



5 SPRINGS
CATTLE AND HAY RANCH
\$6,850,000 | 1,446 ± Acres | Shasta & Lassen County

ADDRESS

28960 DAY ROAD
MCARTHUR, CALIFORNIA

COORDINATES

41.1141394N, 121W

LOCATION/DIRECTIONS

HIGHWAY 299 5 MILES EAST OF MCARTHUR, TURN LEFT ON DAY ROAD, RANCH ENTRY IS APPROXIMATELY 2.5 MILES DOWN ON LEFT.

MUST HAVE APPOINTMENT TO ENTER PROPERTY

TAXES

\$7,803/YEAR (2023)



In Summary...

Tucked in a secluded corner of the fertile Fall River Valley, is the timeless harmony of water and farming. This 1446-acre ranch not only produces top quality hay, with abundant water bringing high tonnage, the natural layout is perfect for raising cattle year-round.

With a bonus of growing wild rice, this diversified operation makes it one of the most unique ranches in the North State.

Then add the hunting and fishing aspect, along with a spectacular setting boasting the largest seasonal waterfall in the valley. Highlighted by Mt. Shasta and Mt. Lassen in sweeping views.

The water is distributed to all fields with flood irrigation, using underground mainline and return ditch system. Supplied by 5 Ag wells and springs.

Well laid out headquarters centrally located on the ranch includes cattle working facilities and corrals, animal barn, hay barns, large metal shop and several pastures. There are two ranch homes, both with amazing views, multiple outbuildings. The solar field covers the entire ranch including homes. Convenient access with two roads into the property.

The owner has been a proud steward of this amazing ranch for almost 30 years and is ready to turn it over to the new owner to work and enjoy for years to come.



Water...

- All wells are between 300-350 feet in depth Spring
- 15 HP Pump producing 2500 GPM
- Well #1: 45 HP Pump producing 900 GPM
- Well #2: 75 HP Pump producing 2800 GPM
- Well #3: Not in use
- Well #4: 100 HP VFD Pump producing 2500 GPM
- Well #5: 100 Hp VFD Pump producing 2800 GPM
- Ditch Pump #1: 10 HP pump pulling 2000 GPM
- Ditch Pump #2: 25 HP pump pulling 2300 GPM
- Domestic #1: Located at ranch headquarters, supplies managers home, stock water and shop.
- Domestic #2: Located at owner's home.
- FLOOD/UNDERGROUND MAINLINE AND DITCH SYSTEM: All wells are tied together with underground mainline distributing water to fields with tail water going into the return ditch system and pumped back into the mainline system.
- All hay fields have been Lazer leveled with flood gates opening in all checks.
- There are multiple springs on the ranch, both year-round and seasonal.
- 2 year-round spring fed ponds. Two springs are being used in the irrigation system.
- Seasonal creek creates a spectacular water fall in winter and spring months.







HAY FIELDS

524 +/- acres are planted in grass hay mix and some alfalfa.

The owner cuts the fields on different schedules, depending on cattle grazing. Some fields are cut 4 times, some 3, and 2. A few fields are cut 1 time.

The fields that are used mostly for hay production produce between 6 - 5.5 ton per acre.

On an average year, the ranch produces well over 2000 ton. Putting up enough hay to feed the cows through the winter and spring months, selling the remaining hay. All fields are fenced.



RICE FIELDS

- Approximately 220 acres are in wild rice.
- The seasonal creek is a great tool for filling the checks with water in the spring.
- The owner is currently leasing the rice ground.
- WRP CONSERVATION EASEMENT: 193 acres are in a conservation easement for enhanced habitat.



YEAR ROUND CATTLE

The ranch has a year-round cattle operation, now running 200 spring calving pairs, 20 replacement heifers and 5 bulls. This number varies from year to year.

The owner has had up to 500 cows. Increasing the number of cows will reduce the hay production because of grazing.



- Full cattle working facility with corals, scale, squeeze and chute.
- Newer pipe and wood fencing.
- Fuel tanks contained in concrete perimeter.
- Two animal pastures.



HEAD QUARTERS



- Approximately 10 acres
- 3,400 sf metal shop with concrete floor
- 2 - 18' roll up doors
- 12' rollup side door
- Storage and restroom plus concrete apron in front and one full side



HAY BARN

- 18,000 sf hay barn
- Wood construction, metal roof, cindered
- 6,400 sf hay/equipment barn. Wood construction, unique curved glulam beams, metal roof, cindered
- 3,750 sf animal/hay barn. Wood construction, metal roof, cindered



THE HOMES

BOTH MAIN HOUSE AND MANAGERS HOUSE HAVE AMAZING VIEWS OF MT. SHASTA AND MT. LASSEN.

BOTH ARE ALONG THE BLUFF ON A SLIGHT RISE OVERLOOKING THE RANCH.

THE SOLAR POWER WILL HANDLE ALL OF THE RANCH POWER NEEDS INCLUDING AG PUMPS, DOMESTIC WELLS, HOMES, AND HEADQUARTERS

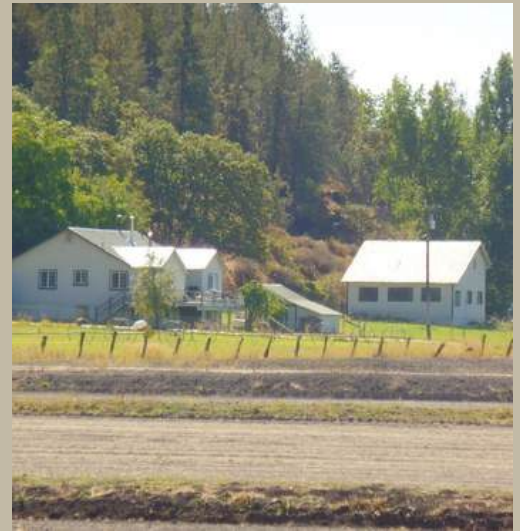
MAIN HOUSE

800-550 Totten Road. Located at south end of ranch. 1500 sf has 4 bedrooms and 2 baths with metal roof. Two bedrooms and 1 bath are located on the main floor, including living room with wood stove, dining room, kitchen and breakfast nook. The lower level has 2 bedrooms and 1 bath. The remaining lower level is open with concrete floor and exposed beams. Large front deck and open back deck. One car detached garage/storage building.

MANAGERS HOUSE

28960 Day Road. Located north of headquarters. 1400 sf offering 3 bedrooms and 2 baths with metal roof. Horseshoe kitchen, large dining room with wood stove and separate living room. ½ basement for storage. Large, covered side porch and open back deck. SOLAR: Installed in 2000. Ground-mounted, grid-tied 200 KW DC SOLAR field. The solar power will handle all of the ranch power needs including Ag pumps, domestic wells, homes, and headquarters.





HUNTING AND FISHING

**Amazing amount of wildlife on and around the ranch.
Landowner can obtain two landowner deer tags through
Fish and Wildlife.**

**Waterfowl hunting is at a premium with several duck
blinds within the rice checks.
Spring ponds are great for bass and catfishing.**



GALLERY



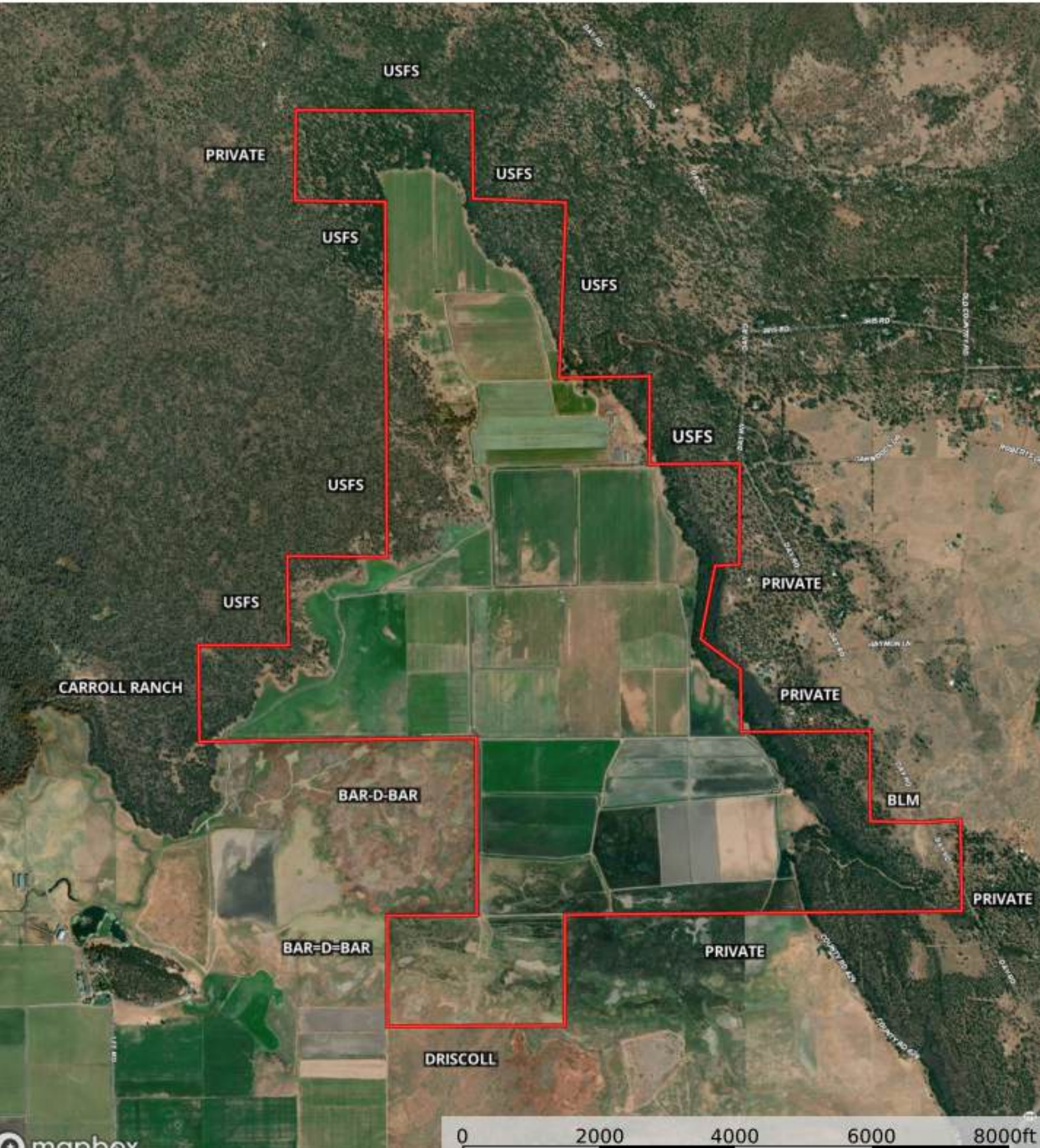


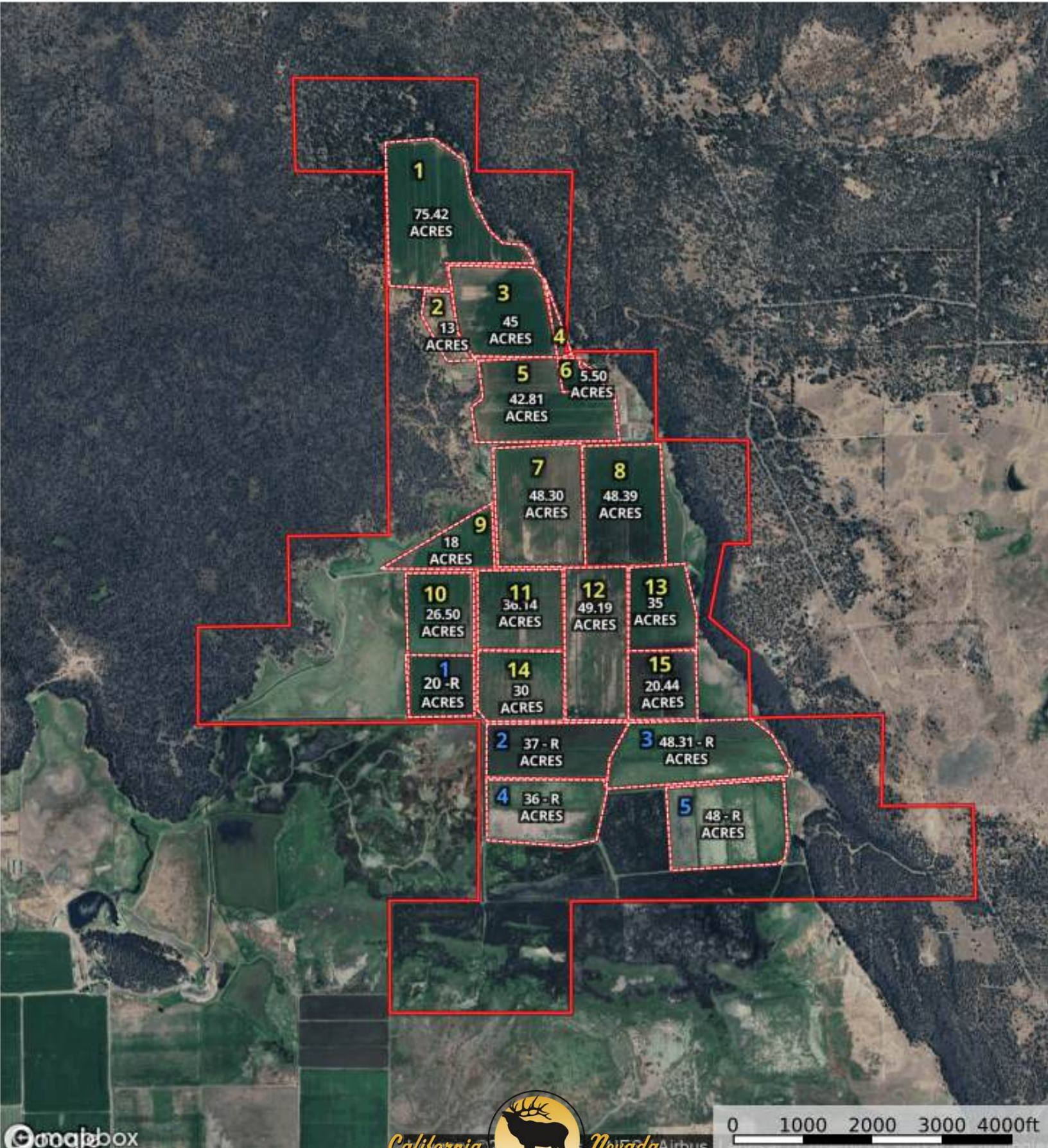
California  Nevada
OUTDOOR PROPERTIES



Five Springs Ranch Boundary Map

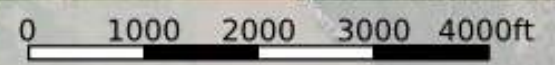
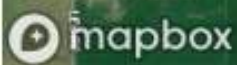
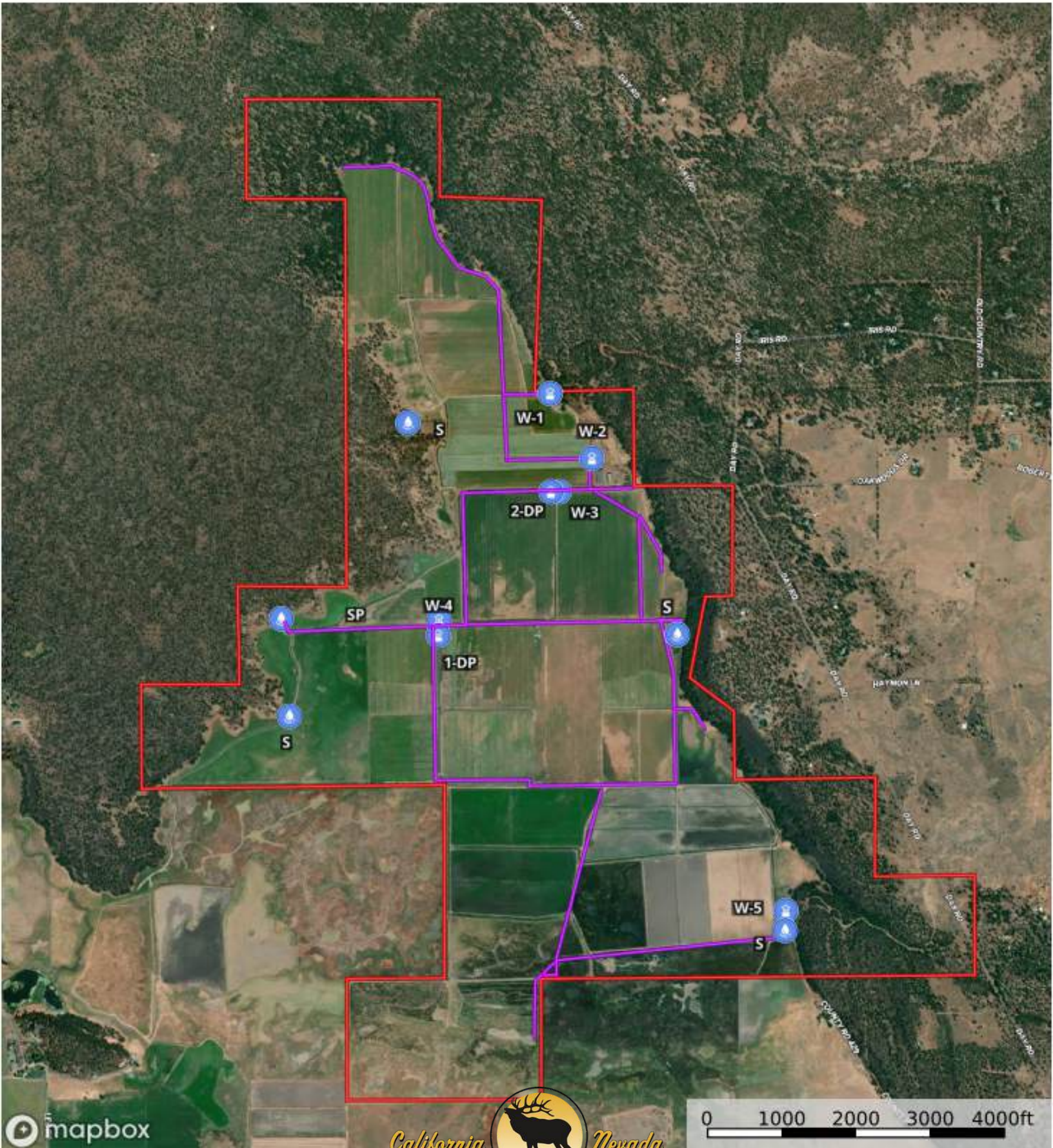
Shasta County, California, 1455 AC +/-





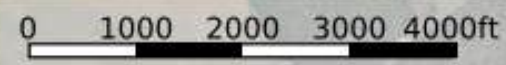
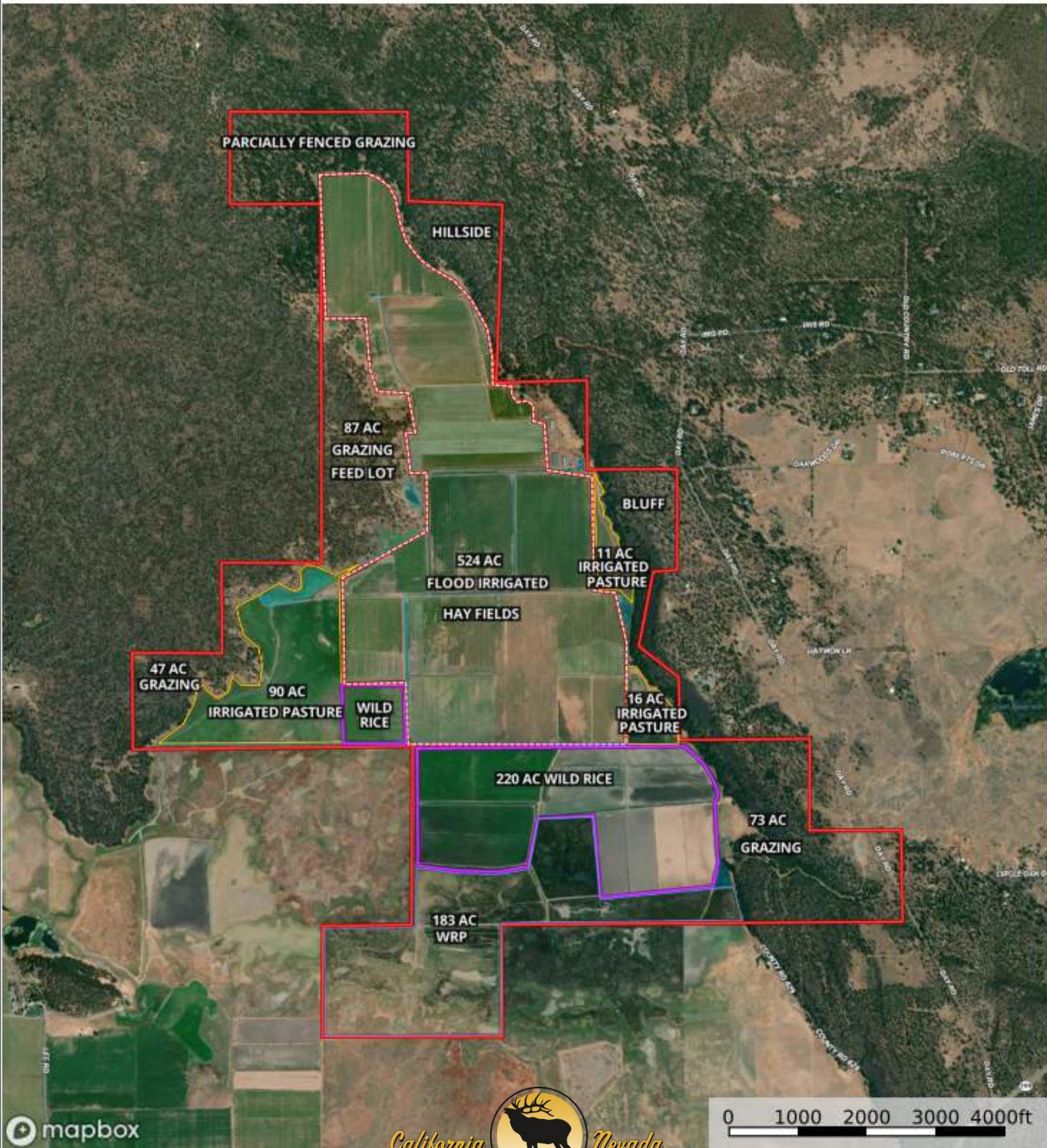
5 Springs Ranch Water and Mainline Map

Shasta County, California, 1455 AC +/-

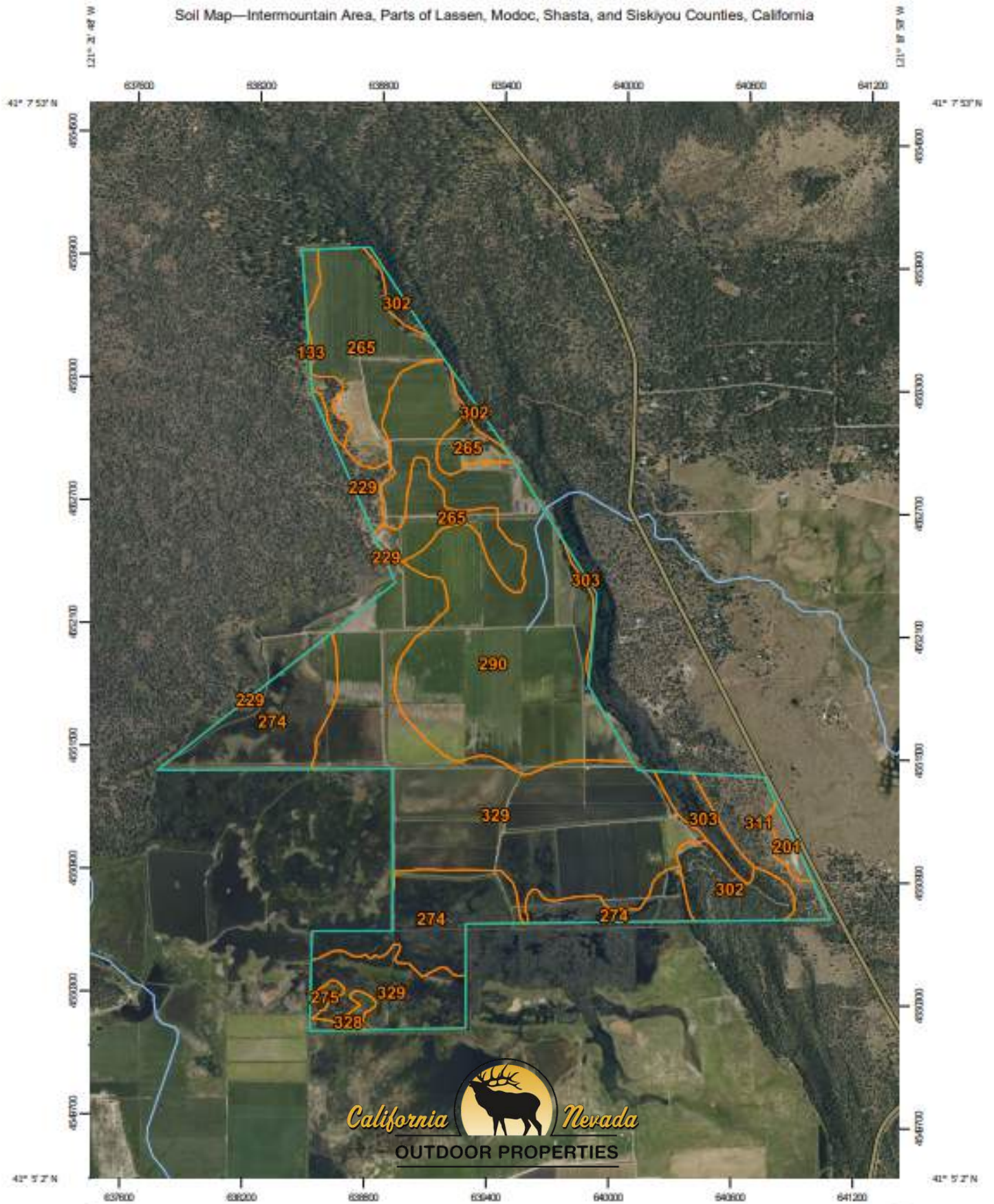


5 Springs Land Detail Map

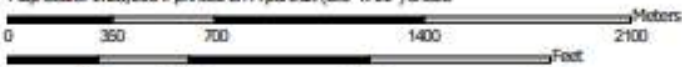
Shasta County, California, 1446 AC +/-



Soil Map—Intermountain Area, Parts of Lassen, Modoc, Shasta, and Siskiyou Counties, California




Map Scale: 1:25,600 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge ticks: UTM Zone 10N WGS84

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)


Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features

-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot

-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features

Water Features

 Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Intermountain Area, Parts of Lassen, Modoc, Shasta, and Siskiyou Counties, California

Survey Area Data: Version 18, Aug 28, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 9, 2019—Jun 14, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
133	Chirpchatter-Hunsinger complex, 2 to 15 percent slopes	12.1	1.1%
201	Jellicamp-Ollierivas complex, 2 to 9 percent slopes	8.0	0.7%
229	Lava flows-Gassaway complex, 2 to 15 percent slopes	14.1	1.3%
265	Nosoni loam, 0 to 5 percent slopes	142.3	12.8%
274	Pastolla muck, 0 to 1 percent slopes	164.1	14.8%
275	Pastolla muck, drained, 0 to 2 percent slopes	3.8	0.3%
290	Ravendale silty clay, 0 to 2 percent slopes	303.0	27.2%
302	Rubble land-Argixerolls-Rock outcrop complex, 30 to 75 percent slopes	47.5	4.3%
303	Rubble land-Rock outcrop complex, 30 to 75 percent slopes	21.6	1.9%
311	Splawn-Jellico complex, 5 to 15 percent slopes	37.2	3.3%
328	Whipp-Cupvar complex, 0 to 2 percent slopes	6.2	0.6%
329	Whipp-Cupvar complex, slightly saline, 0 to 2 percent slopes	352.5	31.7%
Totals for Area of Interest		1,112.5	100.0%





DONNA UTTERBACK
Real Estate Agent
Territory Manager
CA BRE 01199200
530.604.0700



CALIFORNIA OUTDOOR PROPERTIES INC.
707 MERCHANT STREET, SUITE 100
VACAVILLE, CALIFORNIA 95688

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