



**ING VIEWS** belong to this 200+/- acre horse ranch creating a peaceful treed setting for the beautiful 4 bedroom, 3 bath home. Features include pine floors & highlights, rock fireplace, antler chandelier, steel pot rack, walk in pantry, surround-sound & many furnishings included. Covered decks on 3 sides & big windows for watching deer, wildlife, horses, valley below and unique low maintenance landscaping. 2800 sq ft insulated shop with 3 roll up doors, concrete floor, high ceilings, propane heat, upper level storage and guest quarters with bathroom. 5 stall horse barn with mats, tack room, hay loft that is hay squeeze accessible & in/out dog kennel doors. Welded steel paddocks and arena. Set up to enjoy horses without the hassle...riding trails on deeded ridge land overlooking Shasta, Malin, Merrill and the Klamath Basin. Turn-key, immaculate & one of a kind find at \$929,500. MLS #85534





**20540 Adams Point Rd  
Merrill  
\$929,500**



<http://goo.gl/jDu49n>



<b>MLS #</b>	<a href="#">85534</a>
<b>STATUS</b>	ACTIVE
<b>SUB NAME</b>	MERRILL
<b>TYPE</b>	SINGLE FAMILY
<b>COLOR</b>	beige
<b>YEAR BUILT</b>	2000
<b>APPROX SQ FT</b>	2200
<b># BEDROOMS</b>	4
<b>BATHS</b>	3
<b>STYLE</b>	Ranch
<b>GARAGE</b>	DETACHED
<b>GARAGE TYPE</b>	3 OR MORE
<b>CARPORT</b>	NONE
<b>CARPORT TYPE</b>	0
<b>NUMBER OF ACRES M/L</b>	199.92
<b>LOT DIMENSIONS</b>	irregular 199.92 ac
<b>ZONING</b>	KC-NON-RESOURCE
<b>TAX ACCT # 1</b>	R-4011-00000-07201-000
<b>FULL TAX AMOUNT</b>	\$5772.35
<b>FOR YEARS 20</b>	13-14
<b>Days On Market</b>	4
<b>CROSS STREET</b>	Herschbach Ln
<b>DIRECTIONS</b>	From Merrill, go E on Hwy 50 5.2 mi to Adams Point Rd, turn N for 1.7 mi to driveway. <a href="http://goo.gl/maps/Y6SYA">http://goo.gl/maps/Y6SYA</a>

**CONSTRUCTION** Frame, Vinyl Siding, Wood  
**STORIES - LEVELS** One  
**FOUNDATION** Yes  
**ROOFING** Composition  
**RV** Parking Area, Covered, Hookup, Garage  
**EXTERIOR EXTRAS** Covered Deck, Grill, Inground Sprinkler, Spa / Hot Tub, Shop Building, Utility Building, Other Building, Dog Kennel/Run, Barn  
**POWER SOURCE** Public Utility  
**APPLIANCES - EQUIPMENT** Propane Range, Separate Oven, Separate Range Top, Microwave, Dishwasher, Refrigerator, Disposal, Vent Fan, Central Vacuum, Automatic Garage Door, Satellite Dish, Components, Washer, Dryer, Modem Lines, High Speed Internet  
**WATER HEATER** Propane  
**HEATING** Propane, Electric, Wood  
**HEATING TYPE** Central FA  
**AIR CONDITIONING** Central FA  
**FIREPLACE - STOVE** Fireplace  
**DINING** Formal, Informal, Both  
**LAUNDRY** Main Floor  
**FLOORS** Wall To Wall Carpet, Wood Floors  
**TYPE WINDOWS** Vinyl, Double Glaze  
**WINDOW TREATMENT** All Stay  
**LOT LOCATION** Interior, Other View, Mountain View  
**LOT IMPROVEMENTS** Sanitary Sewer, Improved Drive  
**FLOOD PLAIN** No  
**STREET SURFACE** Paved  
**DRIVEWAY** Gravel  
**FENCING** Yes  
**WATER/SEWER** Well, Septic Tank  
**ELEMENTARY SCHOOL** Malin, Merrill  
**JR. HIGH SCHOOL** Lost River  
**SR. HIGH SCHOOL** Lost River  
**TERMS** Cash To Seller  
**POSSESSION** Negotiable  
**TITLE COMPANY PREF.** Amerititle  
**TO SHOW** MLS Lockbox, Call First / No Ans. Show, Other (See Remarks)  
**OCCUPANCY** OWNER  
**REO** NO

**M REMARKS** PRIVATE TRAILS & BREATHTAKING VIEWS! 200+/- acre horse ranch; 4 bed/3 ba vinyl-sided home, wrap-around covered decks, heated insulated shop w/guest bed/ba, RV hookups, 5-stall horse barn w/tack room, hay loft, kennels, welded steel paddocks & arena. Home features pine floors, rock fireplace, steel pot rack, walk-in pantry, surround-sound, many furnishings including all appliances. Riding trails on deeded ridge land overlooking Mt. Shasta, Malin, Merrill & Klamath Basin. Turn-key, immaculate, one of a kind!



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