

Little Shasta River Ranch
1704 Gregory Mountain
Montague, CA 96064

\$1,500,000
249.300± Acres
Siskiyou County



Little Shasta River Ranch
Montague, CA / Siskiyou County

SUMMARY

Address

1704 Gregory Mountain

City, State Zip

Montague, CA 96064

County

Siskiyou County

Type

Ranches, Farms, Horse Property, Single Family

Latitude / Longitude

41.70725 / -122.50858

Dwelling Square Feet

2500

Bedrooms / Bathrooms

4 / 2.5

Acreage

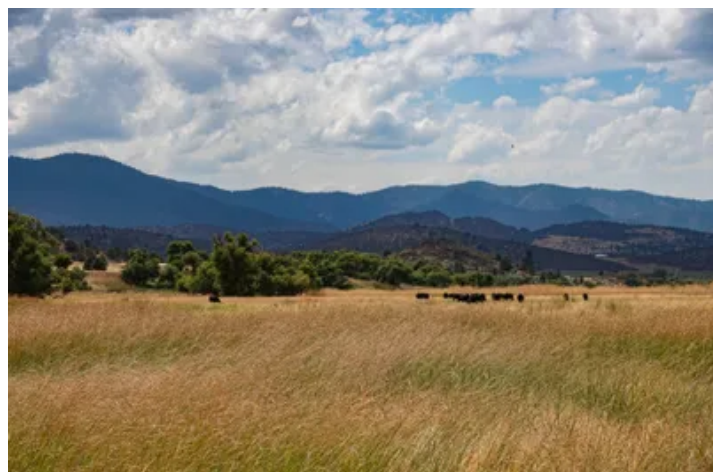
249.300

Price

\$1,500,000

Property Website

<https://www.landleader.com/property/little-shasta-river-ranch-siskiyou-california/64482>



Little Shasta River Ranch Montague, CA / Siskiyou County

PROPERTY DESCRIPTION

Privacy, views, and room to roam at this beautiful 249.3+/- acre ranch bordering the Shasta Wildlife Area! A newer custom 4-bedroom home with a nice floor plan and lovely custom upgrades offers comfortable country living. Light and bright kitchen with cultured marble counters, custom cabinets, double ovens, island, stainless hardware and appliances and open layout to the dining area. The fireplace is surrounded by custom stone and barnwood, just completed in 2023 and enjoyed from both living room and dining area. Vaulted ceilings, luxury vinyl planking, multiple skylights and a spacious primary bed/bath with sitting room add to the enjoyment of this home. There's a bonus 225 sf art/craft studio in the garage. A 256 sf "Forever Tiny Home" manufactured in 2023 offers additional space. It's a charming, complete living space, complete with kitchen, bath and laundry. The house and barns are behind locked gates, ¼ mile down the drive off a low traffic country road. The property has a pole barn, shop with 3 phase power and an old block wall milkhouse for additional storage. The ranch is fenced and cross fenced, with a pivot, pods, some sub-irrigated pasture and approx. 114 acres of hill ground. Little Shasta River and Shasta Valley Wildlife Area frontage mean you'll have plenty of wildlife viewing opportunities. You can hunt, bass fish, hike and ride on the 4700 acre wildlife area (access requires day use fee or annual fishing/hunting license). If you're looking for luxurious ranch living in far northern California, make an appointment for your private tour of the Little Shasta River Ranch!

Property Highlights:

- 2500 SF, 4 Bed, 2.5 Bath Single Story House, Built in 2016
- 256 SF "Forever Tiny Home"
- Barn, Shop, plus Original MilkHouse Building for Storage
- Ag Preserve for Lower Property Taxes
- Fenced and Cross Fenced
- Approx. 114 acres Dryland Hillside
- Pivot, Pods, Sub-Irrigated Fields
- Currently leased for 30 Head of Replacement Heifers to Graze, Plus Owners Horses and Mules
- Bordered by Little Shasta River
- Borders 4,700 Acre Shasta Valley Wildlife Area, for additional access to Hunting, Fishing, Hiking, and Riding
- Just Outside Montague, Ca
- 15 Minutes to Yreka
- Siskiyou County
- Far Northern California
- Close to Montague and Siskiyou Airports
- Great County for Outdoor Enthusiasts - Klamath National Forests, Mt. Shasta Ski Park, Marble Mountain Wilderness, and so many other places to enjoy!



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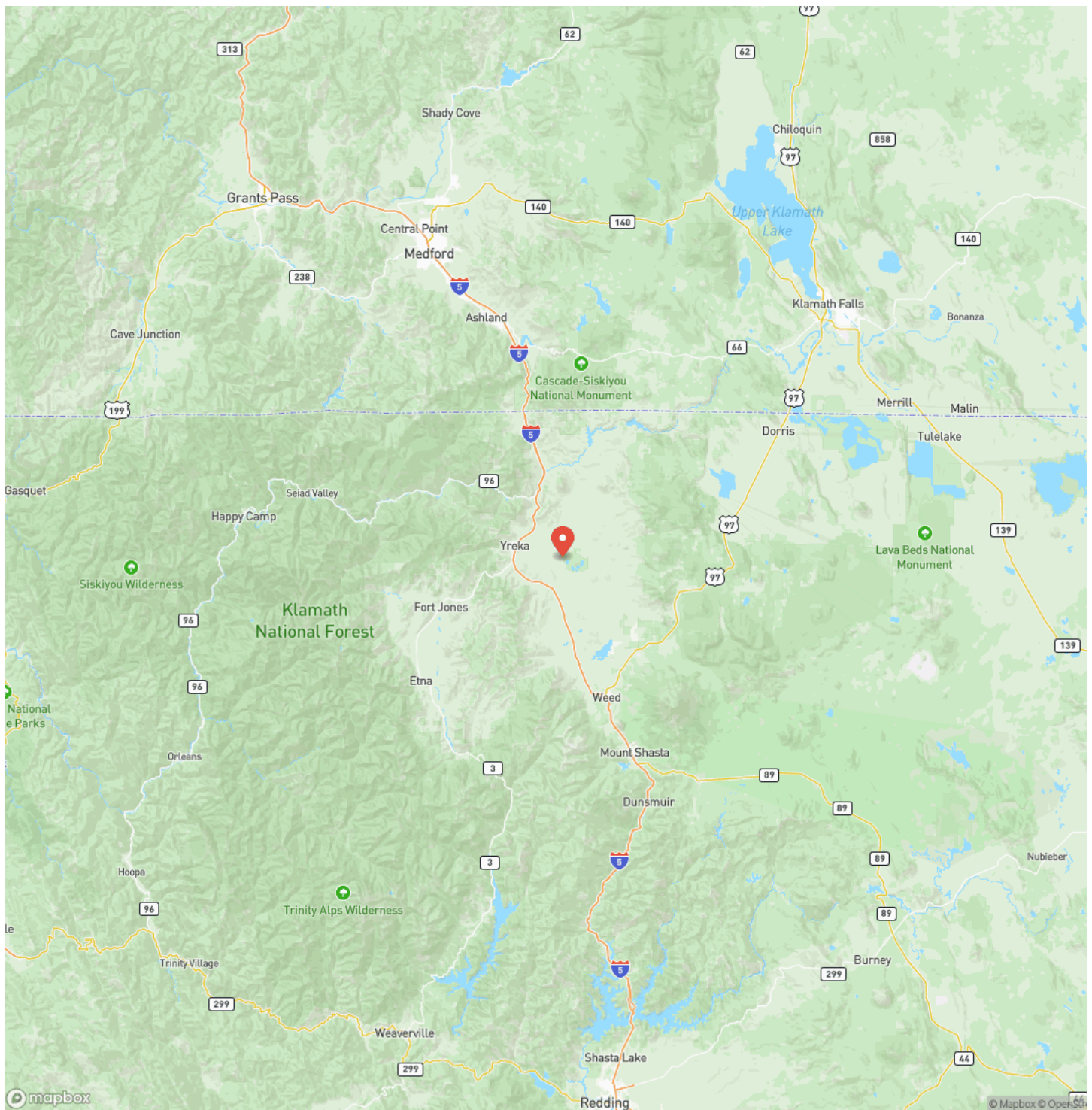


Locator Map



MORE INFO ONLINE:
californiaoutdoorproperties.com

Locator Map



Satellite Map



MORE INFO ONLINE:

californiaoutdoorproperties.com

LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

Fort Jones, CA 96032

NOTES

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This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



DISCLAIMERS

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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 relationship 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.



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