

# FALL RIVER WILD RICE FARM

41494 GOMEZ ROAD, FALL RIVER MILLS

451 ACRE | SHASTA COUNTY, CA

FARMS | RANCHES | RECREATIONAL PROPERTIES | LAND | LUXURY ESTATES



Presented By:

Donna Utterback & Sara Small

DRE #01199200/02145262



43063 HWY 299 E, FALL RIVER MILLS, CA 96028

530-336-6869 FR Office | 530-604-0700 Donna's Cell | 530-262-2942 Sara's Cell

fallriverproperties@frontiernet.net email

www.CaliforniaOutdoorProperties.com

# Introduction

---



Fall River Valley is not only beautiful, but also offers fertile soil, clean air, spring waters and a crisp climate creating ideal conditions for growing wild rice, one of the most precious grains in our country. This 451-acre ranch offers 408 acres of meticulously thought out and developed roads, levee's, ditches and 33 irrigated rice fields supplemented by solar, all connected with underground mainline. Stunning 3,960 sf custom home with 4 bedrooms and 4 baths.

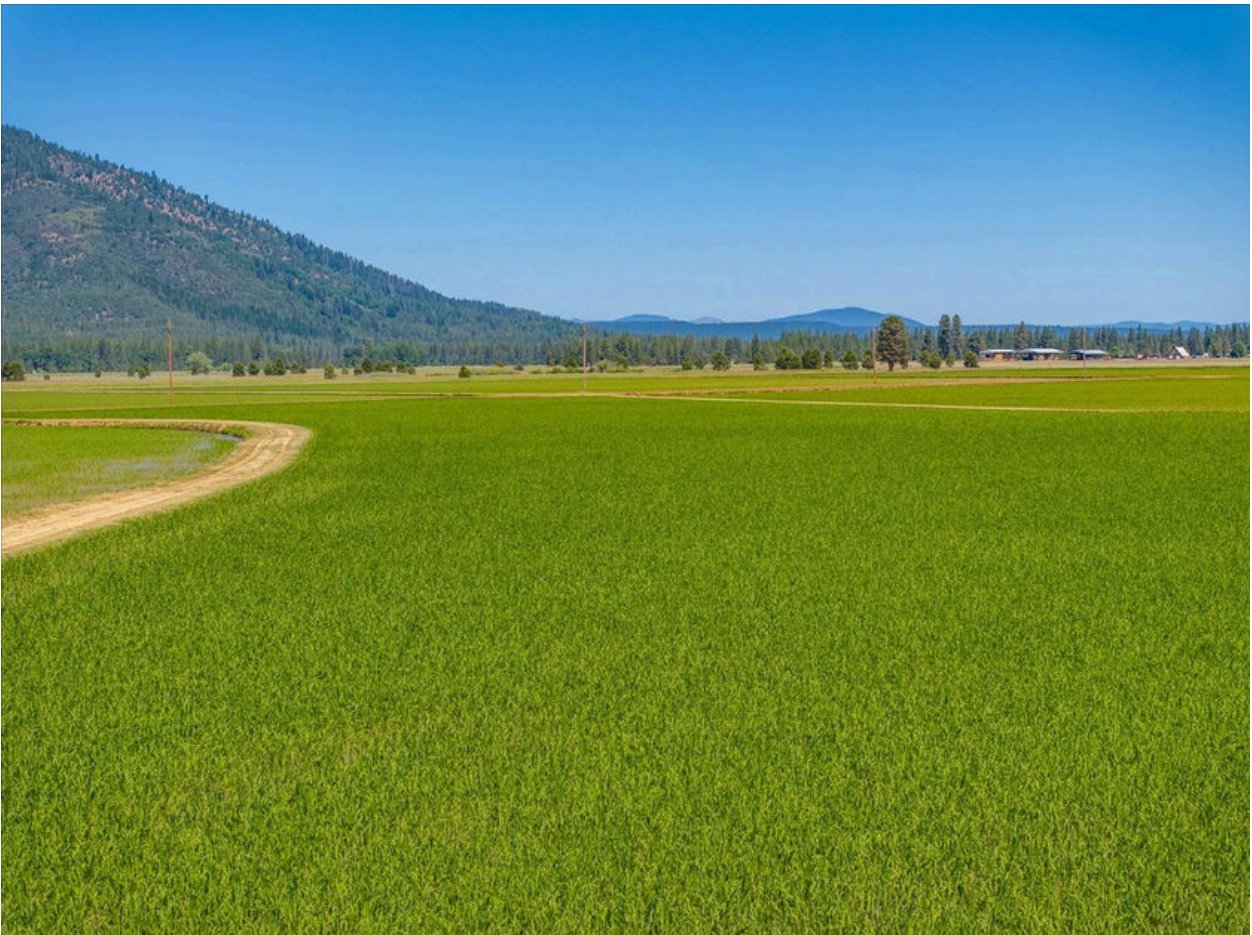




# Highlights

---

- Custom 3,960 sf custom home with 4 bedrooms and 4 baths
- 3 car garage
- Wrap around covered porch and spa
- 4,900 sf metal shop
- 408 acres includes 33 irrigated rice fields, levee's, ditches and roads
- 240 acres are in the Williamson Act
- 4 Ag-Wells and a pond pump
- Domestic Well
- Waterfowl and Deer
- Homesite
- 2,160 sf barn



# Home

---

3,960 sf with additional outdoor living space. Built in 2011. 50-year Elk roofing, hardy plank siding, synthetic decking, powder coated wrought iron railing. Stone and concrete walkway around home. Main Suite, Guest Suite 2 moderate bedrooms. 4 bathrooms. KITCHEN and DINING: Corian counters with tile backdrop, knotty alder cabinets, some glass facing. Center island with prep sink, 6 burner gas range and bar stool area. Corner gas stove, heated tile floors and walk in pantry. Dining area has hickory flooring, skylight, open to kitchen living area. LIVING AREA: Spacious room with high ceilings, hickory flooring, glass doors to covered back deck. Unique stone wall with fireplace and tile landing.





# Shop

SHOP: Built in 2000. 70 x 70 (4,900 sf) metal shop insulated and heated with concrete floor, 5 rollup doors, 2 – 12 x 12, 2 – 16 x 17, 1 – 18 x 20 plus 3 – man doors.

All roll-up doors are automatic, 3 with remotes

IN ADDITION:

2 – 250,000 BTU propane heaters with Wi Fi thermostat

12,000 lb. Automotive lift

Upstairs storage

Office insulated and sheet rocked

½ bath

499-gallon propane tank

Full RV hookup with 30 AMP power

Dish network and star link

10 Ring cameras

LED outside lights inside and out

Gun safe

150-gallon unleaded fuel tank



# Wild Rice Farming

---

## FIELDS:

All 33 fields are Laser leveled, planted in 2 varieties of Franklin Rice.

History of high production

You can drive on most field levees

**WATER:** There are 4 Ag wells and 1 pond pump tied together with various dimensions of underground mainline covering over 3.5 miles

#1. 30 HP Submersible pump

#2. 75 HP-VFD Turbine pump

#3. 20 HP Submersible Pump

#4. 25 HP Turbine pump

Pond pump - 30 HP-VFD Turbine pump pulling 500-1500 GPM

Pond by solar panels is used for irrigation and is filled from seasonal runoff





# Custom Soil Resource Report Soil Map



6

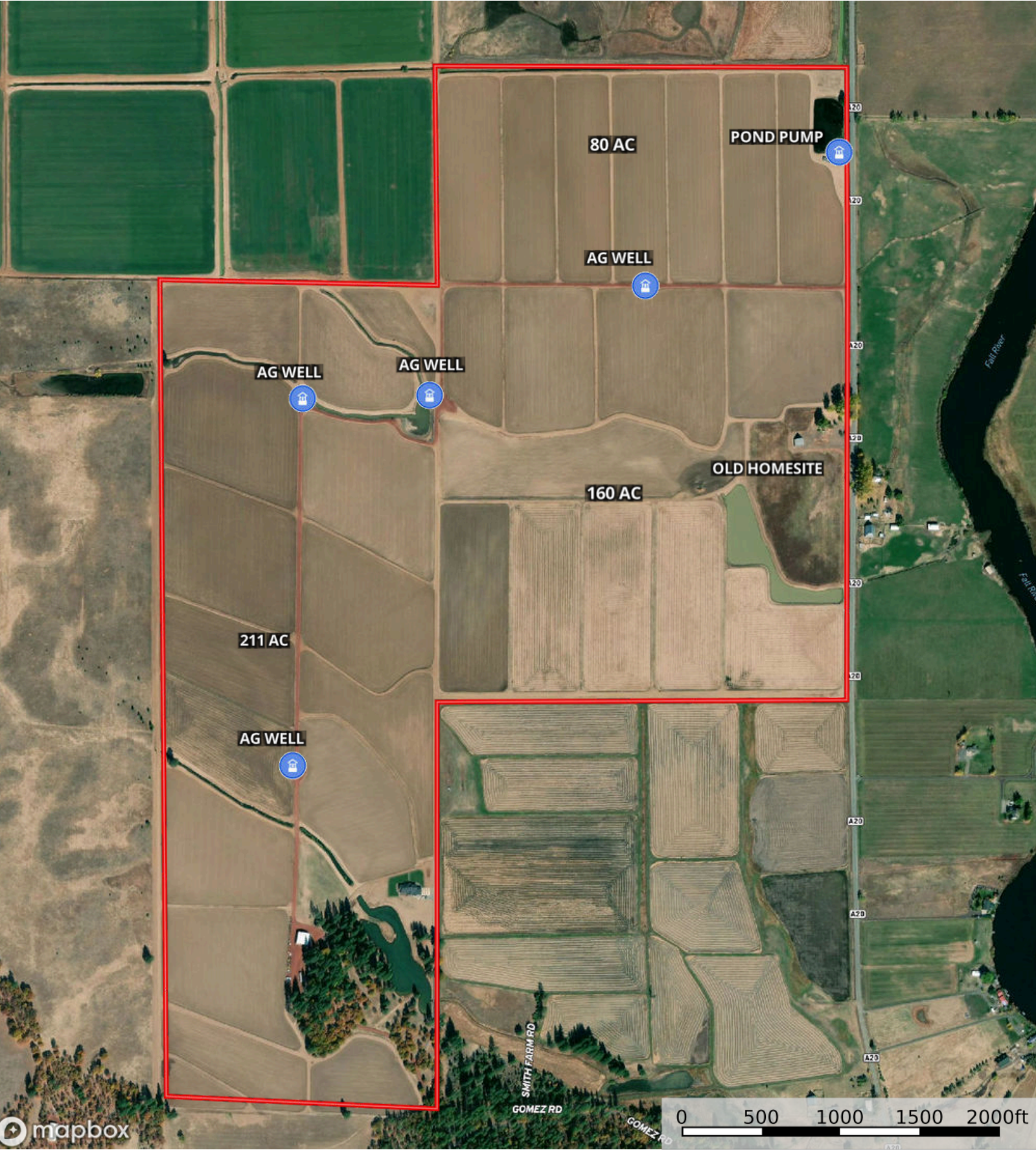
## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
152	Dotta sandy loam, 2 to 5 percent slopes	11.4	2.6%
160	Dudgen-Graven complex, flooded, 0 to 5 percent slopes	411.8	92.2%
332	Winnibullli-Burman complex, 0 to 5 percent slopes	23.4	5.2%
<b>Totals for Area of Interest</b>		<b>446.6</b>	<b>100.0%</b>



Fall River Wild Rice Farm

ShastaCounty,California,451AC +/-



water well Boundary

Donna Utterback  
P: 530-604-0700

californiaoutdoorproperties.com

P.O. Box 535, Fall River Mills, CA.

The information contained herein was obtained from sources deemed to be reliable. Land id™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.





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.

43603 CA-299

Fall River Mills, CA 96028

Office: (530) 336-6869

[www.CaliforniaOutdoorProperties.com](http://www.CaliforniaOutdoorProperties.com)

Donna Utterback | (530) 604-0700

Sara Small (530) 262-2942

[fallriverproperties@frontiernet.net](mailto:fallriverproperties@frontiernet.net)

