



California  *Nevada*

OUTDOOR PROPERTIES

FARMS | RANCHES | RECREATIONAL PROPERTIES | LAND | LUXURY ESTATES

AP Ranch

14,000 ± Acres | Siskiyou County, CA



707 Merchant Street | Suite 100 | Vacaville, CA 95688

DRE# 01838294



Introduction



Located in scenic, rural western Siskiyou County, California, lies the sprawling 14,000 ± acre AP Ranch, steeped in history. This historic ranch offers a unique opportunity to own a piece of the American West, where ranching traditions thrive amidst vast, open landscapes.

AP Ranch was established in 1856 by Alexander Parker and was initially acquired by the Newton family in 1961 with the subsequent acquisition of adjacent properties. The ranch's diverse topography is dominated by the iconic Lover's Leap. Elevations on the ranch range from 3,600 ft. to 5,400 ft., with nearby peaks soaring above 8,000 ft. The property also encompasses the headwaters of the East Fork of the Scott River, which flows for eight miles through the center of the ranch. The ranch benefits from adjudicated water rights on the East Fork and its tributaries, as well as rights to water from two nearby alpine lakes—Kangaroo and Rock Fence. This water irrigates approximately 1,400 acres of pasture that support livestock grazing.

AP Ranch has operated as a year-round cow-calf operation, with a cattle lease in place and a carrying capacity of approximately 500 mother cows. The ranch typically employs a manager and caretaker year-round and has employed additional seasonal workers for irrigation and livestock management.

There are seven homes on the ranch, six of which are in good condition and used by family members and ranch employees. The property also features six large, beautiful, historic barns and various outbuildings. Additionally, there are multiple corrals, including a large working and shipping area with certified scales at the ranch headquarters.

The ranch and the surrounding area offer an abundance of outdoor recreation opportunities such as hiking, swimming, paddleboarding, horseback riding, ATVing, fishing, and hunting. Wildlife thrives here, with sightings of Roosevelt's elk, Columbia blacktail deer, beavers, black bears, mountain lions, Mountain and Valley quail, as well as Merriam's wild turkeys. For winter recreation, the higher elevations around the ranch provide excellent terrain for snowshoeing, cross-country skiing, ice fishing, and snowmobiling. Nearby, Mt. Shasta Ski Park is less than an hour's drive away, while Mt. Ashland Ski Area is just under a 1.5-hour drive, offering downhill skiing and snowboarding.

AP Ranch is more than just land—it's an opportunity to immerse yourself in California's rich ranching and timber heritage. With its stunning landscapes and agricultural potential, this unique property invites you to embrace the traditions of the American West while crafting your own legacy.



Highlights

- Historic 14,000 ± acre ranch in scenic, rural western Siskiyou County, California
- Originally established in 1856 by Alexander Parker
- Encompasses headwaters of the East Fork of the Scott River
- The river flows for 8 miles through the center of the ranch
- Adjudicated water rights on the East Fork and its tributaries
- Rights to water from two nearby alpine lakes -- Kangaroo & Rock Fence
- Water irrigates approximately 1,400 acres of pasture that supports grazing livestock
- Operated as a year-round cattle operation
- Cattle grazing lease in place
- Carrying capacity of approximately 500 mother cows
- Merchantable timber
- Seven homes on the ranch
- Six large historic barns & various outbuildings
- Multiple corral facilities including a large working & shipping area with certified scales
- Outdoor recreation: Hiking, swimming, paddleboarding, horseback riding, ATVing, fishing, hunting, & winter sports
- Wildlife include Roosevelt's elk, Columbia blacktail deer, beavers, black bears, mountain lions, Mountain and Valley quail, as well as Merriam's wild turkeys
- Diverse elevations from 3,600 ft. to 5,400 ft., with nearby peaks over 8,000 ft.



Cattle

The ranch has operated as a year-round cow-calf operation, capable of supporting approximately 500 mother cows. Until Spring 2024, the Newton family maintained its own cattle herd on the ranch. Due to a generational shift in ownership and management, the family decided to sell their herd and transition to leasing land for cattle grazing.



Water



The ranch boasts extensive water resources, including the headwaters of the East Fork of the Scott River, with approximately eight miles of the river meandering through its center. Several creeks—such as Rail Creek and Kangaroo Creek—and multiple ponds further enhance the property’s water features.

The ranch has water rights on the East Fork of the Scott River and its tributaries, as well as water rights on two alpine lakes —Kangaroo Lake and Rock Fence Lake—located off the ranch property. Water is used to irrigate approximately 1,400 acres of permanent pasture for horse and cattle grazing.

The Scott River, a notable 60-mile-long river in Siskiyou County, flows into the Klamath River, one of California’s largest. The Scott River is undammed, preserved in its natural, free-flowing state and supports Chinook and Coho salmon, as well as steelhead trout. It is one of the most crucial tributaries for Coho salmon spawning and rearing in the Klamath River watershed.



Improvements

The ranch in some respects is little changed since being homesteaded in the 1850s, with the biggest addition being seven homes that have been built across the ranch over the years for the extended family and ranch managers.



Improvements Cont'd



The property boasts six impressive historic barns, complemented by several additional outbuildings. At the ranch headquarters, you'll find multiple corrals, including a large, well-equipped working and shipping area with certified scales, ideal for efficient livestock management.



Recreation

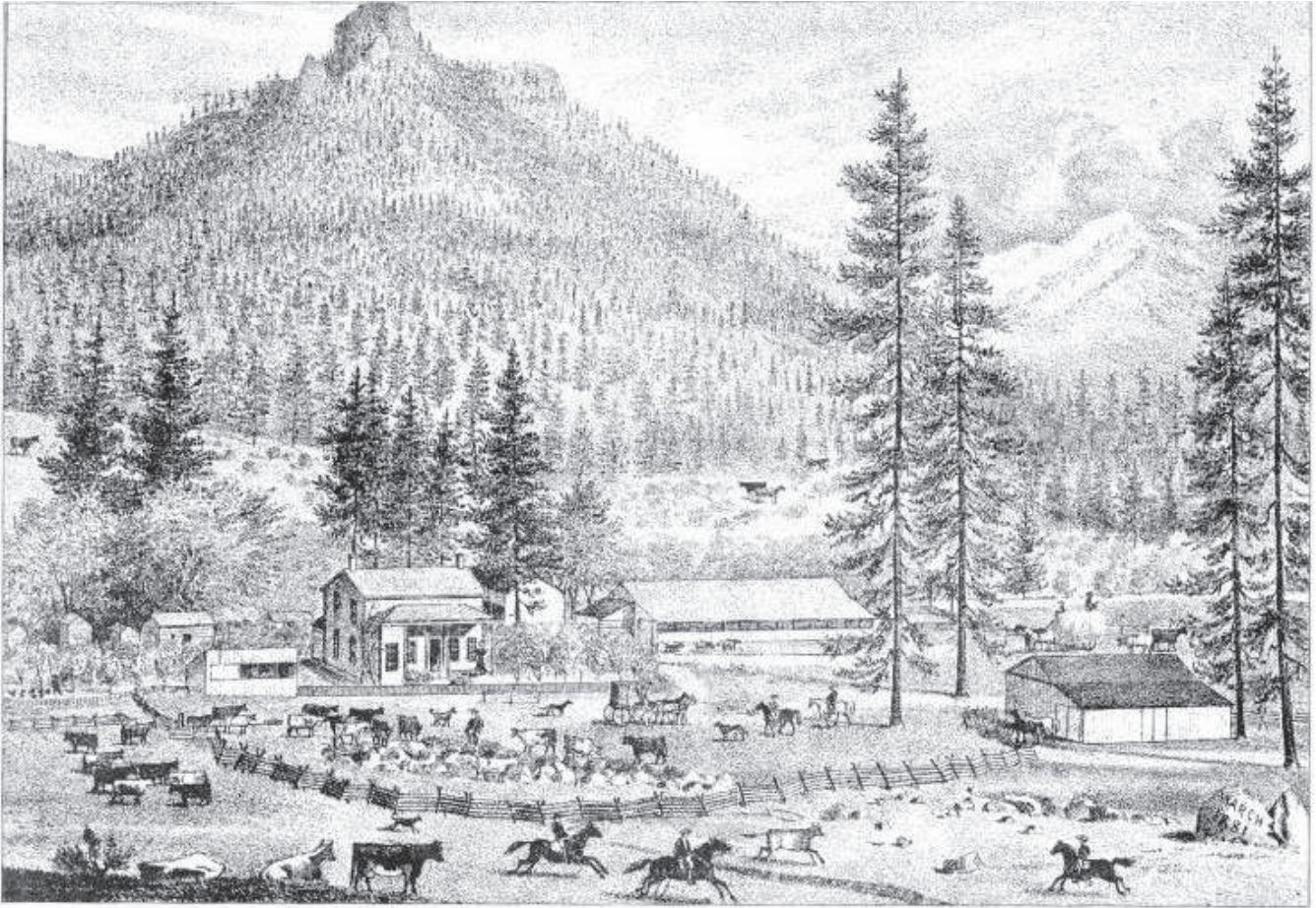


The ranch and its surrounding area offer a wealth of outdoor recreation opportunities, including hiking, swimming, paddleboarding, horseback riding, ATVing, fishing, and hunting. Wildlife is abundant on the property, with sightings of Roosevelt Elk, Columbia Blacktail Deer, beavers, black bears, mountain lions, as well as Mountain and Valley Quail, and Merriam's Wild Turkeys. Anglers can enjoy trout fishing in Beaver Pond, a serene spot fed by Rail Creek. Some of the southern and eastern parcels border the Klamath National Forest, which spans over 1.7 million acres and features the Klamath Mountains and the Cascade Range. This vast forest offers spectacular scenery and a wide range of outdoor recreation activities just beyond the ranch's boundaries.

For winter sports enthusiasts, the Mount Shasta Ski Park is less than an hour's drive from the ranch, with the Mount Ashland Ski Area just slightly further. The region's higher elevations are also ideal for snowshoeing, cross-country skiing, ice fishing, and snowmobiling.



History of the Ranch: *The Start of AP Ranch*



STOCK RANCH OF ALEXANDER PARKER,
1800 ACRES, PLOWMAN VALLEY SETTLED IN 1856 - SISKIYOU CO CAL.

Alexander Parker, a pioneering figure in Siskiyou County, played a crucial role in shaping the region's agricultural and economic landscape in the late 19th century. Originally from Scotland, Parker arrived in California when agriculture was becoming increasingly vital to the local economy. In 1856, Parker began acquiring the land in Plowman's Valley that is now known as the AP Ranch.

In addition to cattle ranching, Parker developed a productive orchard on his property, planting strawberries and other berries. The summer months were devoted to gathering a substantial hay crop, which ensured his cattle were well-fed through the winter. Snowmelt-fed streams and brooks crisscrossed Parker's land, enabling him to drive his cattle into the nearby forest lands for grazing during the spring and summer. By fall, the cattle were transported to railroad stockyards and shipped to market. His ranch in Scott Valley became one of the finest stock ranges in northern California. In November 1872, Parker took

advantage of high market prices, selling 2,000 head of cattle in Big Valley for an impressive \$40,000.

Parker's ambitions extended beyond ranching. With a background in mining, derived from his father's experience in the industry, he actively pursued mining ventures of his own. He had a valuable placer mine on the South Fork of Scott River and had interests in mines including the Last Chance mine and the Rim Diggings. He was also a partner in the commercial house of Parker, Campbell & Co., at Etna, which he established in 1880.

From humble beginnings, Alexander Parker rose to become a prominent businessman and landowner, contributing significantly to the development of Siskiyou County's economy. His success in cattle ranching, mining, and merchandising left a lasting legacy, solidifying his reputation as one of the region's most influential pioneers.

History of the Ranch: A New Era Begins

Brief history of the Luttrell/Newton Family:

Early records reveal that the Luttrells are of Norman origin, hailing from Normandy, France. They emigrated to England in the 12th century, and part of the family later moved to America in the late 1600s. Richard Luttrell fought alongside General George Rogers Clark in the American Revolution and was granted a tract of land in Indiana by Congress for his military service. His second son, John Luttrell, married Anne Jackson, a cousin of Andrew Jackson.

James Axley Monroe Luttrell, the great-grandfather of Dr. Albert Newton (ancestor of the current Newton family which owns the ranch today, discussed in detail later), was the son of John Luttrell and Anne Jackson. The Luttrell family eventually settled in California after James Axley Monroe Luttrell traveled from Knoxville, Tennessee, to St. Joseph, Missouri, by ox team in 1856, accompanied by his wife and children. Their journey was fraught with difficulties, including the death of James's wife from cholera, which complicated their crossing of the plains. They finally arrived in Oakland, California, in the fall of 1856. James Luttrell had many children, including Peter (Dr. Albert Newton's grandfather).

Peter Luttrell married Susan Evans, the youngest daughter of the pioneer Evans family, who had emigrated from Illinois to Scott Valley in 1864. They had ten children, one of whom was Sadie Luttrell, Dr. Albert Newton's mother.

Dr. Albert Newton's father, Dr. Ernest Newton, was raised by his aunt and uncle in Amador County, California. A dentist, Dr. Ernest Newton practiced in Fort Jones, California, where Dr. Albert Newton was born in 1902.



Courtesy Albert H. Newton, M.D.
Dr. Ernest Newton, Father of Dr. Albert Newton.



Courtesy Albert H. Newton, M.D.
Sadie Luttrell Newton, Mother of Dr. Albert Newton.

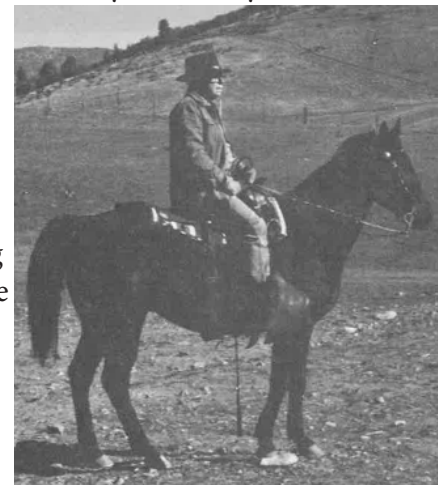
About Dr. Albert Newton:

Albert Homer "Doc" Newton, born in Fort Jones in 1902, was the eldest of three sons. After his father's death at age 10, he and his brothers inherited 160 acres in Scott Valley, which they leased for dairy farming. A bright student, Doc skipped two grades and entered UC Berkeley at 16, graduating from UC Medical School in 1928 after working to support his education.

His medical career began in Dunsmuir in 1929, where he cared for Southern Pacific Railroad workers and operated the Dunsmuir Sanitarium until 1932, when he became Siskiyou County Physician and Health Officer. Over his career, Doc delivered about 2,400 babies and performed around 10,000 surgeries, including 175 thyroid operations, and published research on hip pinning and thyroid disorders. His work was featured in Time magazine during the bubonic plague outbreak in Siskiyou County.

Doc was also a respected community leader, co-owning the Yreka Drugstore and being named Yreka's "Man of the Year" in 1961. An accomplished horseman, he captained the Siskiyou County Sheriff's Posse Fire Drill Team, which won grand sweepstakes in Reno, Nevada, and participated in parades in an authentic Civil War costume, now housed in the Siskiyou County Museum.

A savvy land investor, Dr. Newton bought out his brothers' shares of the family acreage and acquired other ranches in Scott Valley, including the AP Ranch. Today, the property remains in the hands of the Newton family, descendants of Dr. Albert Newton.



Location



Please note: Neither of the photos above is on the ranch itself. It is nearby the ranch

The AP Ranch is located between Gazelle and Callahan, California, at the gateway to scenic Scott Valley. The area is surrounded by majestic mountains and lush forests, providing ample opportunities for outdoor recreation and also serves as a great base for exploring nearby attractions. The Pacific Crest Trail runs near the southern border of the ranch. The nearby town of Etna has been featured in Outside magazine and described as “The Golden State’s last, best place: Think Yellowstone minus the gridlock.” There, visitors can enjoy the Denny Bar Company, a historic distillery and upscale restaurant offering craft spirits, or visit the popular Etna Brewing Co. for locally brewed beer. Just a short drive away in Fort Jones, Five Marys Burgerhouse offers a farm-to-table dining experience, showcasing locally sourced ingredients. The ranch’s location provides easy access to the cities of Redding, Ashland and Medford, where visitors can enjoy even more outdoor adventures, cultural sites, and natural beauty.

*The ranch is easily accessible via either the Rogue Valley International - Medford Airport or the Redding Regional Airport, both about a 90-minute drive from the ranch. They offer numerous daily flights to major cities in the western US. **Major international airports:** Sacramento International Airport (232 mi), San Francisco International Airport (322 mi). **Local general aviation airports** include Weed Airport (25 mi), 5000 x 60 ft with fuel services including 100LL and Jet A; Scott Valley Airport (25 mi), 3700 x 50 ft with 100LL fuel available. Siskiyou County Airport (35 mi), with two runways: 7490 x 150 ft, offering fuel services including 100LL and Jet A.*

About Siskiyou County, CA:

Siskiyou County, located in the northernmost part of California, is the state’s fifth-largest county by area, with a population of 44,076 as of the 2020 Census. The county seat is Yreka. Renowned for its breathtaking landscapes and rich history, Siskiyou County is home to iconic natural wonders such as Mount Shasta, the McCloud River, and remnants of its Gold Rush heritage.

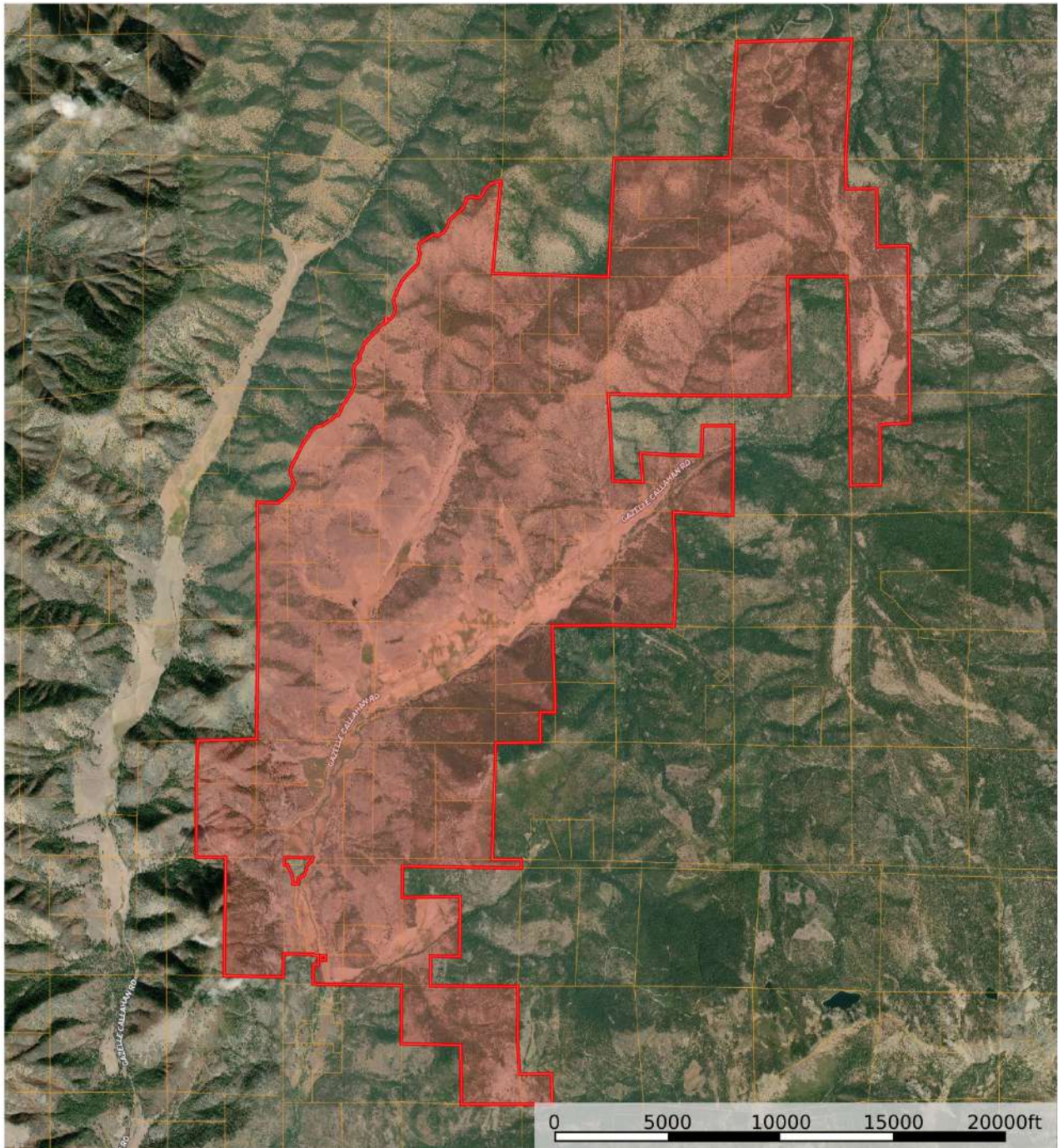
The county serves as a gateway to several national forests, including Shasta-Trinity, Klamath, Modoc, Six Rivers, and Lassen, and the Marble Mountains, Russian, and Trinity Alps Wilderness Areas. Outdoor enthusiasts will find world-class fly fishing, rafting, and kayaking on the Sacramento, Klamath, McCloud, Scott, Salmon, and Shasta rivers.



Size

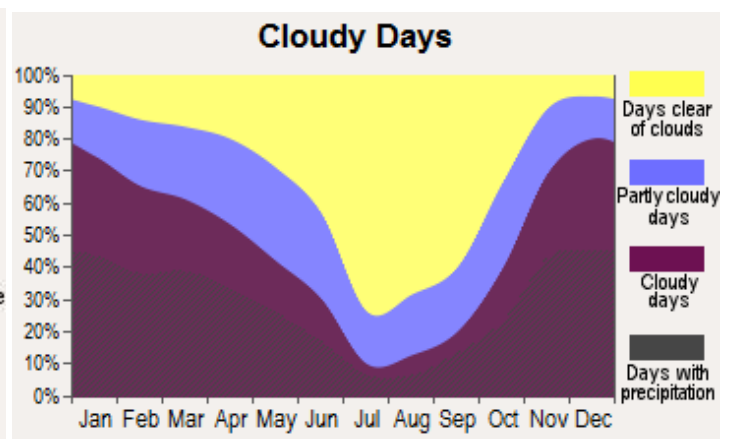
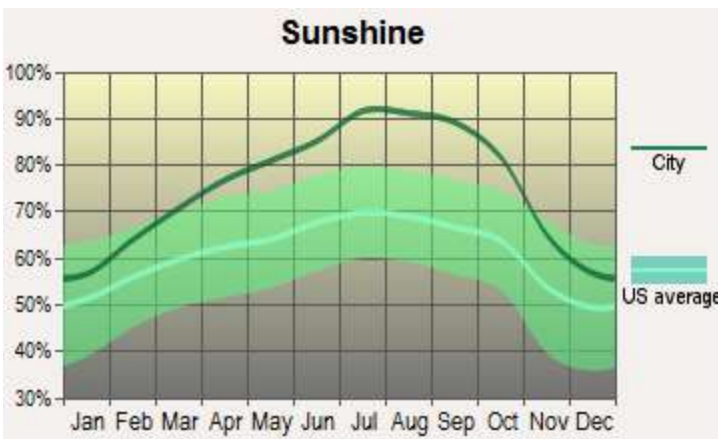
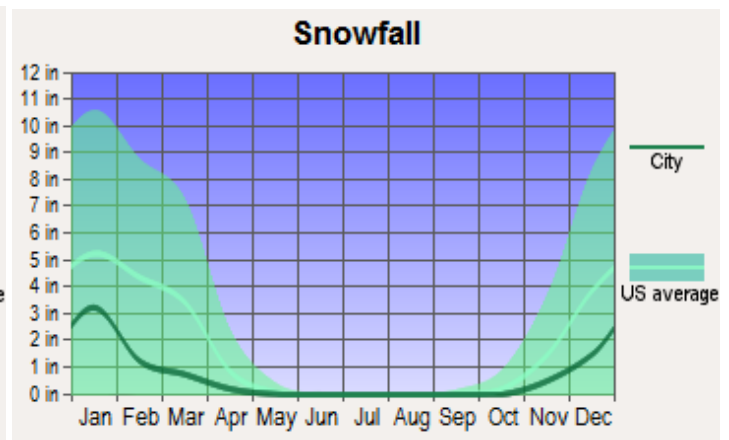
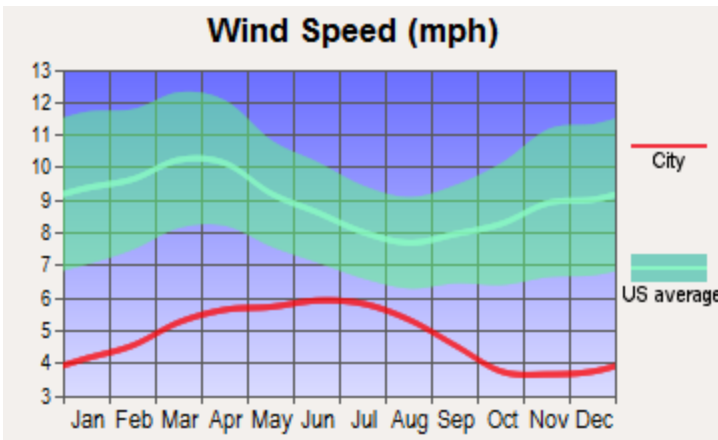
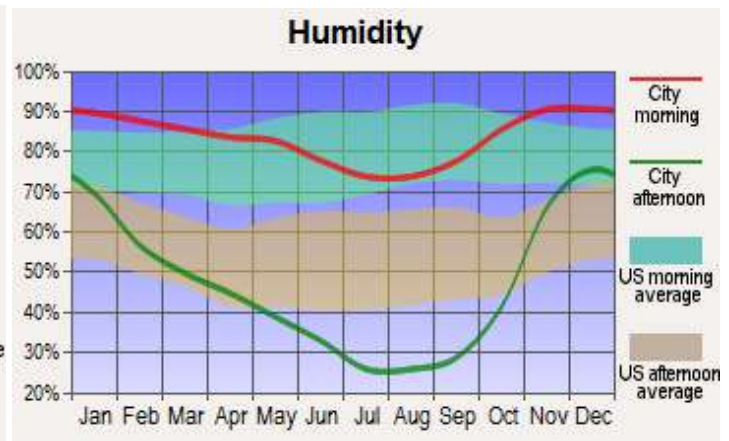
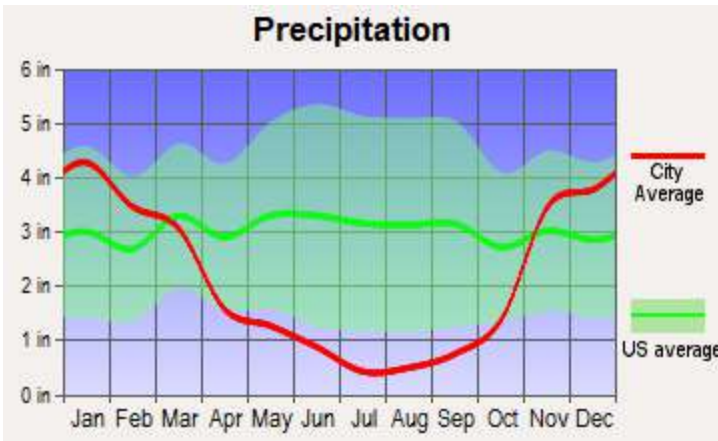
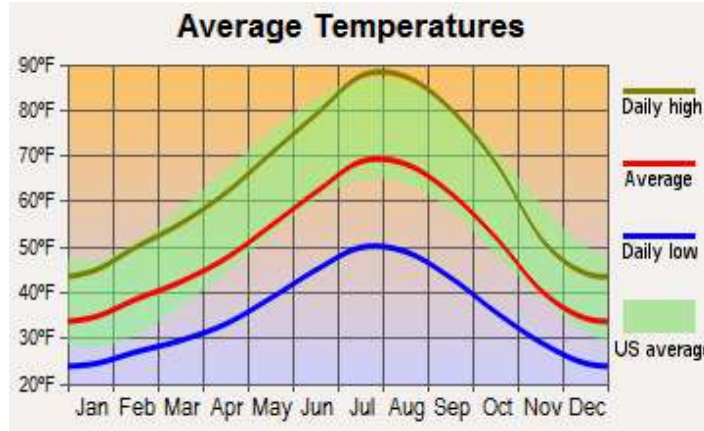
AP Ranch consists of 82 parcels totaling 14,000 ± acres. *To receive a full list of the APNs, please contact our office.*

Description	Approximate Acreage
Seasonally Irrigated pasture	1,400 acres
Mountainous conifer forests	4,600 acres
Dry Range - oak, chaparral woodlands - grass	8,000 acres
TOTAL	14,000 ± Acres

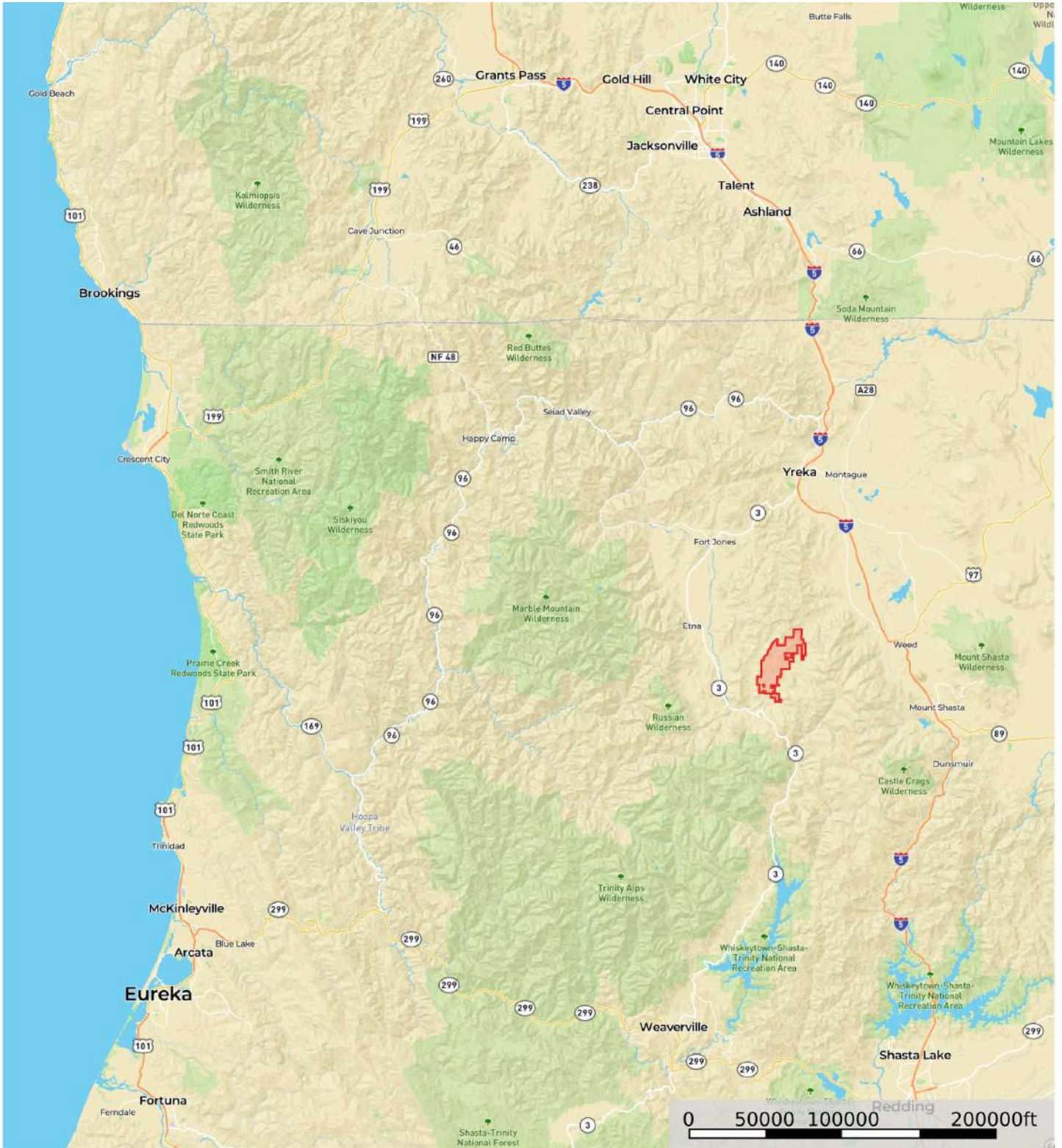


 Boundary

Weather for Gazelle, CA

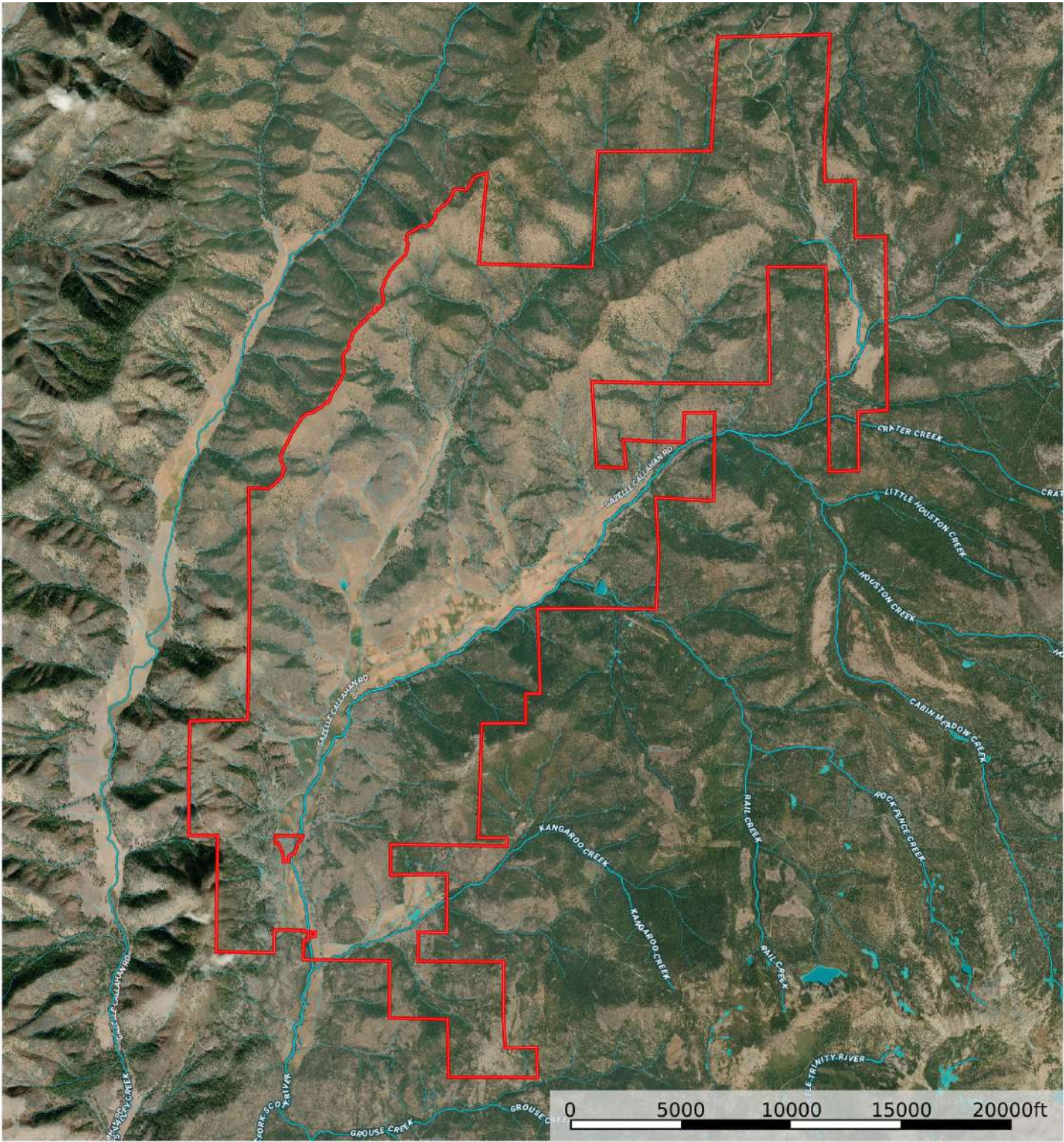


Street Map



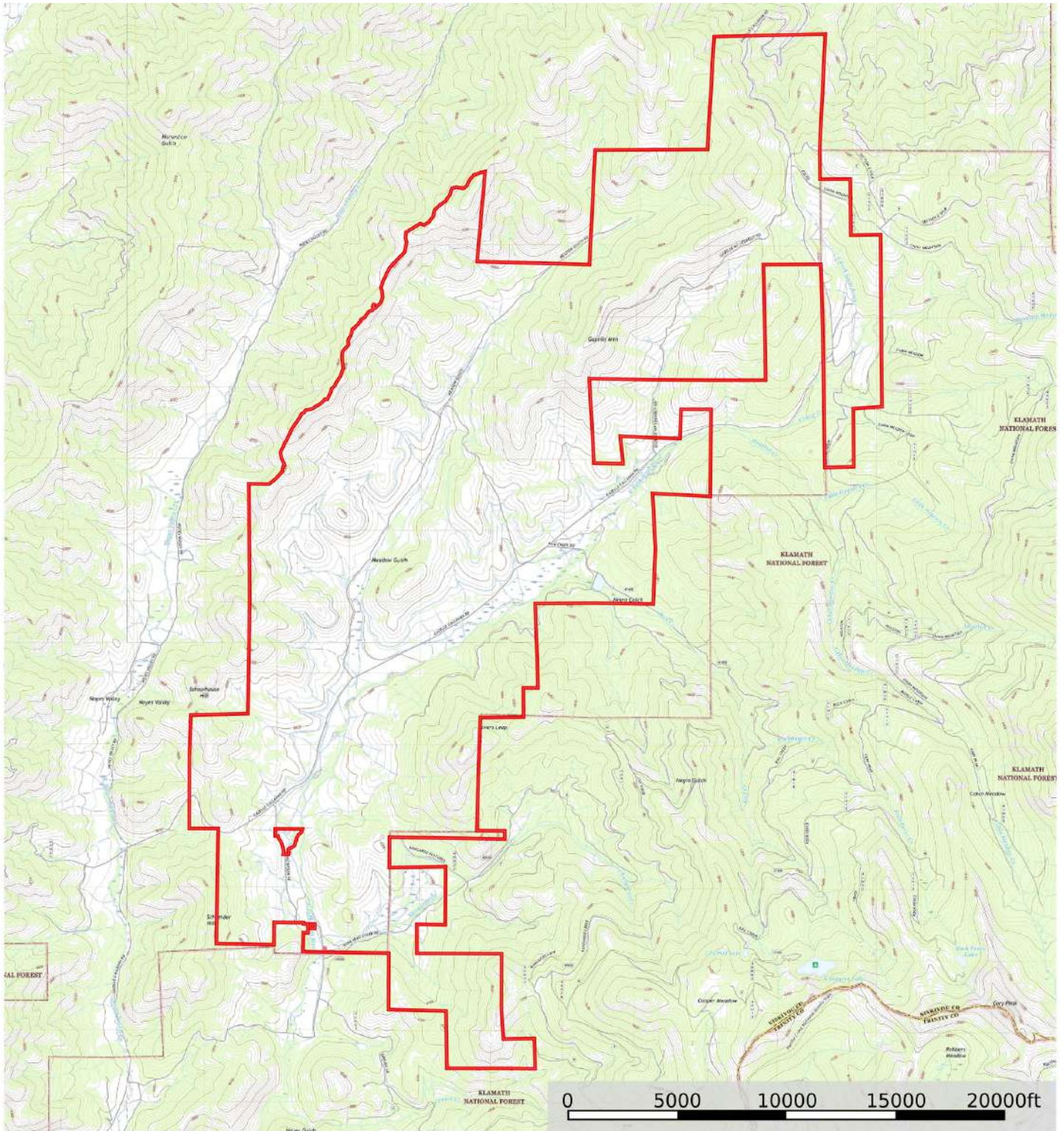
 Boundary

Satellite Map



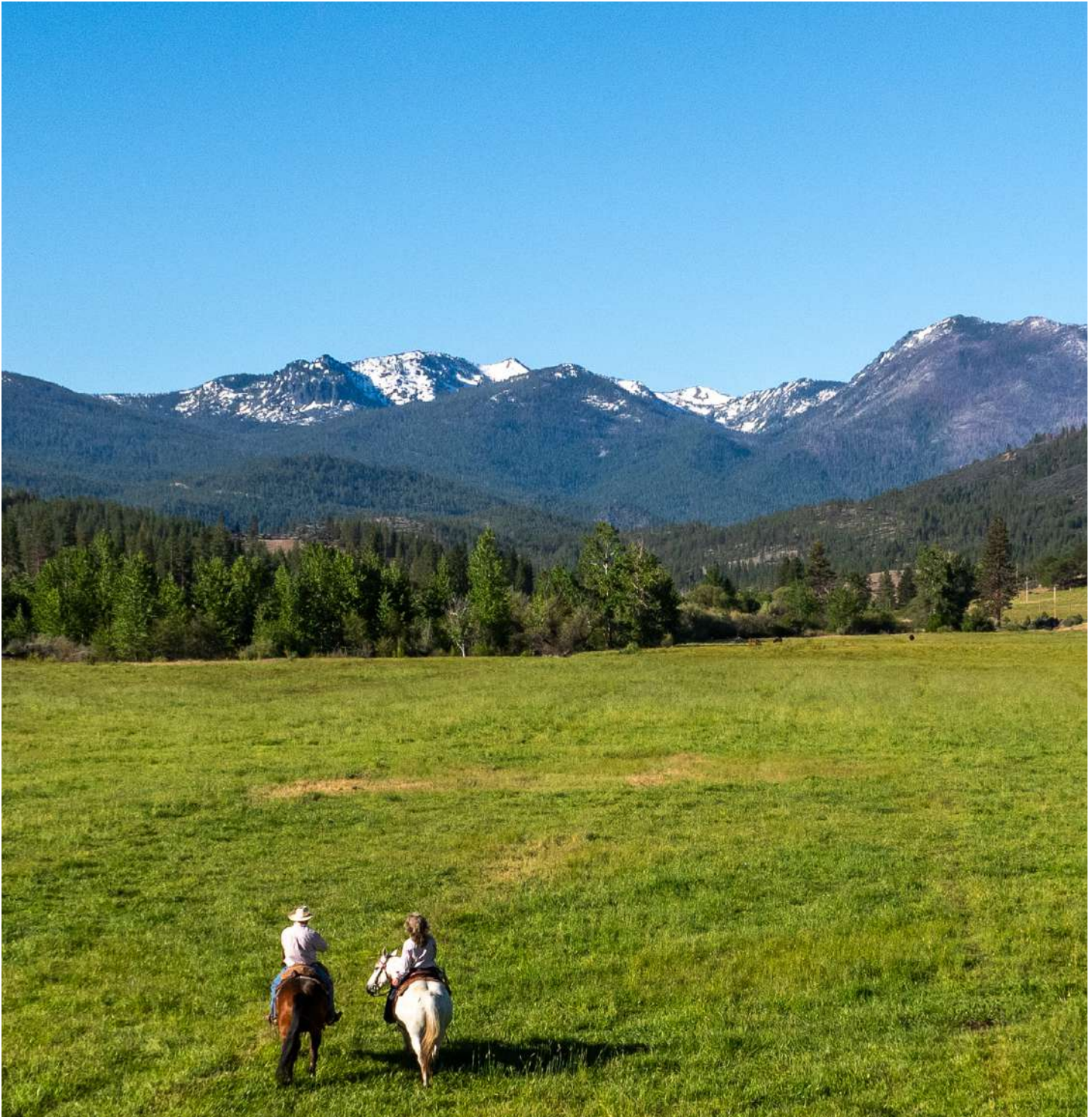
- Boundary
- Stream, Intermittent
- River/Creek
- Water Body

Topo Map



 Boundary

History Section Citations

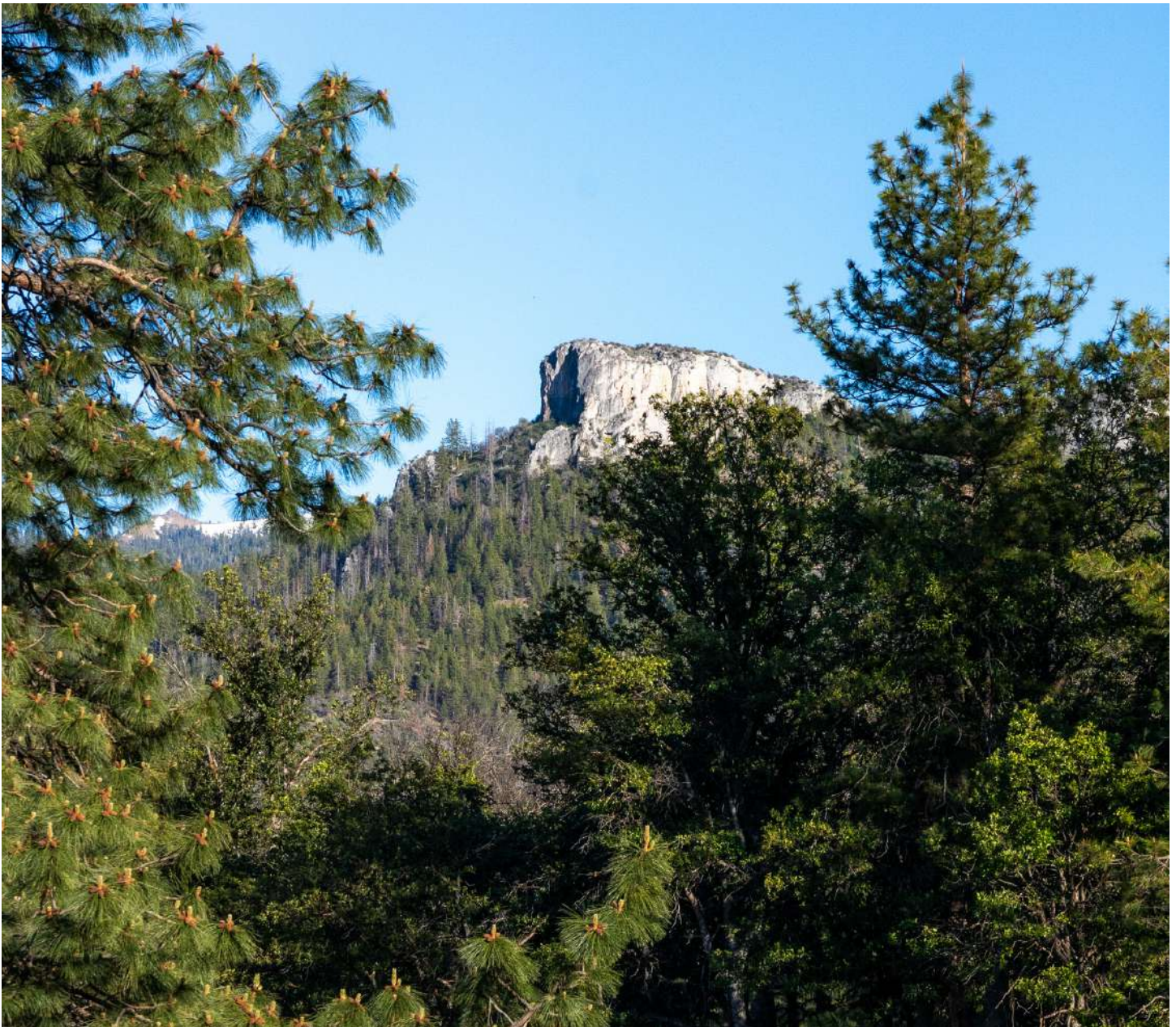


Siskiyou County Cemetery Project. "Alexander Parker." *Siskiyou Cemeteries Central - History - Biographies*, cagnweb.org/siskiyou/cemetery-central/History/Biographies/parker.html.

Unknown. "As It Was: Alexander Parker Creates Early Siskiyou County Ranch." *Illinois Public Radio*, 21 Nov. 2018, <https://www.ijpr.org/show/as-it-was/2018-11-21/as-it-was-alexander-parker-creates-early-siskiyou-county-ranch>.

Newton, Albert H., M.D. "Genealogical History of Dr. Albert Newton." *The Siskiyou County Historical Society*, vol. 5, no. 7.





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., or the sellers. 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.

California Outdoor Properties Inc.
707 Merchant Street, Suite 100
Vacaville, California 95688
Office: (707) 455-4444 Fax: (707) 455-0455
www.CaliforniaOutdoorProperties.com



LISTING AGENT:

Todd Renfrew | (707) 455-4444
todd@caoutdoorproperties.com

EXCLUSIVE PARTNER OF

