



The Island Ranch

\$12,000,000



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THE ISLAND RANCH

1,100 ACRES, FALL RIVER MILLS, SHASTA COUNTY, CA

The Island Ranch is one of the most ecologically important ranches to become available for sale in the Western States. Situated at an elevation of approx. 3,000 ft. with fabulous views of Mount Shasta, this one-of-a-kind 1,100 +/- acre ranch is surrounded by approximately 7 miles of river frontage: 3 miles on the Fall River and 4 miles on the Tule River. For the wildlife enthusiast, the ranch attracts thousands of migratory waterfowl including ducks, geese, pelicans, egrets, herons, and swans along vast riverfront riparian wetlands and lush meadow habitat. Other bird species include osprey, bald eagle, great horned owl, peregrine falcons, quail, dove, pheasant, turkey and sage grouse. The Fall River has been well known for it's exceptional trout fishing and also features larger game such as deer, bear, and prong horn antelope.

Improvements include an exceptionally restored main ranch home on the banks of the Fall River, 1,800 sq. ft., 3 bedrooms, 2 full baths, living room, dining room, kitchen with high-end appliances and island, well furnished with a full basement and AC, propane, well and septic system. There is a floating dock on the Fall River in front of the main ranch home.

In addition to the main ranch house, there is one of the only 3 boathouses on the banks of the Fall River. This new 1,919 sq. ft. boathouse features a 240 sq. ft. screened in porch, 3 bedrooms, 3 full bathrooms, kitchen and living/dining room on the main floor. The top floor has a master bedroom and private bath. There are 2 boat slips on the bottom level that houses two boats on the Fall River, and a utility room. The boathouse has propane, AC, well and septic. There are 2 pump houses for the the ranch homes.

There is also an extremely large existing historic barn, 18,000 sq. ft. wooden framed, three stories high, providing many options for future usages.

The Island Ranch historically has been, and still is, an exceptional cattle ranch with a carrying capacity of approximately 300 AU's, generating a lease income of approximately \$50,000 per year. The ranch includes all Powder River corrals. There is a 35 hp pump on the Fall River for the upper pastures with NO restrictions on the amount of water pumped, there is a 65 hp pump on the Fall River for the middle pastures and hay field, with completely enclosed piping for irrigation and another 35 hp pump on the lower end of the property to dewater the lower portion of the ranch.

Approximately 65 acres is in hay production, 500 acres in irrigated pasture and approximately 400 acres in water fowl habitat with outstanding duck hunting! The ranch owners are currently working with Ducks Unlimited on improving the habitat.



The Island Ranch is not in the Williamson Act with Recreational and AG zoning, providing unlimited opportunities for various future uses.

The Island Ranch is just 8 minutes from Fall River Mills, a quaint community nestled between the Sierra Nevada and Cascade Mountain ranges in the far northeast corner of Shasta County, California.

Fall River Mills has an Airport with a 5,000 ft runway capable of handling small jets, a local hospital, schools, restaurants, shops and a grocery store.

Some highest and best uses might include: various conservation and wildlife programs, a corporate retreat, a shared ownership recreational ranch, hunting and fishing retreat, a combination farming recreation ranch, various educational programs, etc. The Island Ranch is a unique ranch property that will always maintain strong value.

This is a once in a lifetime opportunity to invest in the ultimate legacy ranch property. There is nothing that compares! Offered at \$12,000,000.



Price \$12,000,000

For complete offering package contact Pete Nevin
775-829-2122, www.FarWestRealEstate.com