

# Little Shasta River Ranch

Siskiyou County, California

\$1,500,000 | 249.30 Acres

1704 Gregory Mountain  
Montague, California

Privacy, views, and room to roam at this beautiful 249.3+/- acre ranch bordering the Shasta Wildlife Area! A newer custom 4-bedroom home with a nice floor plan and lovely custom upgrades offers comfortable country living.



## PROPERTY HIGHLIGHTS

- 2500 SF, 4 Bed, 2.5 Bath Single Story House, Built in 2016
- 256 SF "Forever Tiny Home"
- Barn, Shop, plus Original MilkHouse Building for Storage
- Ag Preserve for Lower Property Taxes
- Fenced and cross-fenced
- Approx. 114 acres Dryland Hillside
- Pivot, Pods, Sub-Irrigated Fields
- Currently leased for 30 Head of Replacement Heifers to Graze, Plus Owners Horses and Mules
- Bordered by Little Shasta River
- Borders 4,700 Acre Shasta



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