



Mystic Mountain Ranch

McArthur, California

\$1,850,000 | 295 ± Acres | Lassen County

THE PROPERTY

LOCATION:

Lassen County – APN 013-100-018 – 135.2 acres

Home, guest house, shop and pole barn are in Lassen County.

Shasta County – APN 018-310-012 – 160 acres

FARMGROUND:

44 acres under pivot.

26 acres irrigated by wheel line.

50 acres in the lower field is now dry land but was irrigated by wheel line in the past. Could be again.

113 acres in upper field is dry land farming

2 – ag wells. Tied together with underground mainline

SHOP:

2650 +/- sq ft shop, concrete floor, storage area and dog kennel

2 – large sliding metal doors

Built in work benches, 220 power

Office with tile floor opens to guest house.

POLE BARN:

118 X 45 metal pole barn enclosed on two sides, built in 2018

HOME: The home has a center, which is the heart of the home, an east wing and a west wing, Built in 1976 - 208 +/- sq ft with 4 bedrooms and 4 baths

ADDRESS:

540-775 Pittville Road

McArthur, California

COORDINATES:

41.0113666N, 121W

LOCATION/DIRECTIONS:

Driving East out of McArthur on HWY 299, right onto Pittville road. Right at stop sign onto Little Valley Road, straight onto Pittville road. Property entry is just over the Beaver Creek Bridge, on right.

TAXES:

\$11,590/year (2023)

WHEN LOOKING FOR A HAY RANCH, IT'S ALL ABOUT THE LAND AND WATER

Then add a spectacular home, guest house, shop and hay barn, you can be confident you're looking at a winner.

This 295-acre ranch sits on the south end of the beautiful Fall River Valley. Boasting 233 farmable acres, some irrigated from 2 ag wells, and some dry land farming.

The setting is gorgeous, with Beaver Creek running along a portion of the property, stunning views of Mt. Shasta, Mt Lassen and valley.

The home is a masterpiece inspired by Frank Lloyd Wright. A lot of creativity went into the design so that every room has a view with unique angles and peaks throughout. Spacious patios and decks are perfect for entertaining, family parties or just soaking up the sun and beauty surrounding you. And to top it all off, privacy is a wonderful addition to this amazing offering



Heart of Home

Main entry into living room, with a unique blue tile pot belly design wood stove, tile flooring, wet bar, floor to ceiling windows and skylight. Opens to the Vista room, west wing and family room.

VISTA ROOM features wood flooring, full wall of floor to ceiling windows with two sliders to back deck capturing a stunning view of Mt. Shasta. Side door leads to sunroom. Vista room also has two glass doors opening to family room.

Living room and vista room can be separated by unique accordion sliding panels. Both rooms are under a vaulted octagon wood ceiling.

FAMILY ROOM is an open space with kitchen, dining area and lounge. Wood burning insert in wood and tile hearth plus gas stove on tile hearth. (can also accommodate a pellet stove) New luxury vinyl flooring.

REMODELED KITCHEN is a delight, bright and airy. European finish thermofoil cabinets with under cabinet lighting, most have clouded glass fronts, quartz counters, all stainless appliances including 3 door refrigerator with ice and water dispenser, dishwasher, 6 burner gas range with electric oven, side warming door, built in microwave and under counter pull out garbage drawer. Pantry with accordion doors. Kitchen flows to dining area and into lounge with built in shelving and bookcase. Glass door opens to huge concrete patio and decking.



MYSTIC MOUNTAIN RANCH



West Wing

This is the master suite wing. First entering an office with wood flooring, built in cabinets and bookshelves. Sliding door opens to master bedroom with a magnificent view of Mt. Shasta. Vaulted wood ceiling, tile flooring, monitor heater on tile hearth. Glass door opening to deck. There are 5 closets, a stack washer dryer unit plus an additional linen closet. Two baths, one with bathtub and one with shower. Both have toilet alcove, dressing areas, vanity with tile counter and hexagon shaped sinks. There is a passthrough between baths.



East Wing

This wing has the additional bedrooms, guest suite, second office, laundry and two car garage. Wood flooring. Enter from the family room.



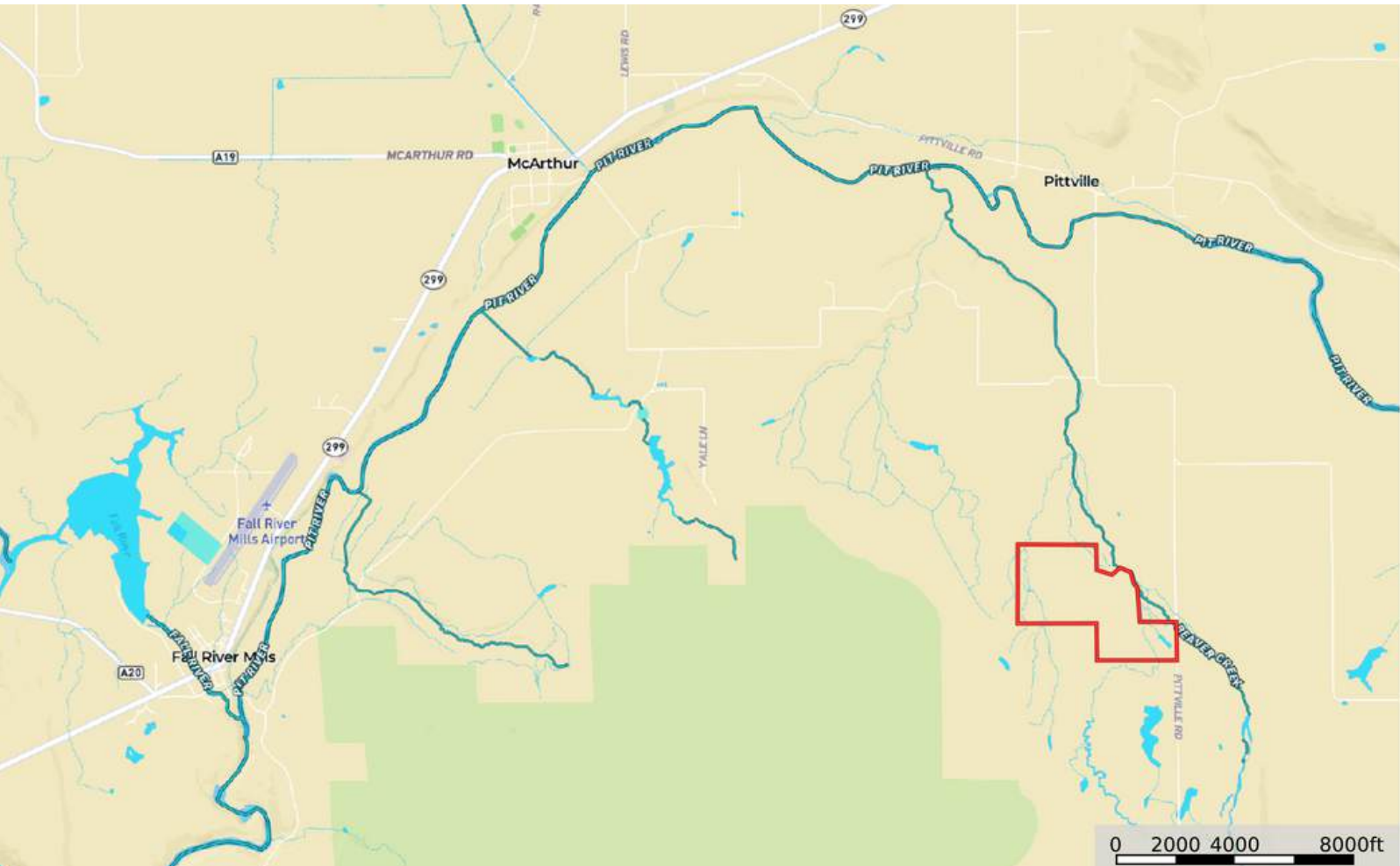
Guest House

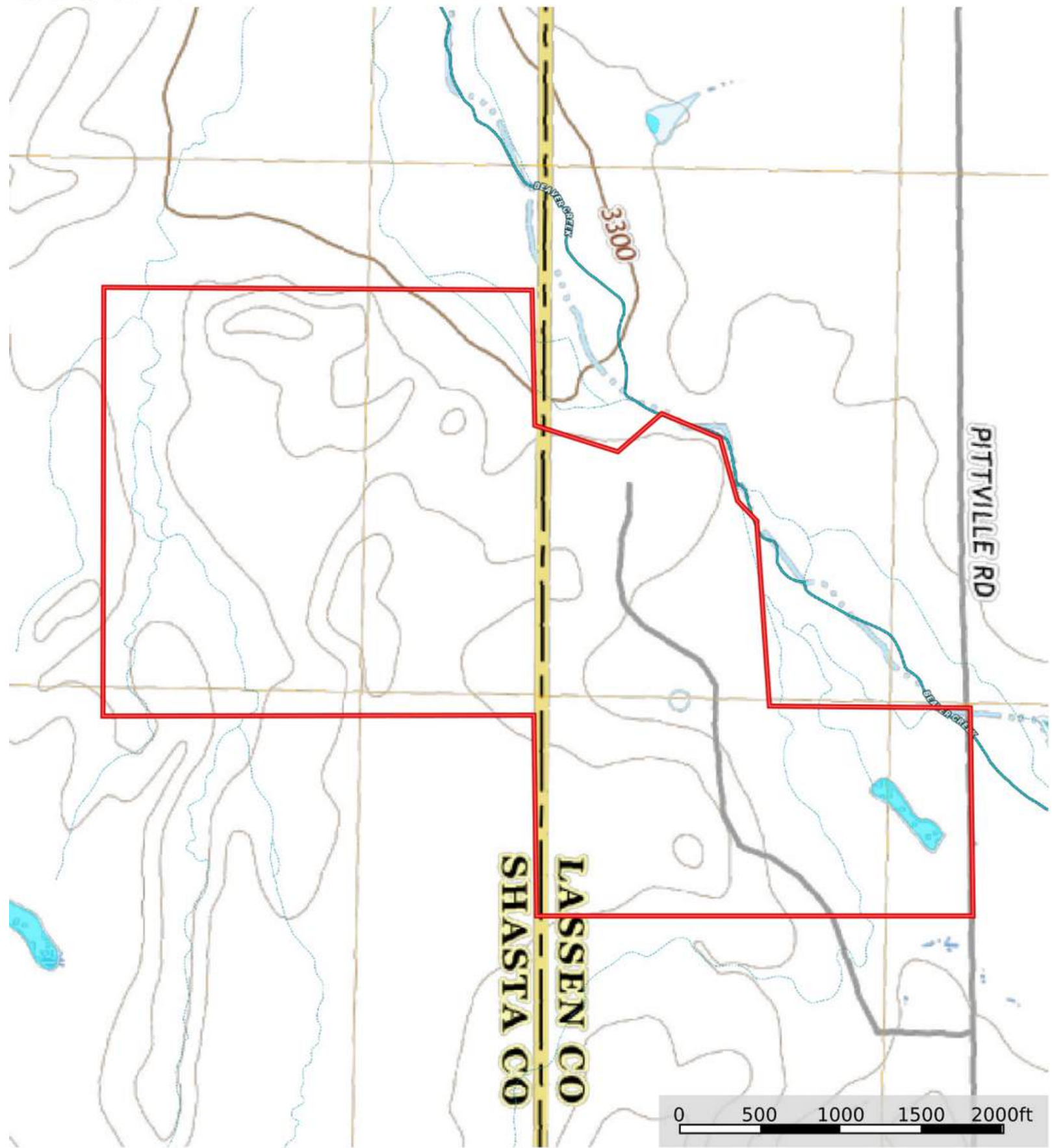
The Two-story guest house is attached to the shop, under the same roof. Estimated to be under 1000 sf. Two exterior doors and one door that opens to shop office. (which was also used as a bunk room at one time). Features a living area with monitor heater, kitchen with eating space. Tile counters, dishwasher, electric range and refrigerator. Bath with single sink and shower. Tile flooring in kitchen and bath. Luxury vinyl in living area. Some trim work is needed. Upstairs sleeping loft with carpet flooring. Washer/dryer hookups in shop water heater room.





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