



OUTDOOR PROPERTIES

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Hat Creek Cattle & Hay Ranch

260.77 ± Acres | Shasta County, CA



EXCLUSIVE PARTNER OF

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DRE# 01838294



Introduction



Incredible opportunity to own this 260-acre productive hay and cattle ranch with over a mile of the iconic Hat Creek. Situated in Hat Creek, California, this northern California property is a lucky find. With over a mile of private access to one of the most famous western fisheries known as Hat Creek, new owners can fish for trophy rainbow and brown trout on their own property. In addition, there are two ponds, one stocked with trout and the other with trout and bluegill. There are 200-acres irrigated via gravity flow from adjudicated water rights from Hat Creek. The property is fenced and cross fenced running about 110 pair for the season after the first cutting of top-quality mountain hay. The well landscaped headquarters consist of two homes, a caretaker's quarters, barns, and multiple outbuildings. The property is adjacent to thousands of USFS land to the east; an X4 hunting zone. This unique property will leave the new owner with endless recreational possibilities! Very private and quiet location with easy access to the highway, close to town and only 15 minutes to Burney Falls. About half of the property is in the Williamson Act.



Highlights

- 260.77-acre operating hay and cattle ranch
- Over a mile of the legendary Hat Creek
- Hat Creek: Famed for trophy trout
- 200-acres irrigated via diversion in Hat Creek
- Two ponds: one with trout and another with trout and blue gill
- Runs about 110 pair for the season
- Top quality mountain hay
- Two homes, caretakers quarters, barns, & outbuildings
- Well landscaped homestead
- Adjacent to USFS Land; X4 Zone
- Endless Recreational opportunities: Fish, hunt, hike, horseback, ATV, golf, etc.
- Easy access to the highway, close to town, quiet and private location
- About half of the property is in the Williamson Act



Cattle & Hay



The ranch is an operating hay and cattle ranch. The current owners do a first cutting of top-quality mountain hay and then run about 110 pair for the rest of the season. The irrigation system also provides stock water and great wildlife habitat. It is fenced and cross fenced ensuring good pasture rotation. There is a set of corrals with a squeeze chute and loading chute.



Water



Water is exceptional on this property. There are two ponds, one stocked with trout and the other with trout and blue gill, and over a mile of the iconic Hat Creek. Hat Creek is one of the most popular fishing destinations in California, famed for its plethora of trophy rainbow and brown trout. Anglers from all over the nation come to fish Hat Creek. It is absolutely incredible to have private access to this spring fed, crystal clear creek. Of the 260-acres, around 200 acres are irrigated from adjudicated water rights via a diversion on Hat Creek. There is also an ag well that is currently not in use but was originally developed to supply water for specialty crops.



Recreation

The Hat Creek Cattle & Hay Ranch is situated in an area with tons of recreational activities, including on the ranch itself. On the trout pond, there is a swimming and fishing dock clubhouse. Aside from fishing out of Hat Creek or ponds on the property, there is also an outdoor shooting range with covered shooting platforms to practice your shot. The East side of the property neighbors USFS land which can provide access to hunting; in the X4 zone. Hunt, hike, fish, ATV, golf, etc. all on the ranch and neighboring areas.

In the surrounding areas, you will find an endless enjoyment of new areas to explore. Whether its Burney Falls, Shasta Lake, Lassen Peak, or Whiskeytown National Recreation Area, you will never grow tired of the many beautiful sites and outdoor activities in this area.



Improvements



Improvements on the ranch include two main residences, a caretaker's quarters, two barns (3,200 SF; 1,600 SF), a shop and various outbuildings. One of the main residences, a 1,200 SF 3 bed/2 bath home, fronts the trout pond. There is a large beautiful lawn with a porch and BBQ pit. Enjoy picturesque views from sunrise to sunset at this quaint pond residence. The second residence is a 1,267 SF home with 2 bedrooms downstairs and a loft sleeping area upstairs. The caretakers' quarters are situated far enough away from the main residences to ensure privacy and is 960 SF with 3 beds/2 baths. It is prime land sitting right up against Hat Creek! The homestead grounds are well kept and landscaped.



Improvements Cont'd

Pond Residence: 1,200 SF home with 3 bedrooms and 2 bathrooms



Second Residence: 1,267 SF home with 2 bedrooms downstairs and a loft sleeping area upstairs



Improvements Cont'd

Caretakers Quarters: 960 SF with 3 bedrooms and 2 bathrooms situated right up against Hat Creek



Location



About Hat Creek:

Hat Creek is located in Northern California in Shasta County. As of the 2020 census, the population is 266. It is located about 26 miles north of Lassen Park, 13 miles southeast of Burney, and 15 miles south of Burney Falls. The main economies of the town are tourism, fishing, camping, and lodging. The property is off the highway, a distance where it is very private and quiet, yet only 15 minutes to Burney Falls.

Nearby airports: *Local regional airport:* Fall River Mills Airport. This airport has one asphalt runway: 5,000 x 75 ft. The Redding Municipal Airport has two asphalt runways; 7,003 x 150 ft and 5,067 x 150 ft.

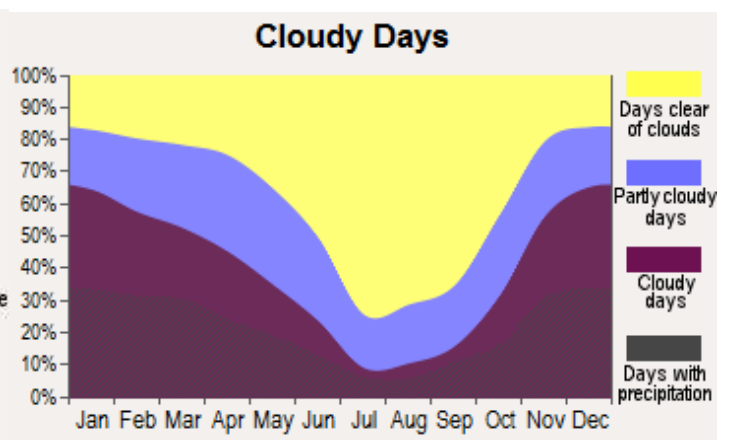
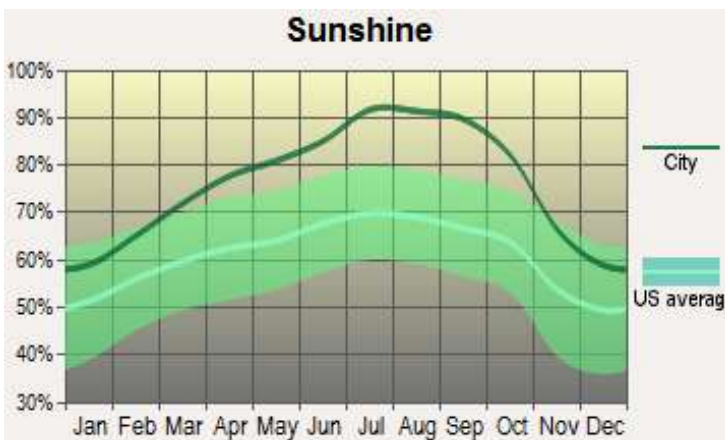
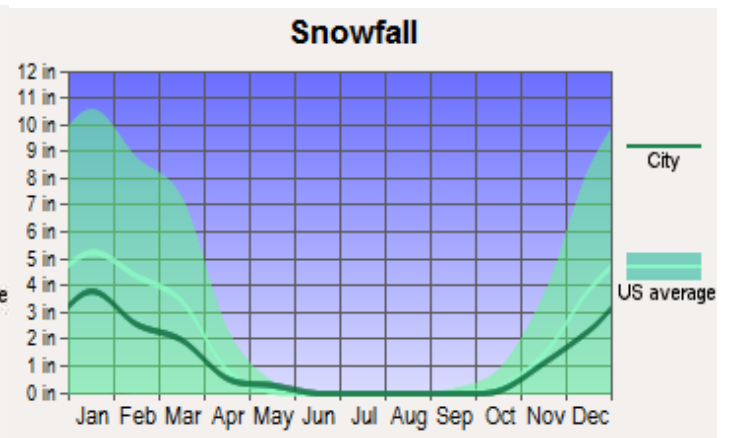
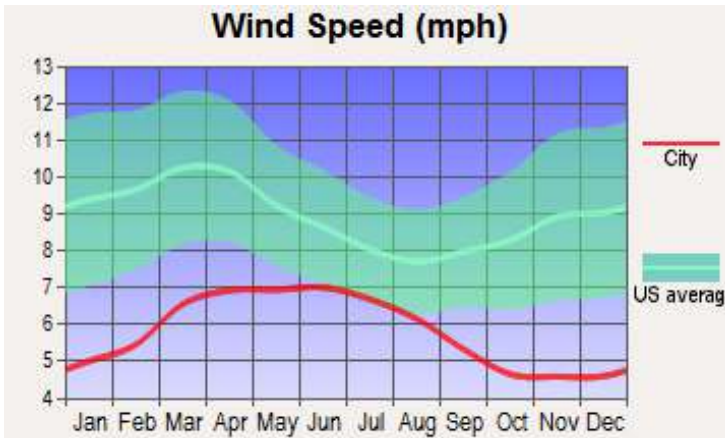
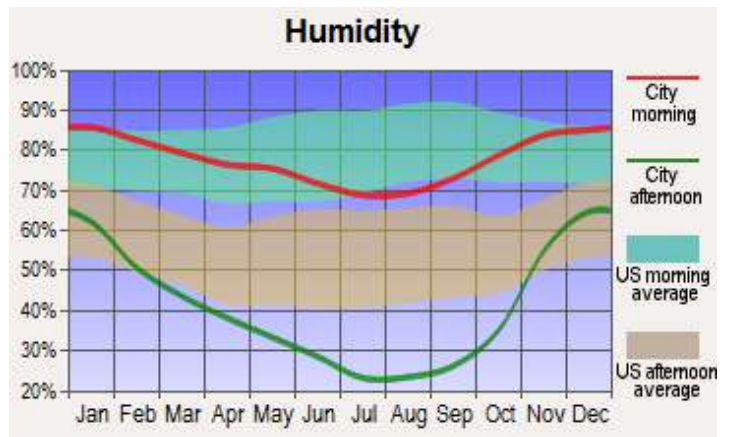
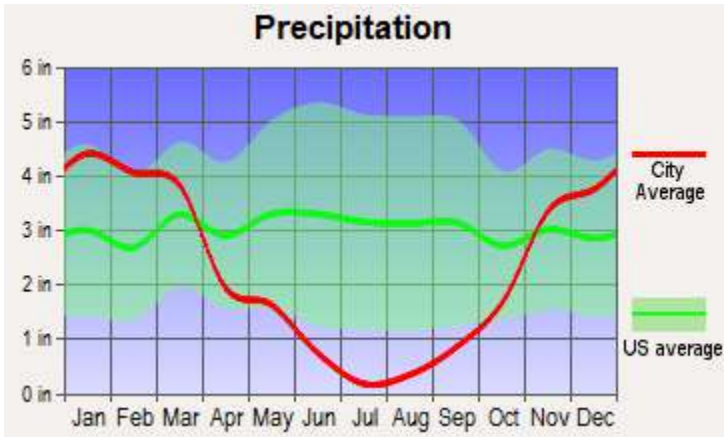
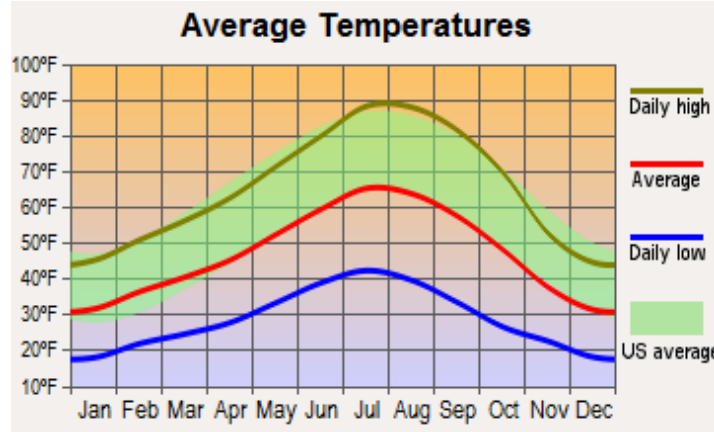
International: The closest international airport is the Reno-Tahoe International Airport which is about 152 miles away from Hat Creek, CA.

About Shasta County:

Shasta County is nestled in the northern region of California. The county seat is Redding. As of the 2020 US Census, the population is 182,155. Top attractions in the county are the Shasta Lake, Lassen Peak and the Sundial Bridge. Shasta County is one of the original counties in California created in 1850. The county was named after Mount Shasta which was named after the Shasta people. Mount Shasta, a dormant stratovolcano, dominates the skyline with its snow-capped peak, attracting hikers, climbers, and spiritual seekers from far and wide. The surrounding Shasta-Trinity National Forest provides endless opportunities for exploration, from pristine alpine lakes to dense forests teeming with wildlife. The Sacramento River winds through the county, offering fishing, boating, and scenic views. Whether you seek outdoor adventure or a charming small-town atmosphere, Shasta County promises a unique and unforgettable experience.



Weather for Burney*



Size & Zoning

The Hat Creek Cattle & Hay Ranch consists of seven parcels totaling 260.77-acres. There are 130.97 acres in the Williamson Act. See below for more information:

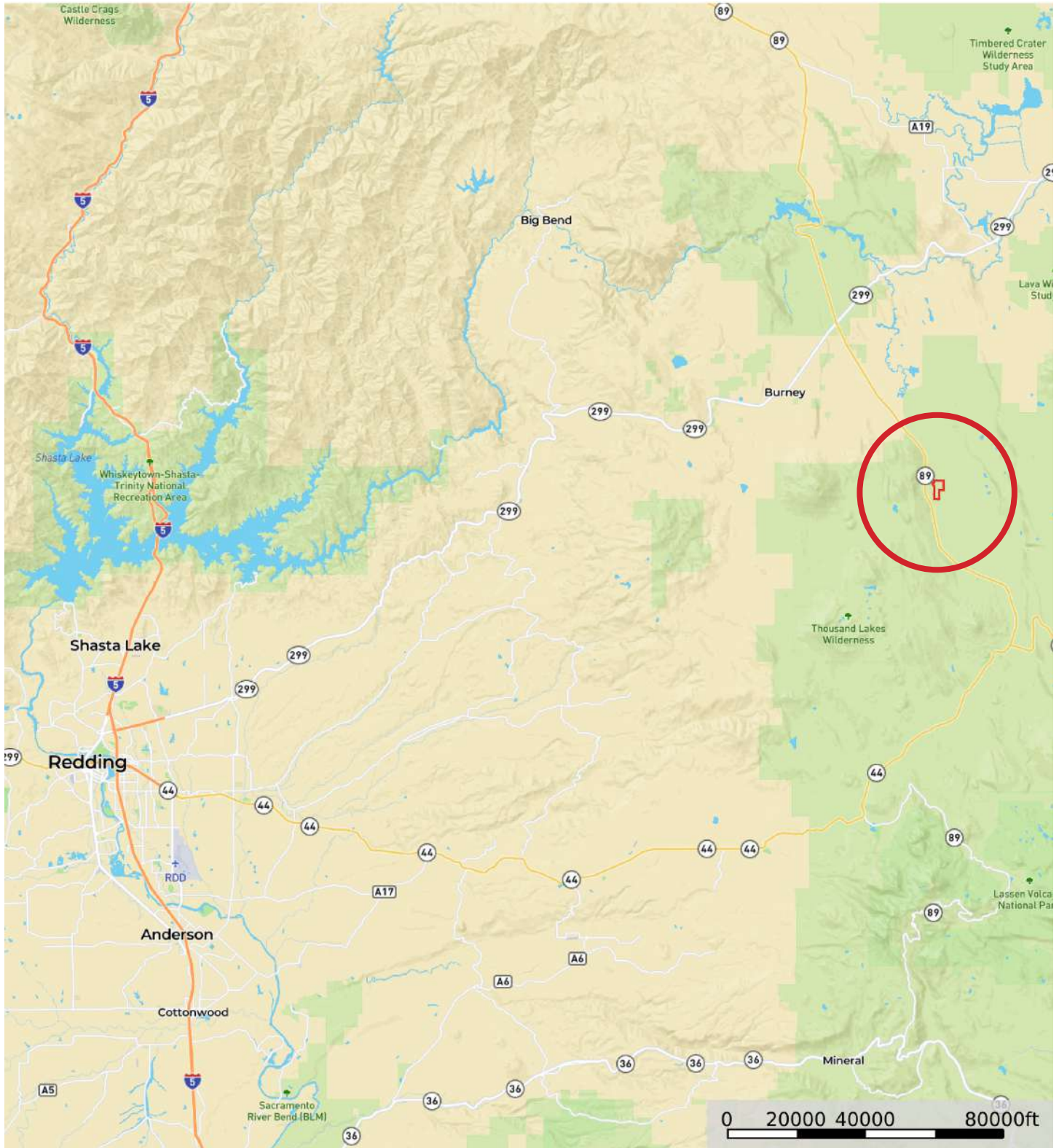
| APN | ACRES | ZONING | AG Preserve (Y/N) | TAXES (2024) |
|--------------|---------------|----------|-------------------|--------------------|
| 031-180-050 | 115.70 | U | N | \$5,534.00 |
| 031-180-064 | 129.87 | EA-AP | Y | \$2,690.00 |
| 031-190-021 | 0.69 | EA-AP | Y | \$4,536.00 |
| 031-190-018 | 3.5 | EA (MFH) | N | \$3,018.00 |
| 031-190-033 | 1.02 | EA | N | \$1,489.00 |
| 031-190-024 | 9.58 | EA-REC | N | \$3,666.00 |
| 031-190-032 | 0.41 | EA-AP | Y | \$8.00 |
| TOTAL | 260.77 | | | \$20,941.00 |



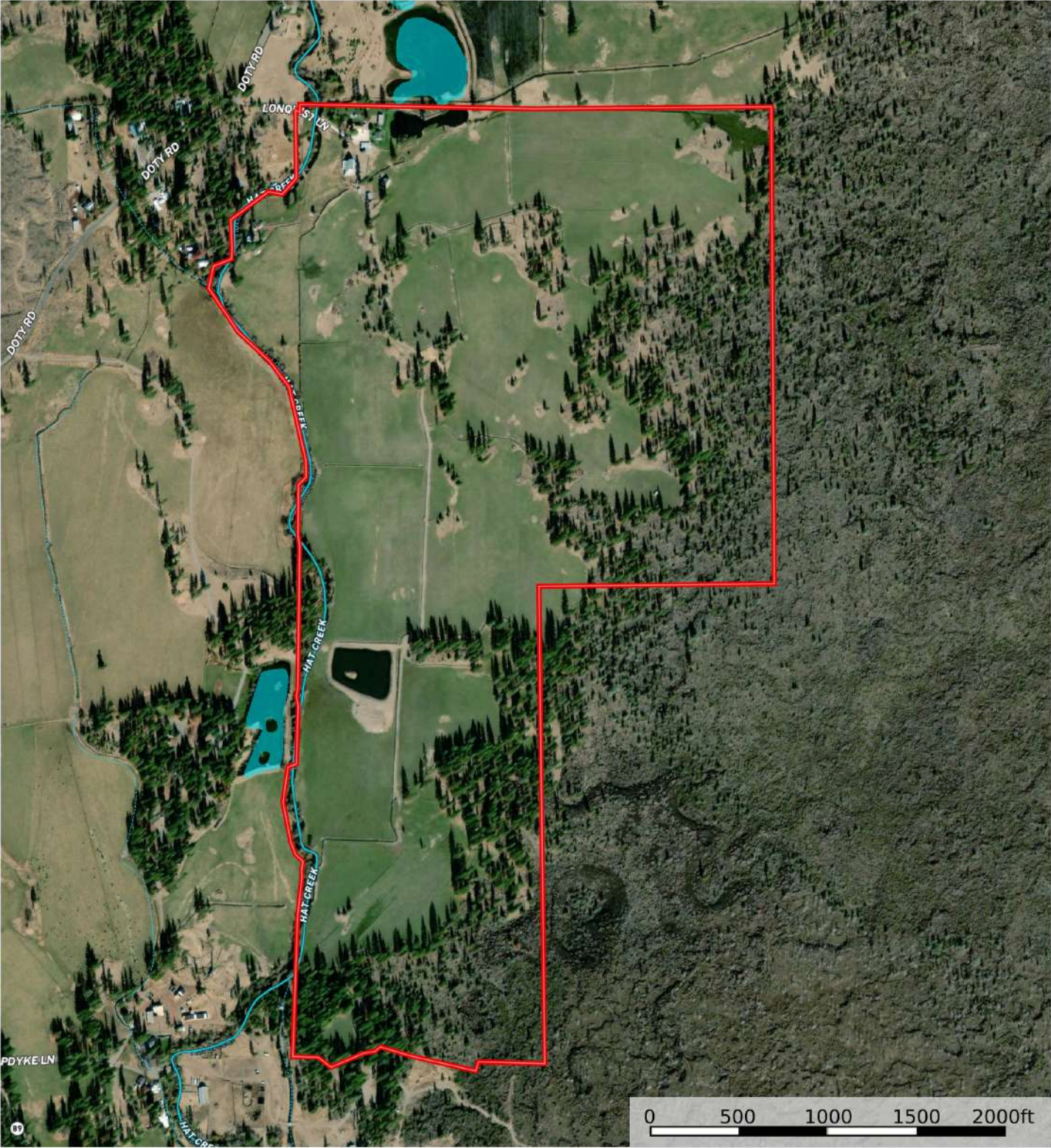
“The Williamson Act, also known as the California Land Conservation Act of 1965, enables local governments to enter into contracts with private landowners for the purpose of restricting specific parcels of land to agricultural or related open space use. In return, landowners receive property tax assessments which are much lower than normal because they are based upon farming and open space uses as opposed to full market value.”

– from the California Department of Conservation

Street Map



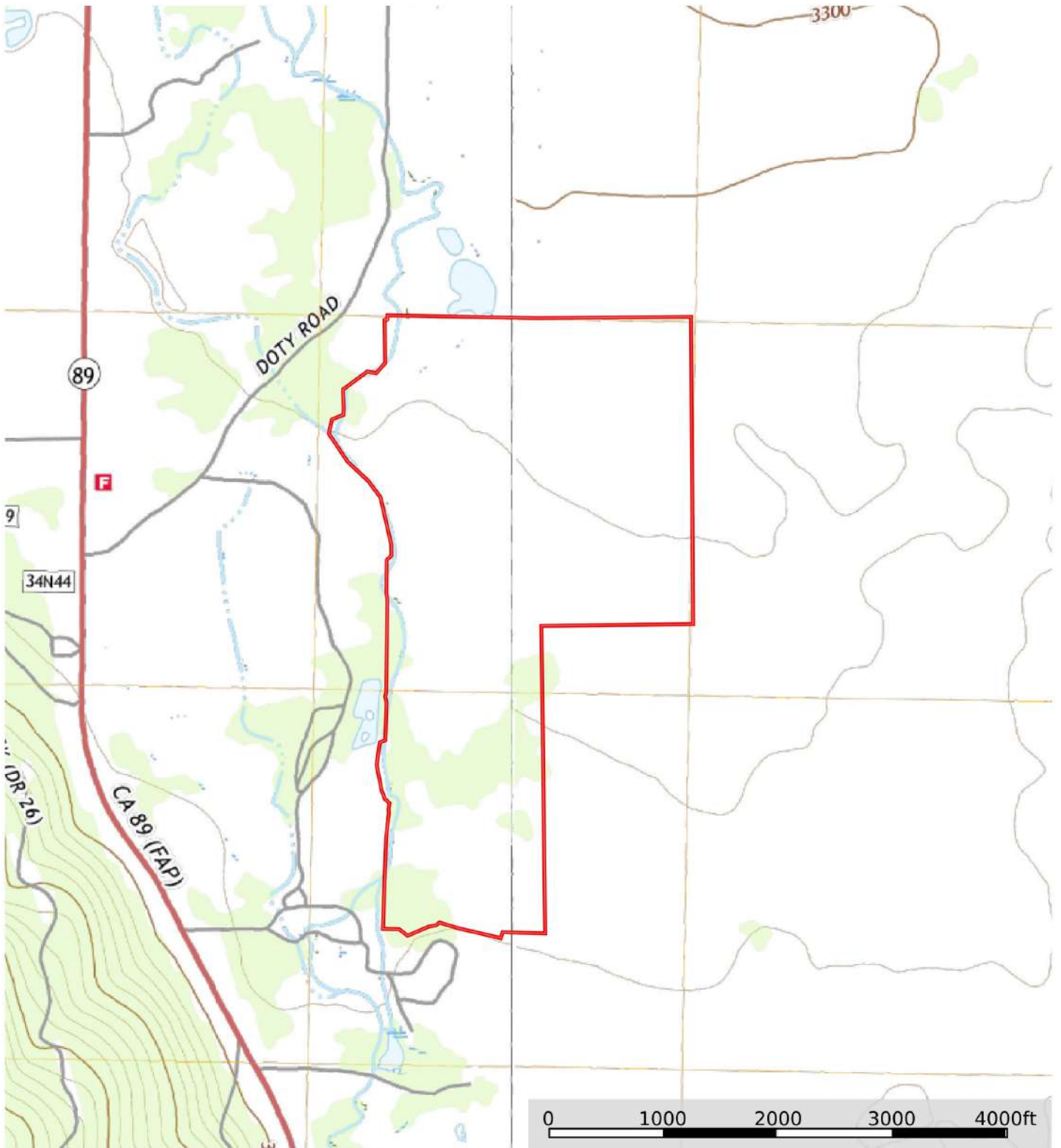
Satellite Map



Boundary Stream, Intermittent River/Creek Water Body



Topo Map





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