

# Lil Bit of Heaven Ranch

Siskiyou County, California

\$995,000 | 53.60 Acres

10017 S Hwy 3  
Callahan, California

Once a change-out station on the Old Oregon Trail, properties with the privacy, serenity, and natural beauty of the Lil Bit of Heaven Ranch don't come along often! With a cozy and comfortable 1,606 sf home, a 160 sf cabin from the 1800s, a 2,438 sf wood barn, two garages, and several other sheds and outbuildings.



## PROPERTY HIGHLIGHTS

- 3 bed, 1.5 bath, 1,606 sf Farm House
- 160 sf Cabin from the 1800s
- Barn
- 2 Garages
- Greenhouse, Garden Area, Orchard & Grape Arbor
- Several other Outbuildings & Sheds
- 3-Year Round Ponds, Canoe, or Fish!
- Fenced Irrigated Pasture
- Great Views
- Room for Horses, Cattle, or Other Livestock



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