

Upper Fall River Vacant 5 acres
0000 Spring Creek Road
Fall River Mills, CA 96028

\$595,000
5± Acres
Shasta County



Upper Fall River Vacant 5 acres
Fall River Mills, CA / Shasta County

SUMMARY

Address

0000 Spring Creek Road

City, State Zip

Fall River Mills, CA 96028

County

Shasta County

Type

Recreational Land, Farms, Riverfront, Lot

Latitude / Longitude

41.095 / -121.513

Acreage

5

Price

\$595,000

Property Website

<https://www.landleader.com/property/upper-fall-river-vacant-5-acres-shasta-california/37490>



Upper Fall River Vacant 5 acres Fall River Mills, CA / Shasta County

PROPERTY DESCRIPTION

Rare vacant lot on the Upper Fall River. Amazing views of river, Mt. Shasta, Mt. Lassen and surrounding mountains. Access off Spring Creek Road. The holding was part of the Whipple Ranch and is currently being removed from the Williamson Act in order for the new owner to develop the property. The parcel is level and located on the bend of this spring fed river. This stretch of the river is well known for its outstanding fly-fishing experience.

Note: The property is being removed from the Williamson Act Land Contract. The new owner cannot develop the property until the removal is complete in December of 2024. The new owner will need to create an encroachment with culvert for future access.

Property Highlights:

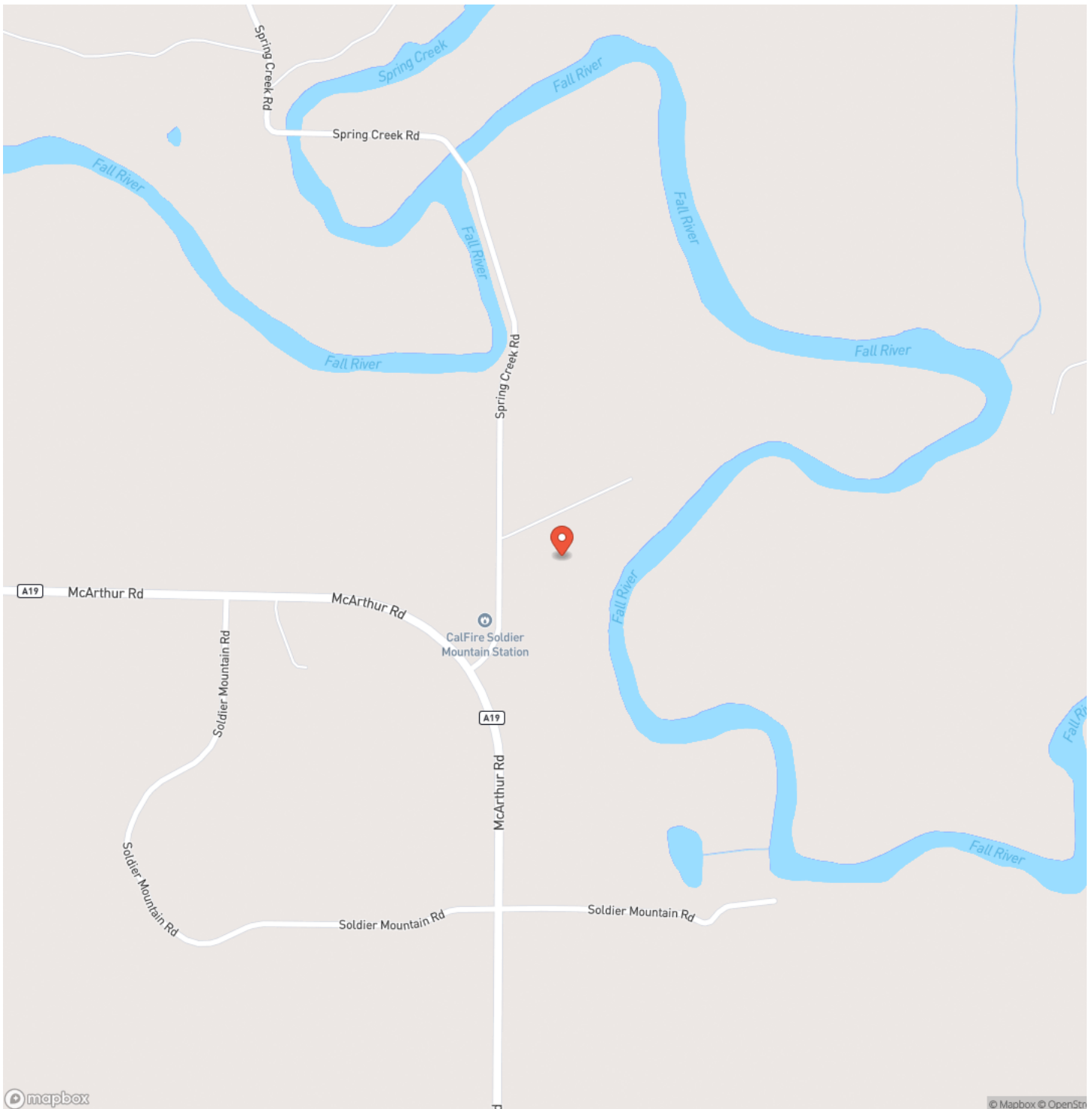
- Rare 5+ acre vacant lot on the Upper Fall River.
- Amazing views of river, Mt. Shasta, Mt. Lassen and surrounding mountains.
- The parcel is level and located on the bend of this spring fed river.
- This stretch of the river is well known for its outstanding fly-fishing experience.
- One of the largest freshwater spring systems in the Nation.
- This area of the river is known as "Zug Bug Ally."



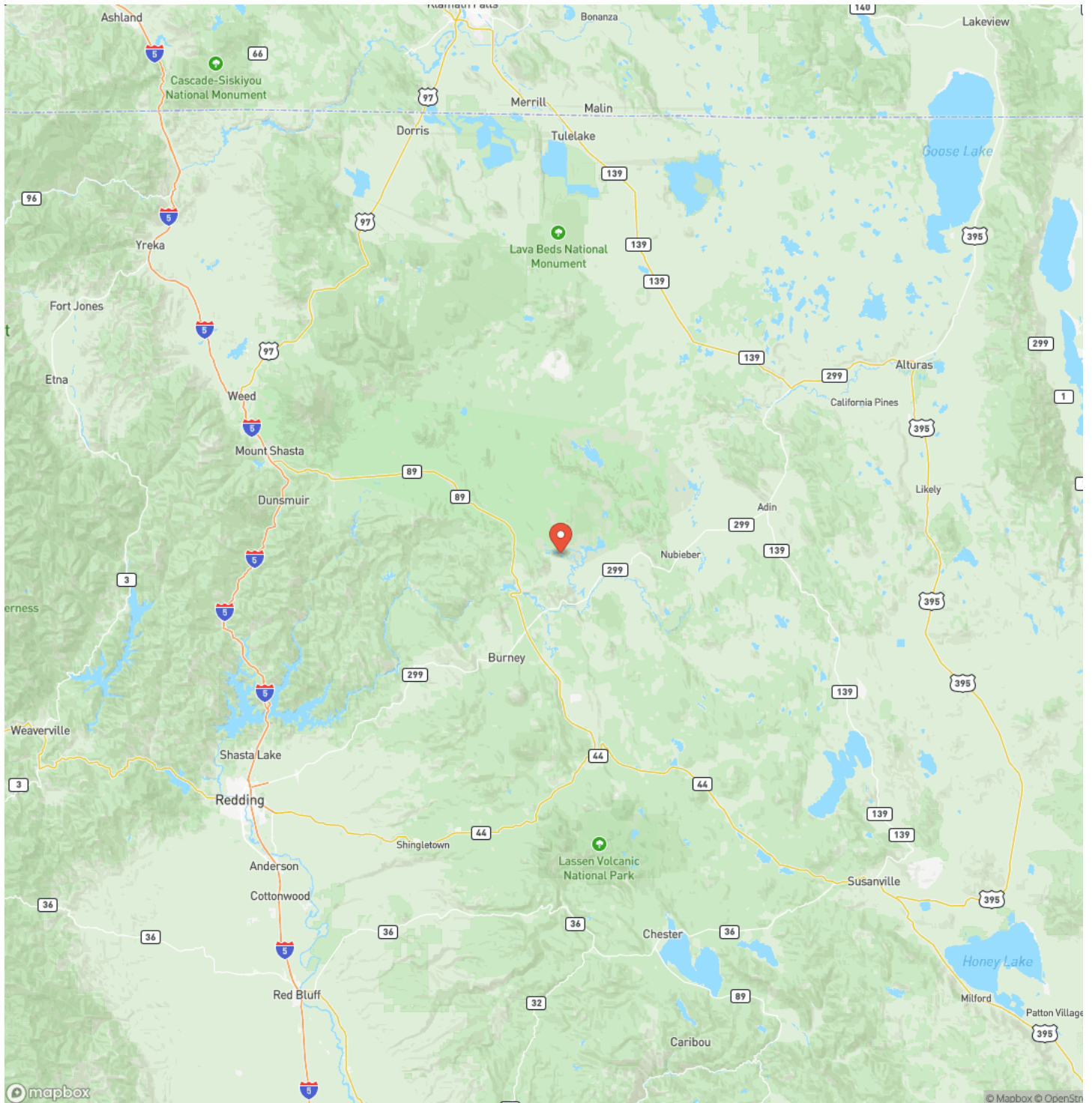
Upper Fall River Vacant 5 acres
Fall River Mills, CA / Shasta County



Locator Map



Locator Map



Satellite Map



Upper Fall River Vacant 5 acres
Fall River Mills, CA / Shasta County

LISTING REPRESENTATIVE

For more information contact:



Representative

Donna Utterback

Mobile

(530) 336-6869

Email

fallriverproperties@frontiernet.net

Address

43603 HWY 299

City / State / Zip

Fall River Mills, CA 96028

NOTES

[illegible]

[illegible]

californiaoutdoorproperties.com

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relation to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



California Outdoor Properties, Inc
Serving California
Vacaville, CA 95688
(707) 455-4444
californiaoutdoorproperties.com

