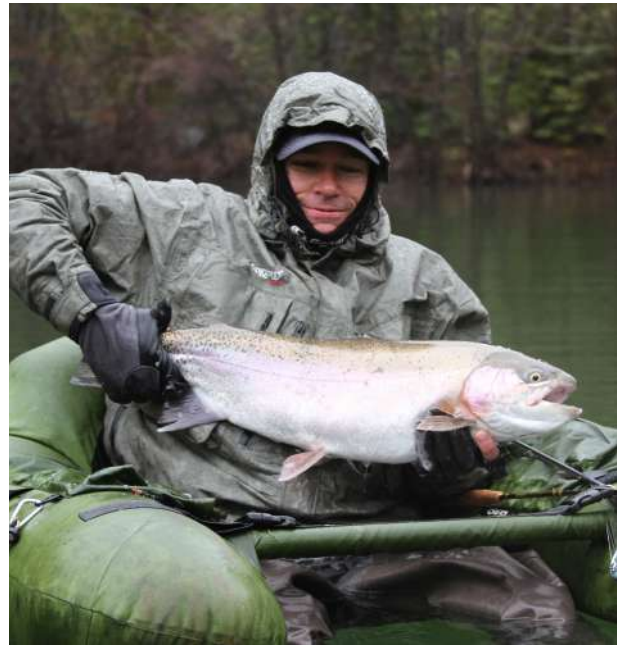


Hayes Springs Ranch has an amazing amount of water. There are four lakes, two ponds, nearly half a mile of spring-fed meadow creek, multiple springs, and numerous artesian springs. The principle ranch springs produce over 500 GPM of pure artesian water that is 49 degrees, year-round. A second artesian spring produces 900 GPM that feeds the hydroelectric penstock.



Recreation

There is no better place to enjoy outdoor recreation than Hayes Springs Ranch. This is the ultimate Northern California outdoorsman lifestyle. Activities include trophy trout fishing, swimming, paddleboarding, and kayaking. There are beautiful rainbow trout some up to 18-29 inches! The property has served as a premier fly fishing catch and release retreat for many years. It is also located just minutes from the Pit River, which offers blue ribbon fishing. In addition to water activities, there is hunting, hiking, horseback riding, and ATVing.



The property is surrounded by nature, so it is home to a multitude of species. These species include soaring eagles, nesting honkers, turkey, quail, otter, beaver, deer, fox, and on occasion, bear and mountain lion.



Improvements

The Lodge:

The 5,500-square-foot lodge is a masterpiece! This spacious yet comfortable lodge features eight bedrooms, four bathrooms, two spacious living rooms, a kitchen & dining room, and four fireplaces. There is one 30-foot high rock fireplace in the living room with large windows that capture unobstructed views of the ranch's natural beauty. A tranquil setting to relax and wind down. Attached to the main lodge is a 2,000-square-foot shop with 12-foot roll-up doors plus an additional 3-car garage. There is also a Tesla charging station with a dedicated EV meter that receives discounted municipal electric rates next to the lodge. The shops and garages can accommodate more than 10 vehicles, RVs, or boats.



Improvements Cont'd



Outside, there is a large deck that overlooks a gorgeous lush meadow to spring creek and beyond. Adjacent to the deck is the 75-foot heated saltwater swimming pool and spa. The pool and spa use solar and gas heating for optimal temperature. A drip irrigated fruit orchard with peaches, pears, and cherries stands next to the swimming pool.



Improvements Cont'd

Primary Residence:

The 2,643 square-foot primary residence was constructed of rare Port Orford cedar logs and overlooks a pond and lake from its hillside location. This two-story home has four bedrooms, three and a half bathrooms, a large kitchen, and a dining and living room.



Improvements Cont'd

The Guest Cabin:



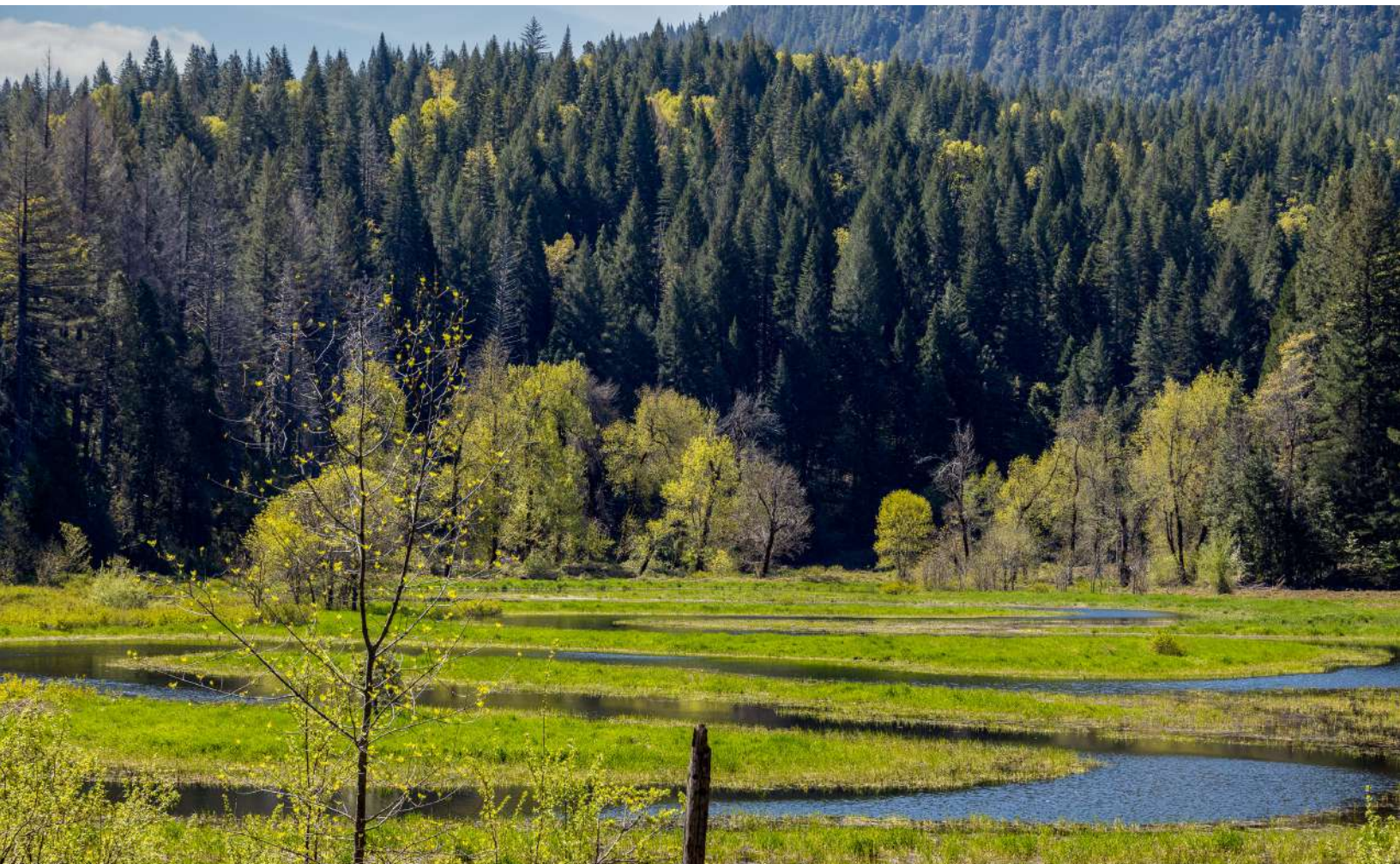
The 2,000 square foot guest cabin is a unique, one-of-a-kind wooden cabin made from hand-hewn timbers and boards, all taken from the ranch. This two-story cabin has six bedrooms, two bathrooms, an open living and kitchen combo, and beautiful beams throughout. There is a deck with views of the pond and lake in the distance.



Additional Improvements:

Additional improvements on the ranch include a 4,000 square foot shop building with rollup doors. There is also a 6kW hydro-turbine fed via spring water and 48 solar panels.

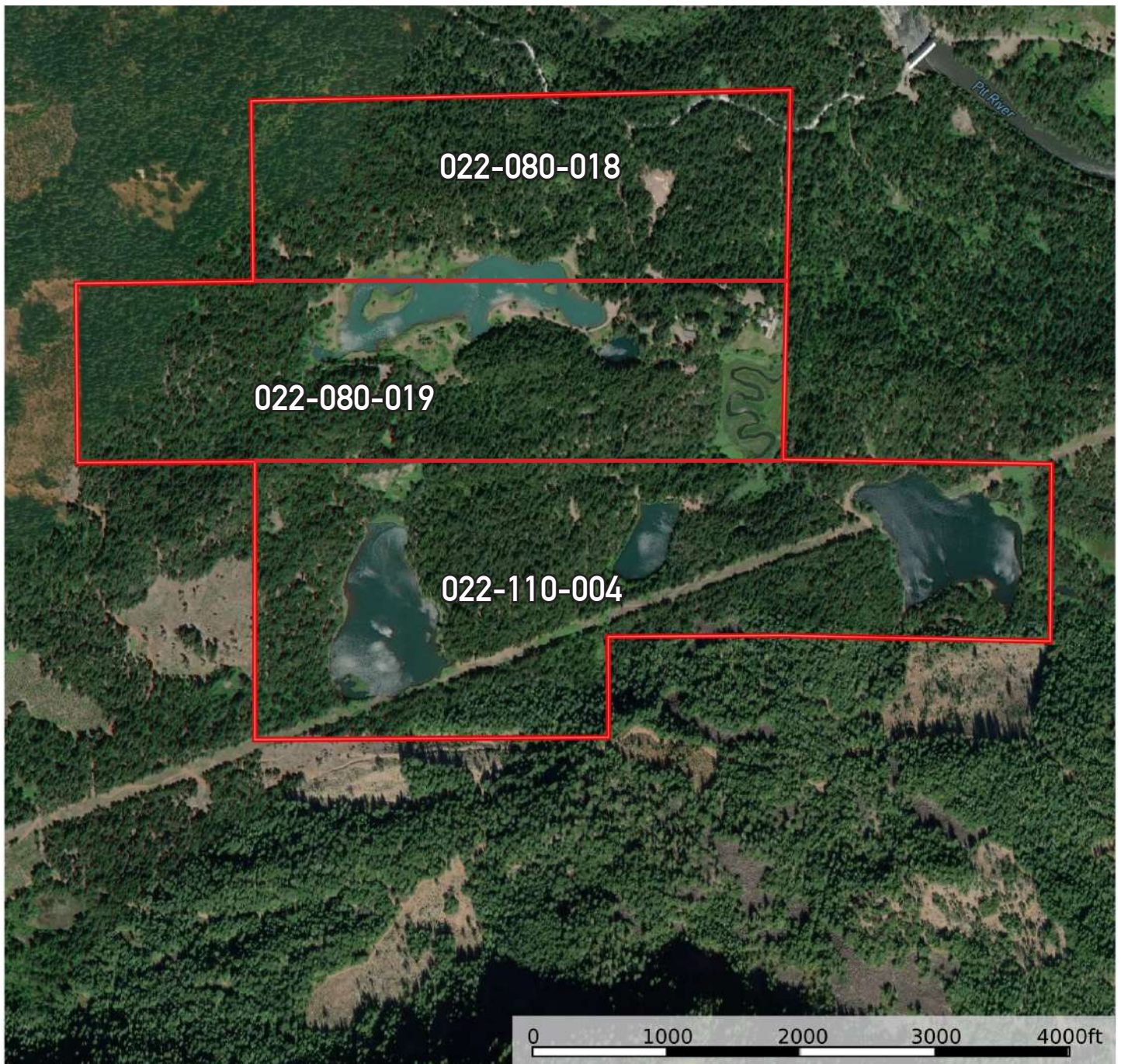




Size & Zoning

The Hayes Springs Ranch consists of three parcels totaling 500 acres. All parcels are zoned TP (timber preserve). The total tax amount for the year 2022 was \$12,874.

| APN | ACRES | ZONING | WILLIAMSON ACT (Y/N) | TAXES (2022) |
|--------------|------------------|--------|----------------------|-----------------|
| 022-080-018 | 120 acres | TP | N | \$105 |
| 022-080-019 | 160 acres | TP | N | \$12,046 |
| 022-110-004 | 220 acres | TP | N | \$723 |
| TOTAL | 500 acres | | | \$12,874 |



Location



About Big Bend, CA:

Big Bend is located in Shasta County California in the Madesi Valley, in northeastern California. The name comes from a major Pit River course change. Thousands of years before the 19th century, Big Bend was home to the Madesi Tribe of the Pit River Native Americans. Big Bend has several natural attractions such as its several geothermal hot springs, the Pit River which has excellent fishing for McCloud River red band trout, and Iron Canyon Reservoir where the water is diverted from the McCloud River at Lake McCloud. Recreation at the reservoir includes fishing, hunting, camping, and hiking. Big Bend's surrounding towns also provide a lot of recreation. Burney, California which is the "gateway to the Intermountain Area." There are several areas for fly fishing and outdoor recreation including McArthur-Burney Falls State Park which has the famous Burney Falls!

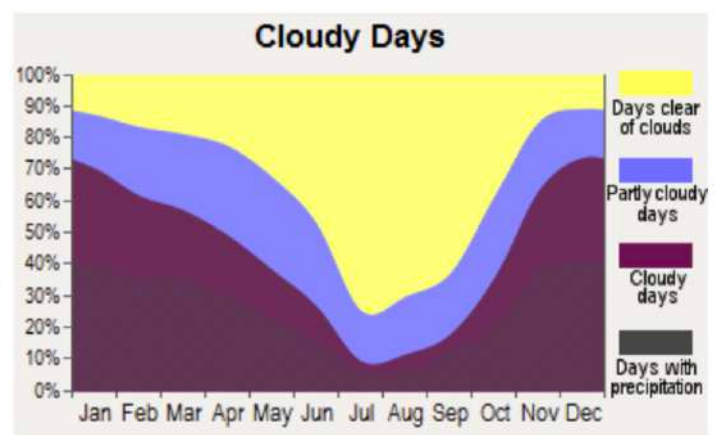
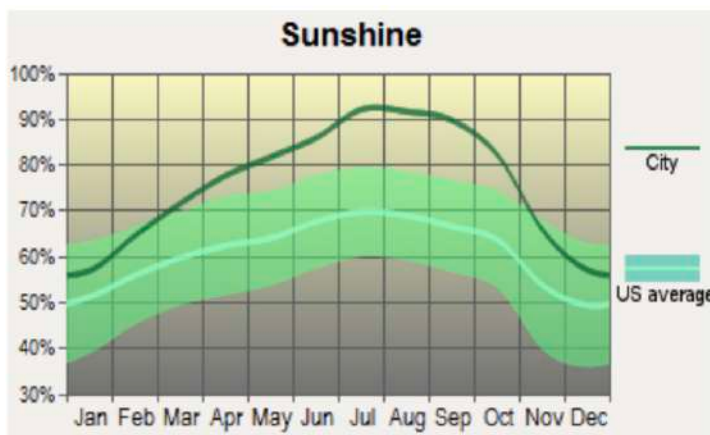
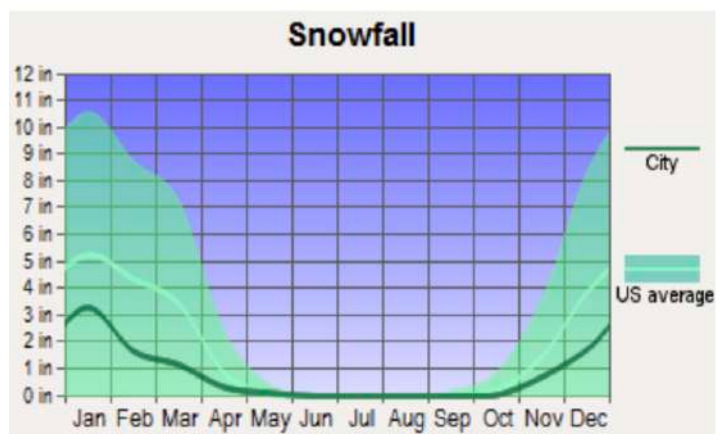
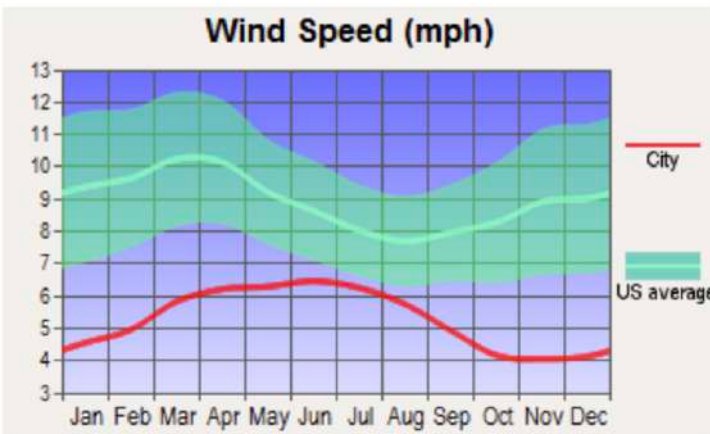
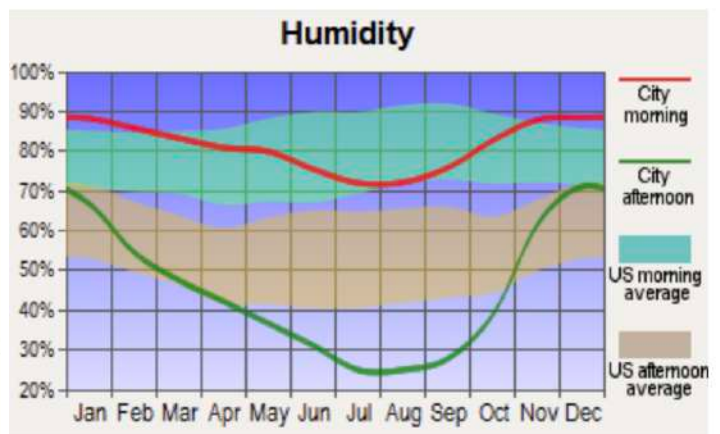
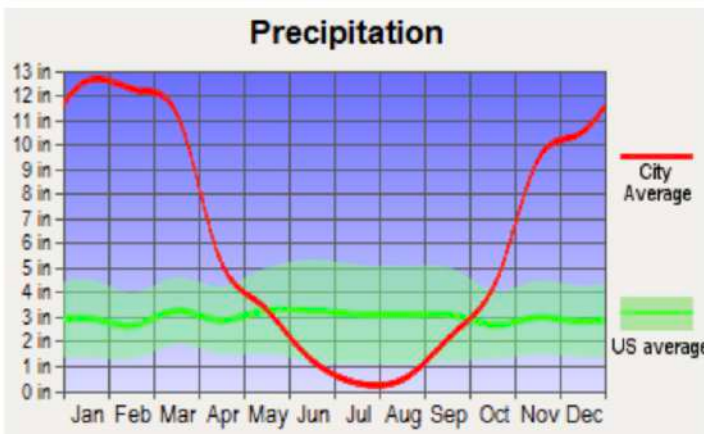
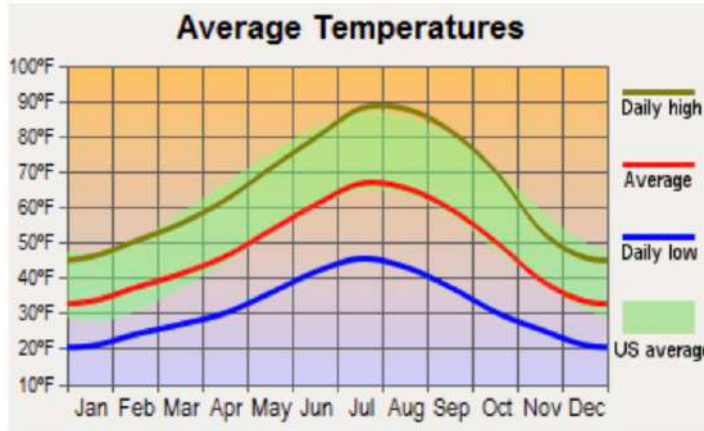
Nearby airports: *Domestic airports:* Fall River Mills Airport, with a 5,000 ft asphalt runway, jet capable (47 mi) and Redding Municipal Airport (54 mi). *International airport:* Sacramento International Airport (212 mi)

About Shasta County, CA:

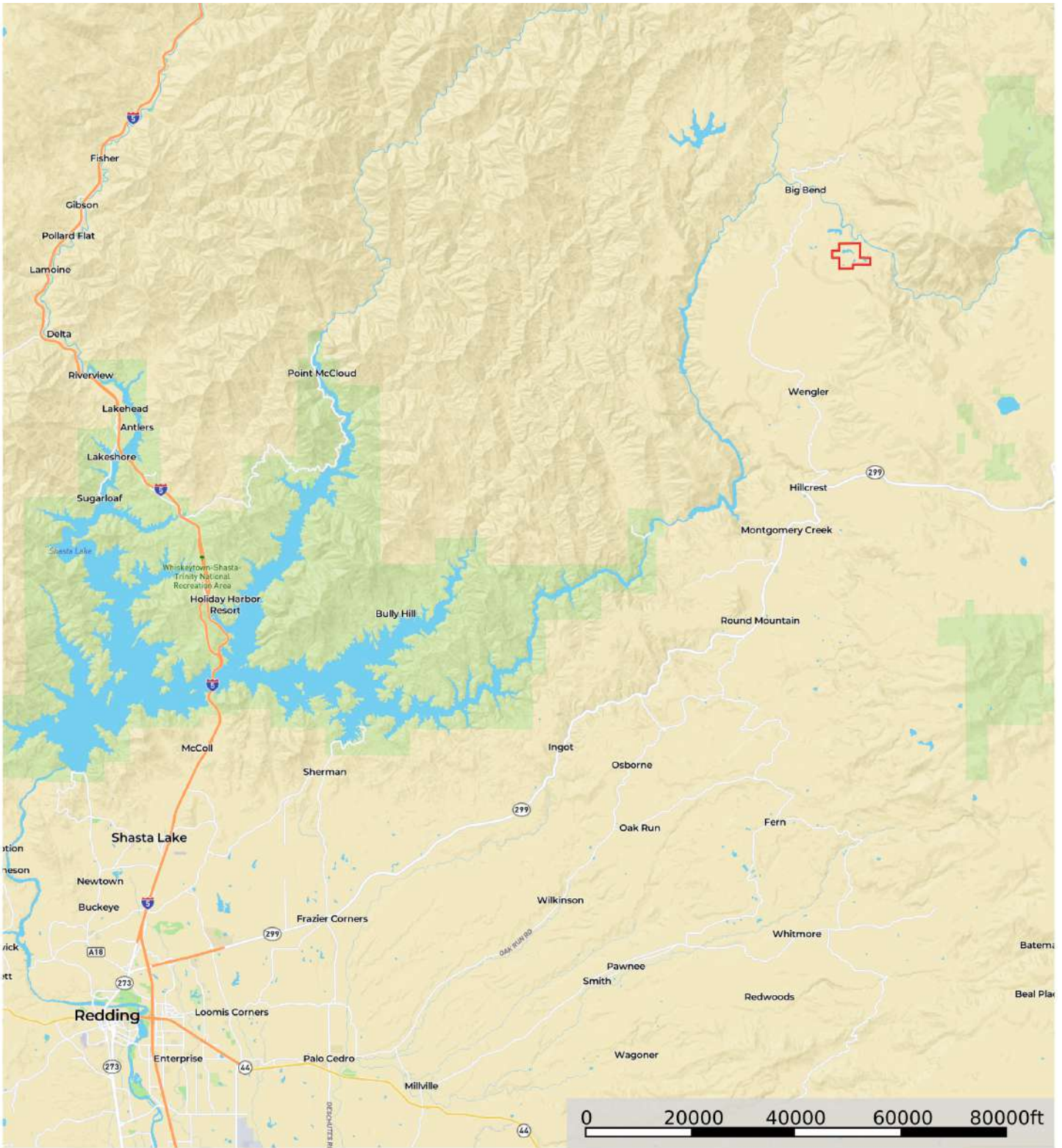
Shasta County is in the northern portion of California. The county seat is Redding. As of the 2020 US Census, the population is 182,155. Top attractions in the county are the Shasta Lake, Lassen Peak and the Sundial Bridge. Shasta County is one of the original counties in California created in 1850. The county was named after Mount Shasta which was named after the Shasta people.



Weather

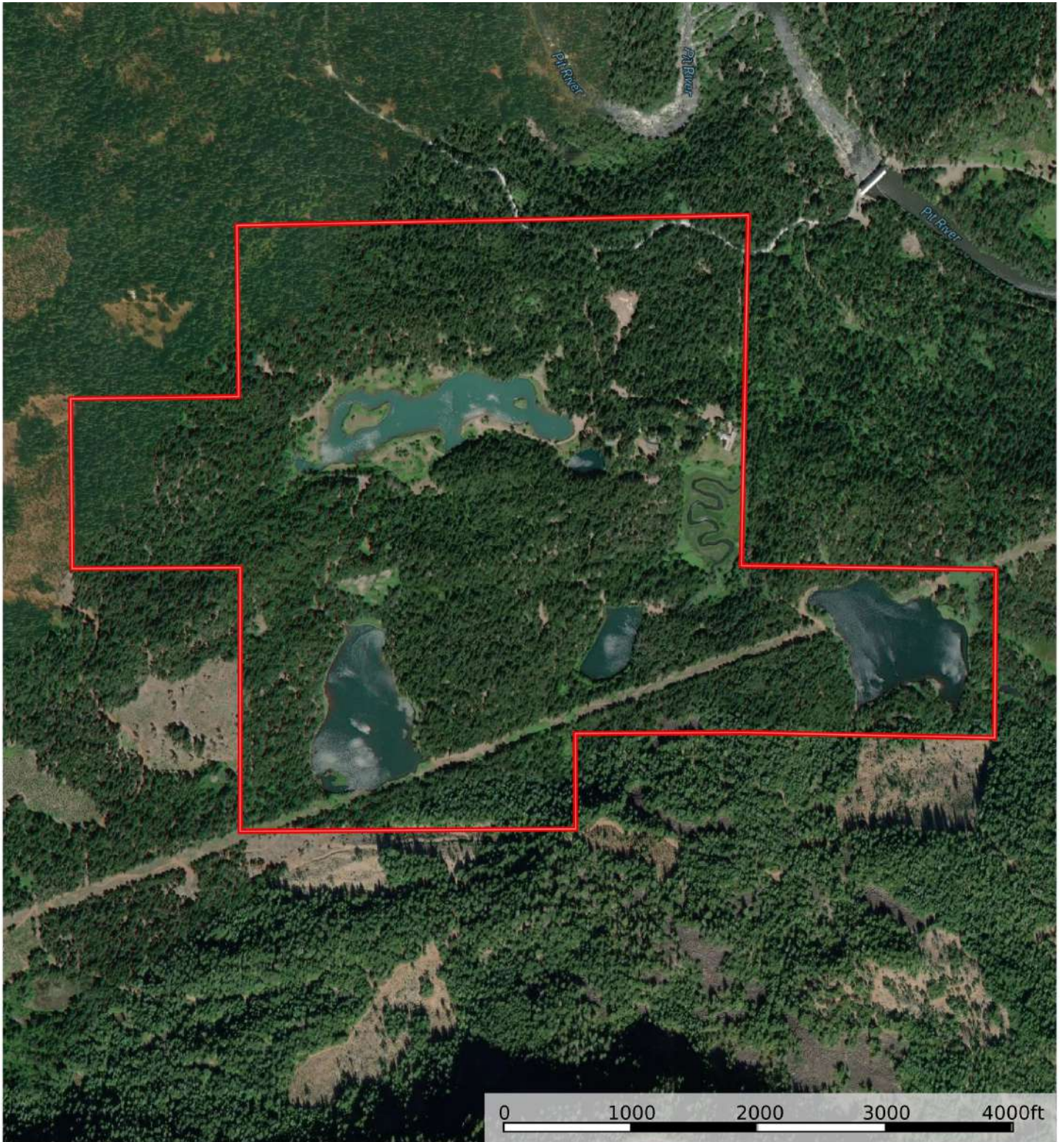


Street Map



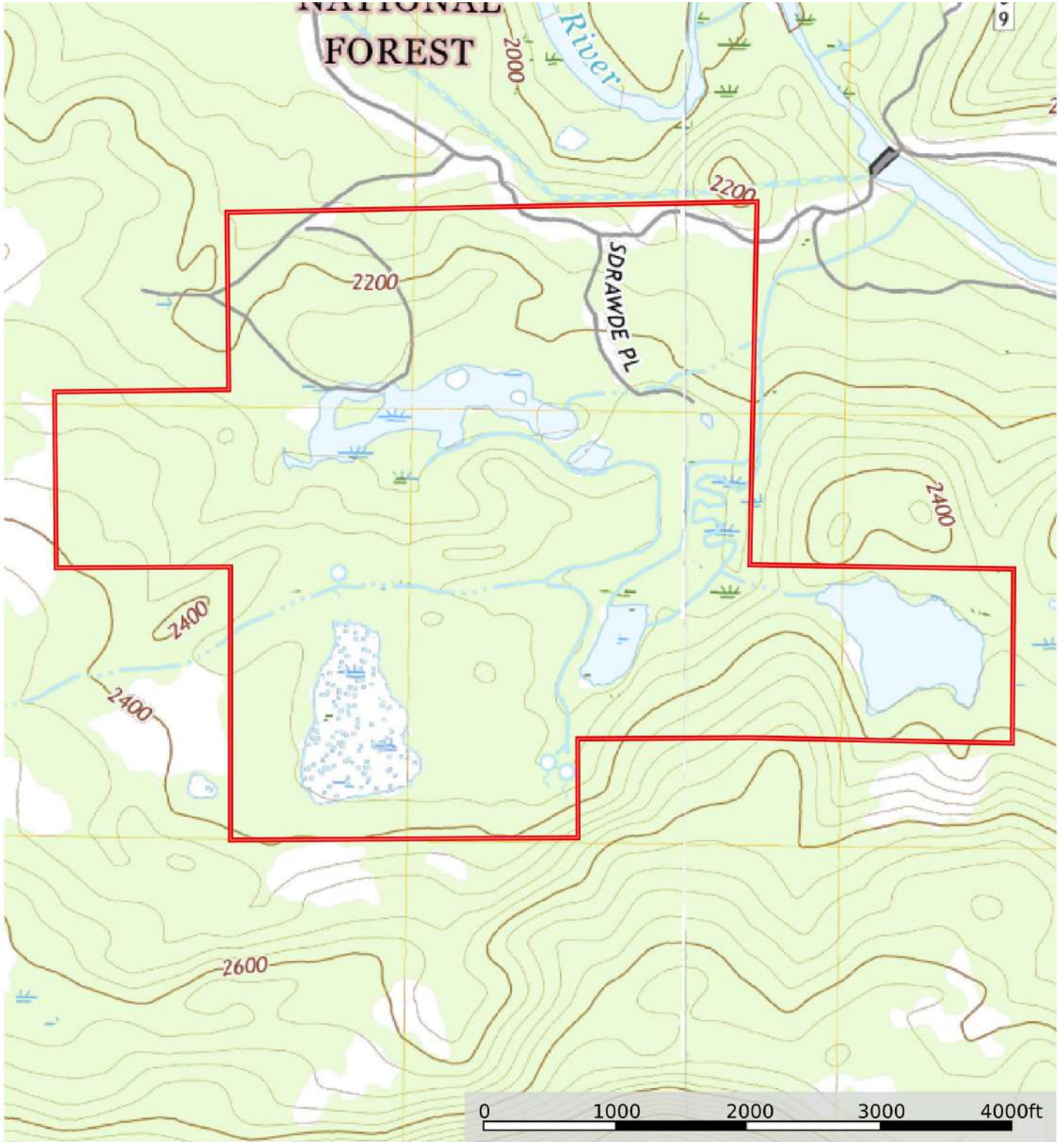
 Boundary

MB Satellite Map



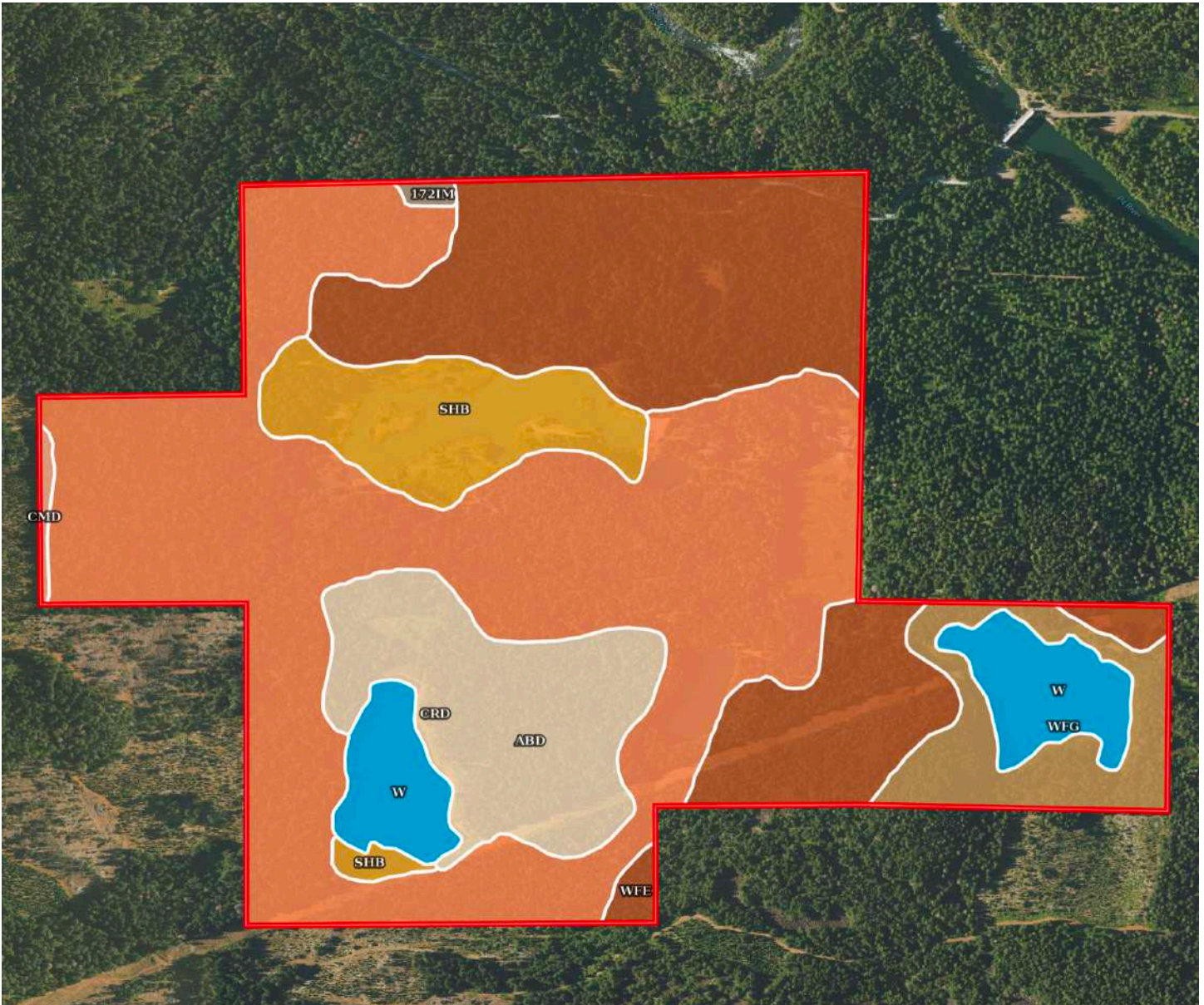
 Boundary

Topo Map



Boundary

Soil Map



| SOIL CODE | SOIL DESCRIPTION | ACRES | % | CPI | NCCPI | CAP |
|-----------|--|-----------|-------|-----|-------|------|
| CrD | Cohasset-McCarthy complex, 0 to 30 percent slopes | 227.08 | 44.16 | 0 | 59 | 4e |
| WFE | Windy and McCarthy very stony sandy loams, 30 to 50 percent slopes | 130.35 | 25.35 | 0 | 5 | 6s |
| AbD | Aiken stony loam, 15 to 30 percent | 55.28 | 10.75 | 0 | 53 | 4e |
| ShB | Shingletown clay loam, 0 to 8 percent slopes | 39.36 | 7.65 | 0 | 87 | 3w |
| W | Water | 31.03 | 6.03 | 0 | - | - |
| WfG | Windy and McCarthy very stony sandy loams, 50 to 75 percent slopes | 28.06 | 5.46 | 0 | 5 | 7s |
| CmD | Cohasset stony loam, 0 to 30 percent slopes | 1.72 | 0.33 | 0 | 58 | 4e |
| 172im | Gasper-Scarface complex, moist, 2 to 15 percent slopes | 1.29 | 0.25 | 0 | 53 | 4e |
| TOTALS | | 514.17(*) | 100% | - | 40.28 | 4.63 |

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.



California Outdoor Properties, Inc. is pleased to have been selected as the Exclusive Agent for the seller of this offering. All information has been obtained from sources deemed reliable by California Outdoor Properties, Inc. However, the accuracy of this information is not guaranteed or warranted by either California Outdoor Properties, Inc., or the sellers. Prospective buyers are charged with making and are expected to conduct their own independent investigation of the information contained herein. This offering is subject to prior sale, price change, correction or withdrawal without notice, and any offer presented does not have to be accepted.

California Outdoor Properties Inc.
707 Merchant Street, Suite 100
Vacaville, California 95688
Office: (707) 455-4444 Fax: (707) 455-0455
www.CaliforniaOutdoorProperties.com



LISTING AGENT:

Todd Renfrew | (707) 455-4444
todd@caoutdoorproperties.com

EXCLUSIVE PARTNER OF

