



ROCKIN' M RANCH

PROPERTY HIGHLIGHTS

- Premium Frosted Views of Mt. Shasta
- Gorgeous Shasta Valley Paradise
- Over 100 Ac of Land Suitable For Cultivation
- Has Existing Ag Well Pumping Plants
- Overhead Center-Pivot Irrigation Sprinkler Systems
- Old Redwood-Sided Barn
- Organic Certification Potential
- Williamson Act – Low Property Taxes
- Has Hilltop Building Site w/Panoramic Views
- **Purchase Price: \$1,500,000 or \$7,500/acre**

ROCKIN' M RANCH – GAZELLE RANCH
18331 OLD WESTSIDE ROAD, GAZELLE, CA

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Rockin' M Ranch - Grenada, CA



ROCKIN' M RANCH

Location Details

Description:

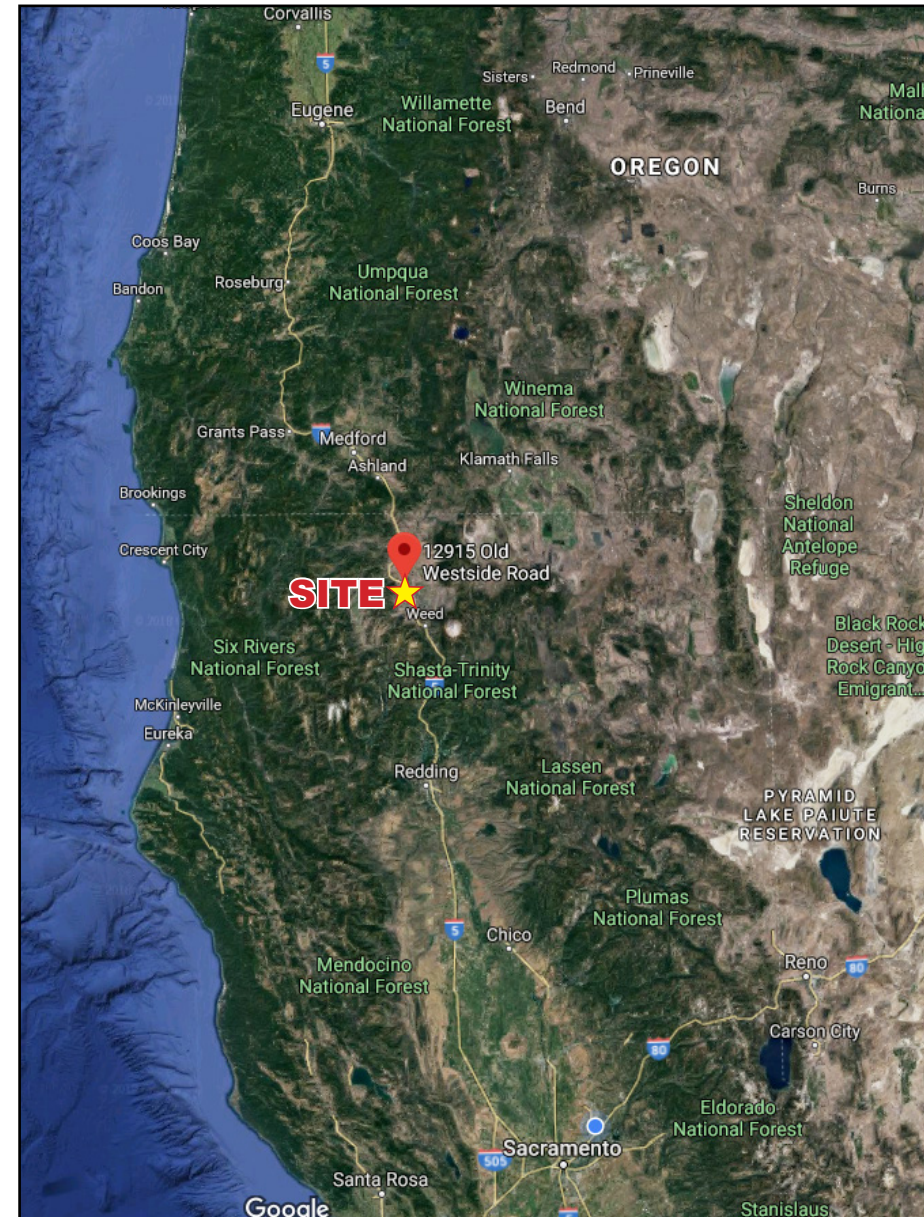
A blend of irrigated farmland and low foothill range, the Gazelle Ranch includes over 100 acres of developed agricultural resources on upsloping terrain that leads to a hilltop with spectacular majestic views of Mt. Shasta for the perfect estate overlooking the Shasta Valley.

Location:

Ideally situated about 1.5 hours N. of Redding, CA, the Gazelle Ranch is located in NW California in the County of Siskiyou, between Yreka, the county seat, and Mt. Shasta City. The ranch fronts the westside of Old Westside Road about ½ mile S. of Scarface Road. This location is one mile from the townsite of Gazelle and about 4 miles off Interstate 5 – Edgewood Rd. exit, being a midway point between Portland and San Francisco.

Regional Amenities:

Nearby amenities include downhill and cross-country skiing at Mt. Shasta Ski Park; world class fly fishing on the McCloud and Upper Sacramento Rivers; steelhead fishing on the Klamath; stalking big game in the Siskiyou Mtns; tee it up at Lake Shastina or Mt. Shasta Resort; and reinvigorate the soul in the hot mineral baths at Stewart Springs. Gazelle Ranch is just a 5-minute drive from Weed Airport, a 5,000 ft. runway with hangars and tie-downs for light twin aircraft. There is something for everyone or just kick back and enjoy the view and starry night skies.



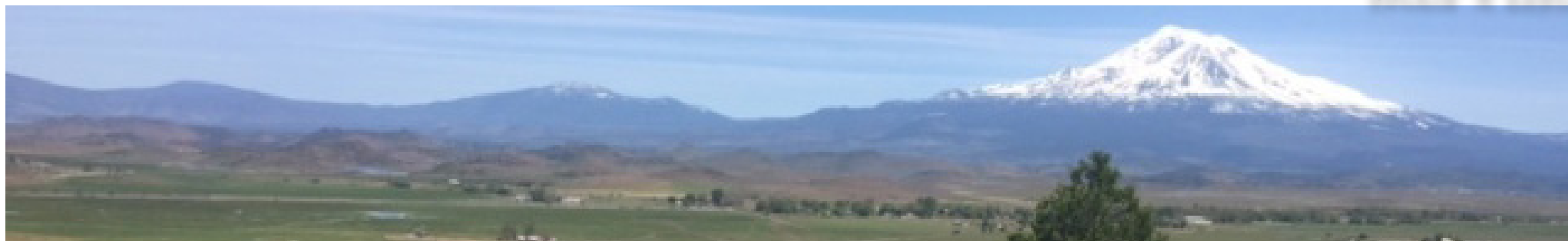
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Land Summary



ACREAGE: 200 acres with just over 100 acres currently irrigable under sprinkler pivot

APN'S: 022-250-110

PROPERTY TAXES: \$838.46 annually...enrolled under Williamson Act contract.

LAND USE ZONING: Prime (AG 1) and Non-Prime Agriculture (AG 2B40) generally with 40 ac. minimum parcels size combining land use zones.

MANAGEMENT: The farmland has been fallowed for over three years and the seasonal range and pasture land has been under grazed. This suggests it would be a quick candidate for organic certification for hay production/grass fed grazing, which is in growing demand and the perimeter is fenced strong for livestock mgt. Agricultural production has included forage crops and winter grains.

SOILS: The lower irrigated lands are comprised of gentle 0 to 2 percent slopes consisting of Class 3 gravelly loams on alluvial fans. The steeper back-country terrain with its sagebrush and juniper stands are best used for livestock grazing and recreation/rural homesite development. Refer to our Soils Map for more information.

MINERAL RIGHTS: All appurtenant mineral rights convey with the property.

HISTORIC FEATURES: Remnants of the old abandoned Yreka Ditch are still evident today and the high line ditch forms a physical divider on the ranch. The Yreka Ditch dates back to the 1850's and consisted of a winding 95-mile ditch that was dug by hand and completed in two years, an amazing feat. The ditch delivered water from the Shasta River close to Weed, CA to the placer gold miners near Yreka.

TOPOGRAPHY: Elevations vary from around 2,700 ft. in the Shasta Valley floors upsloping up over 3,000 ft. to hilltop knolls.

WATER: There are two irrigation wells with electric pumping plants and equipped with 50 hp electric motors tapping into groundwater resources that pressure two overhead center-pivot sprinkler system and wheel-line sprinklers. An overflow collection pond near the well collects seasonal drainage too. Seasonal livestock water is typically available in the Yreka Ditch.

DRAINAGE: The sloping terrain sheds water so there is virtually no standing water. The deep gravelly soils have fair moisture holding capacity while the hills tend to have a more rapid runoff feeding into small intermittent gulches.

BUILDINGS: The landmark feature of the Gazelle Ranch is an old 2,000 sf standing redwood-sided hay barn that yearns of a bygone era and awaiting that restoration project.

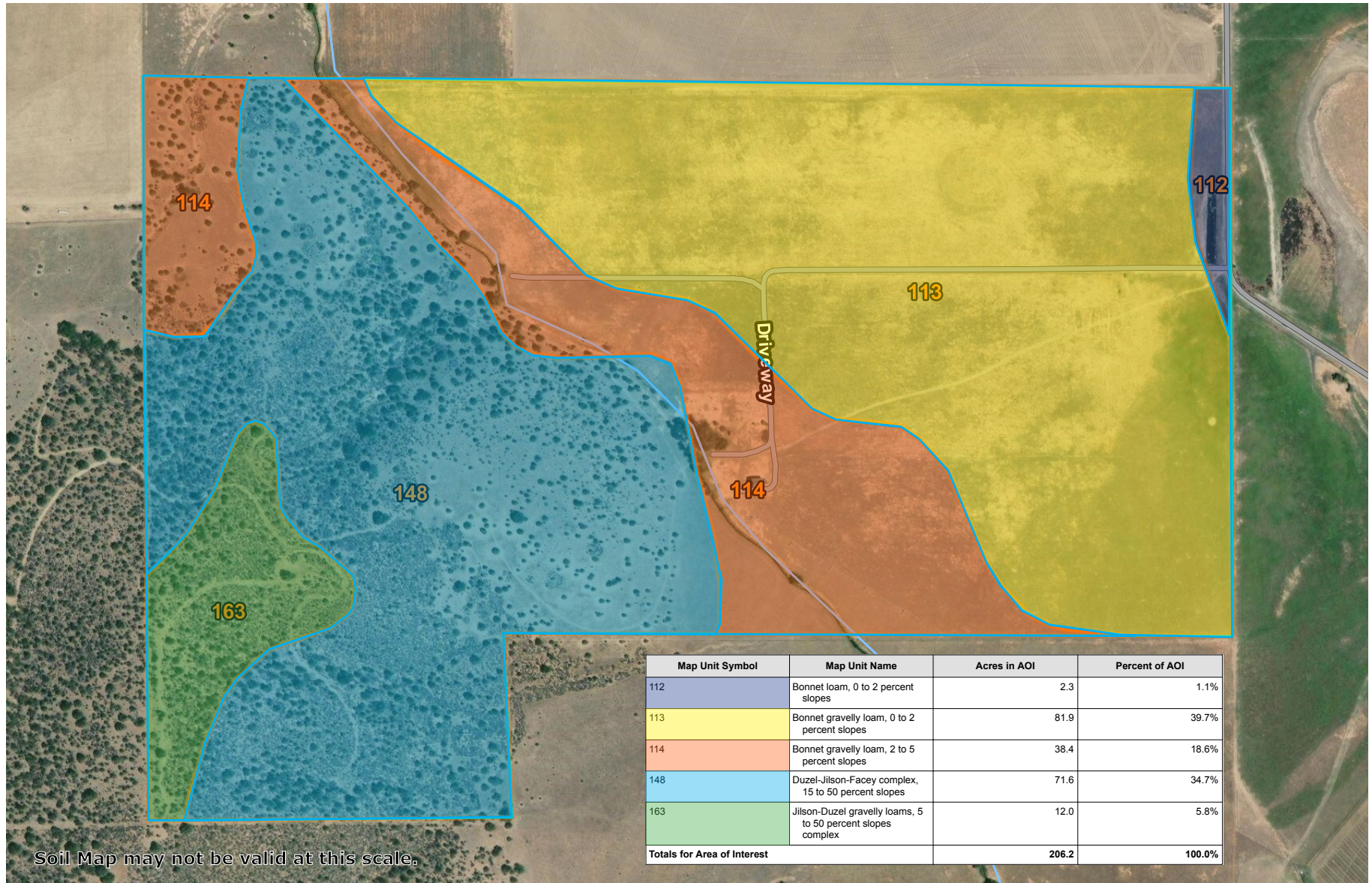
ROADS: Old Westside Road is a county-maintained paved public road offering multiple gated, access points into the ranch and homesteads.

OFFERING PRICE: \$1,500,000 or \$7,500/acre

TERMS: All cash to seller at closing or submit terms acceptable to owner.

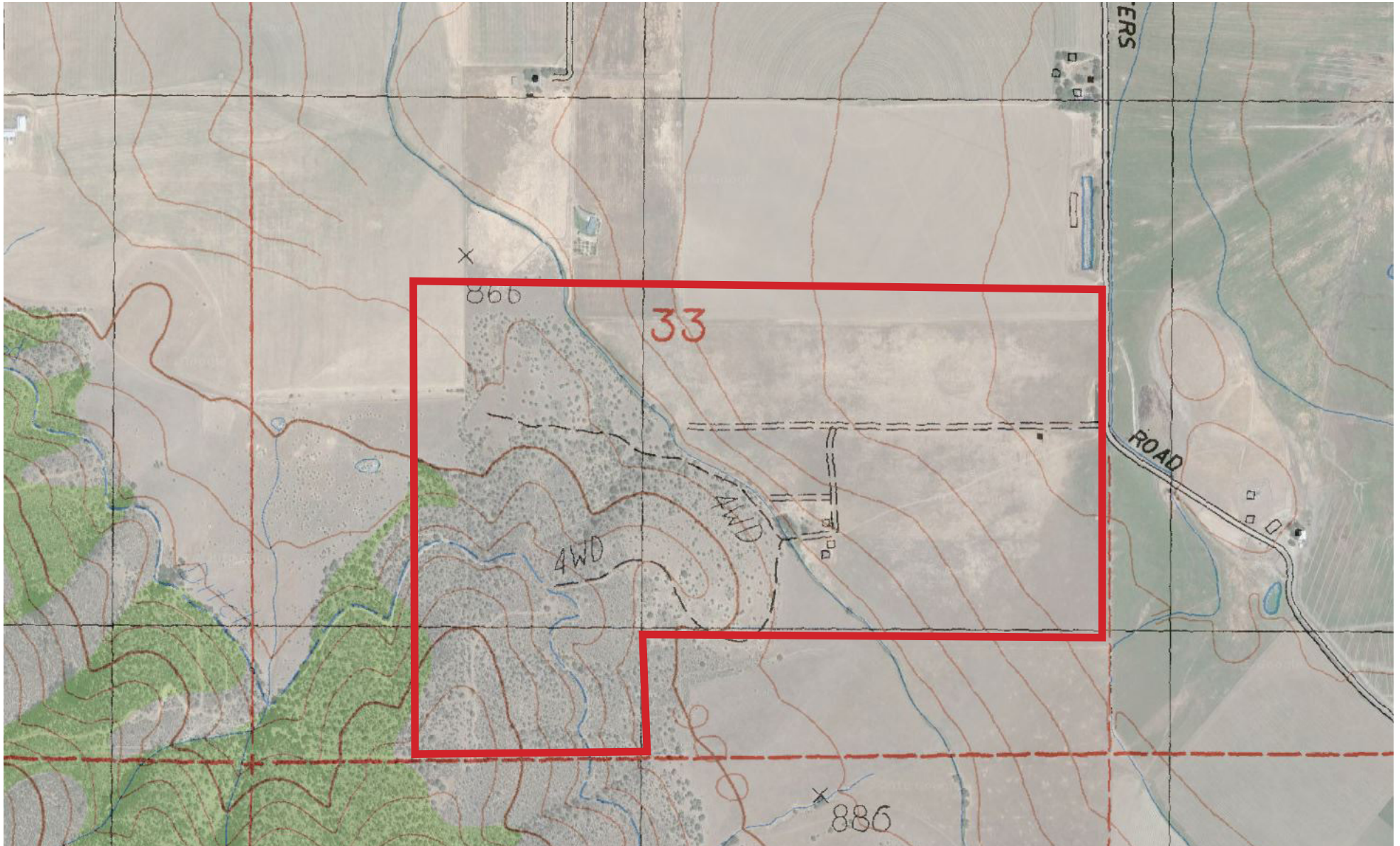
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Soil Map



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Topographical Map



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Property Pictures



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