



Dixie Valley Ranch

Lassen County, California

Proudly Offered By



www.californiaoutdoorproperties.com

707 Merchant Street, Suite 100, Vacaville, Ca 95688
(707) 455-4444 Office (707) 455-0455 Fax
info@CaOutdoorProperties.com

Participating with

www.CabelasTrophyProperties.com

Introduction



View of early 1900's barn, meadow and forest permit ground

The Dixie Valley Ranch is one of the finest combination cattle and recreational ranches in California. It supports cattle year round on 120,000 acres (17,075 deeded and 30,000 BLM lease and 73,000 USFS lease). The headquarters ranch is located in Northeastern California in Lassen County. The ranch has 11,973 acres deeded with 103,000 acres of leased land out the back gate. The winter ranch consists of 5101 deeded acres west of Red Bluff, CA. It is winter range land with rolling oak grass lands and no real improvements. A separate package has been developed on the winter ranch and is available on request. The headquarters ranch is in the Dixie Valley area about 8 miles from the town of Little Valley and 26 miles from the town of McArthur. Fall River Mills is the closest real town at 30 miles. It has a hospital, shopping, restaurants, and has recently upgraded their airport to a 5000 ft. runway. Fall River Mills is famous for world class fly fishing and has a nice 18 hole golf course. For your serious shopping needs, Redding, CA has most of the big retailers and is 100 miles away. Redding would also be the closest commercial airport. The ranch has year round access and the current caretaker has lived on the ranch and raised his family for the last 20 years. From the Bay Area, head North on Highway 5 and at Redding take Highway 299 East and go through the towns of Burney, Fall River Mills and McArthur. Take Pittville road for two and half miles and go right on Little Valley Road. Follow Little Valley for 16 miles and you will come to a stop sign and railroad track. The road turns to gravel, stay left and in 3/4 mile the road will fork and stay left again. In three miles you will come to the ranch main gate entrance and in another 4 miles you will be at the headquarters.

Size and Description



Looking south with a storm coming

The Headquarter ranch consists of 54 parcels for a total of 11,973.98 +/- acres. 52 of the parcels are zoned UC-2 which stands for Upland Conservation and 2 of the parcels are zoned TPZ which stands for Timber Preserve. The headquarters ranch is not in the Williamson act.

The Winter Ranch consists of 12 parcels for a total of 5101.60 acres. The property is zoned UA-AP and is in the Williamson act.

“The California Land Conservation Act of 1965--commonly referred to as the Williamson Act--enables local governments to enter into contracts with private landowners for the purpose of restricting specific parcels of land to agricultural or related open space use. In return, landowners receive property tax assessments which are much lower than normal because they are based upon farming and open space uses as opposed to full market value. Local governments receive an annual subvention of forgone property tax revenues from the state via the Open Space Subvention Act of 1971.”

Both properties have no conservation easements.

The headquarters ranch property sits at the 3930 ft elevation, with a majority of the ranch consisting of meadows and valley floors. It has four distinct seasons and winters are mild compared to the Rocky Mountain ranches and since you are at 3900 ft elevation you will not get altitude sickness. Its highest point is on the outer edges at 4950ft elevation. The ranch will blow you away with its size and beauty. It has beautiful meadows and timbered forests and miles and miles of grass. The winter ranch sits at the 1100 ft elevation on the valley floor and has a high of 1629 ft elevation in the surrounding hills. The is your classic oak covered grasslands with year round and seasonal creeks and reservoirs

Water and Power



Davis Pond in early June, 2011

The beauty of this ranch is its water. The owners have determined that 9,280 acres of the main portion of the Headquarters Ranch to be riparian to Indian Creek, Horse Creek, Davis Creek, and their various tributaries. The headquarters ranch has pre-1914 appropriative water rights for 63.876 acre feet per year. It also has post-1914 appropriative water rights for 5,250 acre feet in Coyote Reservoir and for the irrigation of 3,280 acres. In addition, storage of 49.9 acre-feet and irrigation of 1,100 acres out of Catfish reservoir and 1.14 acre feet out of Chico flat reservoir. The ranch has 22 stock pond certificates for stock watering purposes, each with storage less than 10 acre feet. The owners have spent a considerable amount of time and money on the water rights and a detailed report can be provided upon request.

The headquarters is fed by a spring and is pumped into two holding tanks: 1200 gallons and 2500 gallons that gravity feed the headquarters. The headquarters ranch is off the grid, but you would never know it. They have a three year old solar, wind and hydroelectric plant. (32 panels, 12 - L16 batteries, 8 wind turbines, 1 hydroelectric unit). 2800 Amps at 24 volts, 6720 watt hours at 24 volts DC and 240 volts AC. 7200 Watts per inverter (2 sets), 14,400 watts total. The hydro plant puts out an average of 19 to 22 amps 24 hours a day. They have an older Onan generator as back up and to charge the batteries during cloudy days. The log cabin has its own power plant. (12 - L16 batteries, 4 panels, 1 wind turbine and a 13KW Generac generator that kicks on if the batteries are low.)



Ranch manager kicking up his heels at water crossing 6/6/11

Structures



Nice owners home with beautiful views of valley

The owner's home was built in 1994 and is approx. 3000 sq ft with 3 bedrooms and 2 1/2 baths. A beautiful log cabin home that is tucked in above the headquarters, it has awesome views of the valley floor. The ranch manager's home is a 2400 sq ft manufactured home with 4 bedrooms and 2 baths. The old ranch house is waiting for a remodel and would really look great.



Inside the living room of log cabin



View looking south at meadow in June, 2011

The ranch has a plethora of barns, buildings and shops. Some are very functional and some need a little TLC. Below is a list of the approx size and date built.

1. Whitehouse approx.3000 sq ft, 5 bedrooms, 2 baths, 1920's
2. Cowboy cabin 1200 sq ft, 3 bedrooms, 2 baths, 1990
3. Hideout cabin 840 sq ft, 2 bedrooms, 1 baths, 1990's
4. Managers home 2400 sq ft, 4 bedrooms, 2 baths, 2004
5. Log cabin 3000 sq ft, 3 bedrooms, 1 loft, 2 ½ baths, 1994
6. Race Horse barn 4000 sq ft, 11 stalls, 1980's
7. Cook cabin 336 sq ft, 1940's
8. Vet cabin 216 sq ft, 1940's
9. Pump house 288 sq ft, 1940's
10. Storage cabin 312 sq ft, 1940's
11. Shop, storage, solar 6000 sq ft, 1940's
12. Grain storage 384 sq ft, 1940's
13. Feed barn 4750 sq ft, 1913
14. Black Smith shop 2400 sq ft, 1880's
15. Loafing shed 1024 sq ft, 1940's
16. Old scale house 300 sq ft, 1940's
17. Slaughter house 340 sq ft, 1940's
18. Metal barn 4000 sq ft, 1970's 300 tons of hay
19. Horse barn 3780 sq ft, 1940's
20. Calving barn 5760 sq ft, 1940's

Equipment: Old 7230 loader, Old Cat 12 grader, trailer, and various other machinery.

Agriculture



Happy California steers

Headquarters Ranch

This is a real Cattleman's ranch. The headquarters ranch was set up by cowboys for cows. The current owners currently lease their ranch out to a combination of cows and steers. The ranch has very good grass and is a great summer cattle ranch with its cool evenings and warm days that make for a nice break from the hot valley floor.

The headquarters ranch irrigates 350 acres on the west hayfield and 450 acres on the east hayfield. They used to grow and cut about 3500 tons of hay. The hayfields are currently used for pasture. The ranch has an additional 3000 acres of irrigated and sub irrigated meadows. The previous owner used to grow their own feed to nourish the cows during the winter time. The ranch manager estimated that they used to feed 25lbs per cow for 120 days. They ranch has 3 feedlots that can handle 1700 cows. Unit -1,700 cows, unit - 2, 450 cows and unit - 3, 550 cows. The permit ground is out the back gate and the cattle graze from mid-May through October depending on the season. The USFS Dixie Valley-Harvey Mountain allotment handles about 4159 AUM's,* the USFS Modoc allotment west of Bieber handles about 1500 AUMS. The BLM Dixie Valley/Bald Mountain allotment handles about 1968 AUM's. The ranch has about 18 main fields: Meadow field 1-2-3-4, Section 16 -17, East hayfield, West hayfield, China Nob hayfield, Barnes place with units 1-2-3, Tule field, Jacks hole, Sawmill field and crossing field.

The headquarters ranch has some nice soils. Over 4000 acres of Class IV and 305 acres of Class II. A detailed soil report and map can be provided upon request.

The corrals come with a Salt Creek Hydraulic chute, Big Valley lead up and room to handle 300 to 400 cows. The 30,000 lb scale is up to date and measures 34' x 10'.

Winter Ranch

The winter ranch in Red Bluff usually handles about 300 cows from December to May. It has six fields and is watered from stock ponds and the south fork of Cottonwood Creek and the north fork of Red Bank Creek. They have minimal facilities, old corral, and a tear down homestead.

* The Dixie Valley/Harvey allotment is currently in non-use for 3 more years.

Recreation



A nice Elk from Modoc County

The Property is definitely in a recreational wonderland. For the hunter, you are in Boone and Crockett Mule deer country. The ranch comes with two landowner tags in the X3A zone. You could put the property in the PLM program and work with Fish & Game to make this a premiere hunting club. Rocky Mountain Elk, Pronghorn antelope, coyotes, bobcats, quail, sage grouse and chukar frequent the ranch. If you want to catch trout, you are surrounded by nice reservoirs on and off the ranch. For the real angler, the real gem of the area is Eagle Lake. The lake, only 30 miles from the property is famous for its special species of trout. The eagle lake trout are big, bold and tasty. Anglers from throughout the West Coast annually flock to Eagle Lake with hopes of catching this great-tasting fish. Trolling is the most popular method of luring in the trophy trout. The Eagle Lake Marina is a great place for fun. The marina has a launching dock and general store. The lake is famous for trophy trout and is also used for sailing, swimming, and wakeboarding. For the water fowler, this ranch is your own waterfowl staging area with ducks and geese enjoying the ponds, fields and meadows. Just north of the ranch are Tule Lake and Lower Klamath refuges which hold superior numbers of Western waterfowl starting in September, and come October, this little basin is a duck and goose hunter's paradise. If you are not a hunter the recreational activities are endless. This is a dude ranch! Horseback riding, ATVing, archery, skeet shooting, swimming, hiking and the list can go on and on. You can do it all here and not even have to drive to town.

Weather and Lassen County

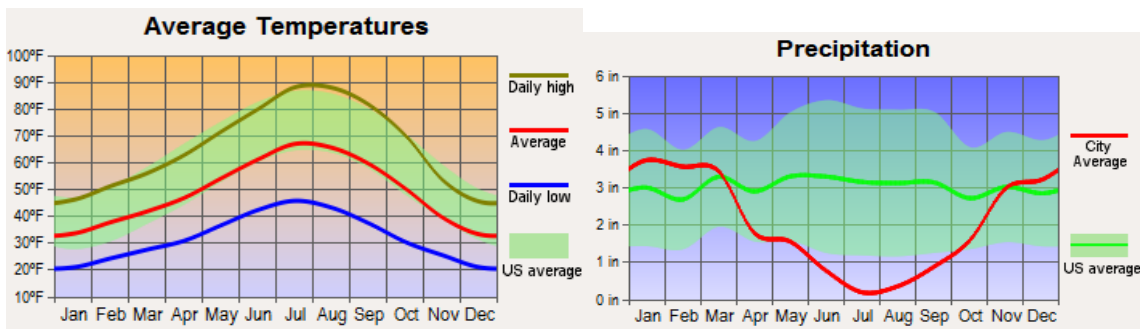


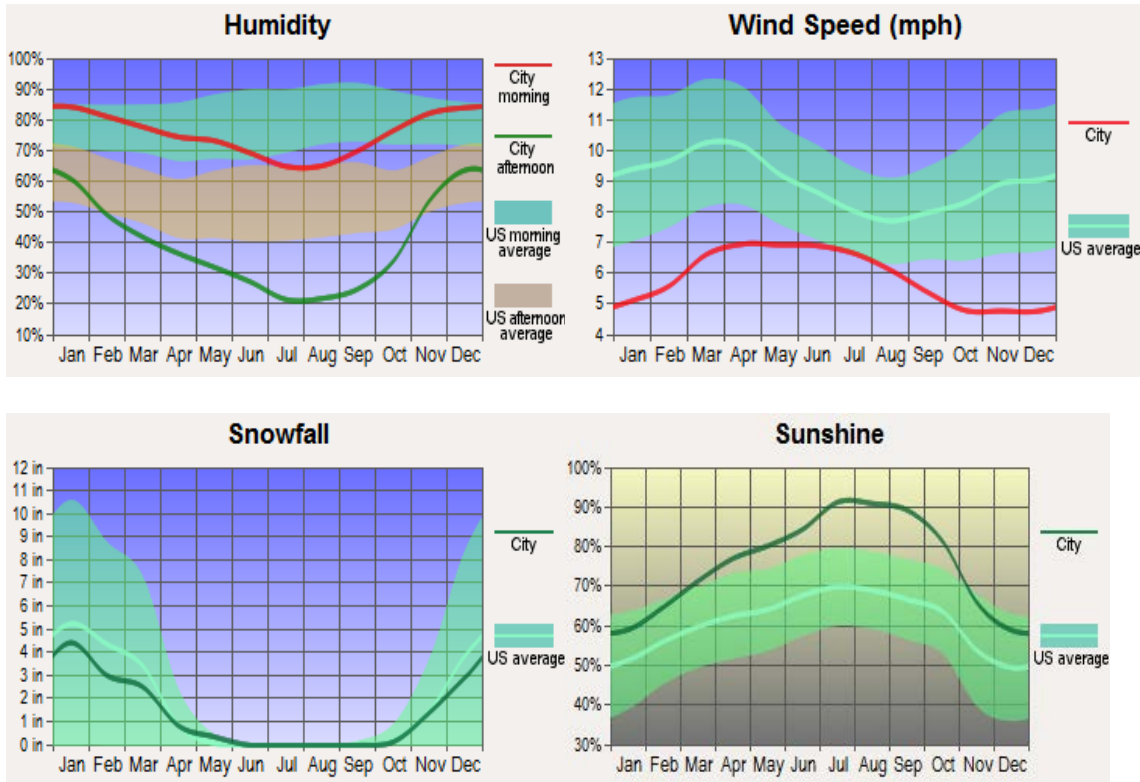
Looking South

As nicely stated on the Lassen County website:

“Lassen County is an outdoor paradise, where the beautiful Sierra Nevada and Cascade mountains meet the desert of the Great Basin. Because of the unique terrain, there’s something here for everyone. You can water ski or fish for the world-renowned trout at Eagle Lake, surrounded by mountains covered with standing pines. The beautiful high desert areas of the county attract off-road vehicles and horseback riders, including many who come to view the annual BLM roundup and adoption of wild mustangs at Twin Peaks. The winter season provides access to outstanding snowmobile trails, cross-country and downhill skiing areas, and snowshoe hikes in Lassen Volcanic National Park and Lassen National Forest

Fall River Mills Weather





Offering Price

Please call us for a price

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., the sellers, and 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. All maps are provided as visual aids only. The accuracy of the maps is not guaranteed and the maps should not be relied upon for legal purposes. The fence lines on the subject property may or may not represent actual boundary lines of the property.

California Outdoor Properties Inc.
 707 Merchant Street, Suite 100
 Vacaville, California 95688
 707-455-4444, fax 707-455-0455
info@caoutdoorproperties.com
www.californiaoutdoorproperties.com