

Eagle's Rest Ranch
6409 Kangaroo Creek Rd.
Gazelle, CA 96034

\$569,000
45± Acres
Siskiyou County



Eagle's Rest Ranch
Gazelle, CA / Siskiyou County

SUMMARY

Address

6409 Kangaroo Creek Rd.

City, State Zip

Gazelle, CA 96034

County

Siskiyou County

Type

Ranches, Single Family, Horse Property

Latitude / Longitude

41.353551 / -122.683511

Dwelling Square Feet

1450

Bedrooms / Bathrooms

3 / 1

Acreage

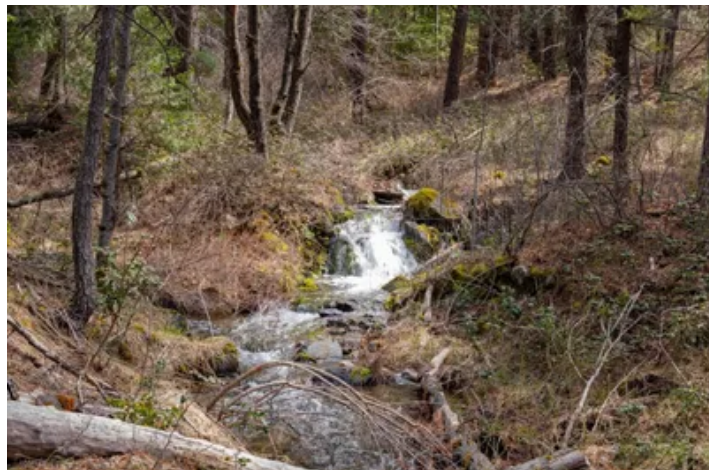
45

Price

\$569,000

Property Website

<https://www.landleader.com/property/eagle-s-rest-ranch-siskiyou-california/80135>



PROPERTY DESCRIPTION

Nestled in the remote mountains of Siskiyou County and surrounded on 3 sides by National Forest, Eagle's Rest Ranch offers a rare opportunity to own a one of a kind 45 acre off grid property with endless possibilities. Originally developed to be a dude ranch, this forested homestead is less than an hour drive from all three of Siskiyou County's wilderness areas, providing unparalleled access to outdoor sports and activity. A particularly unique feature is that the property provides direct access to more than 60 limestone sport climbing routes, less than half hour hike away (located on National Forest) and is just a few minutes away from Kangaroo Lake.

The 45 acres includes 8 acres of pasture with 2 acres irrigated. There are two 3 bedrooms, 1 bath homes, each equipped with independent solar systems and backup generators. Both homes feature wrap around decks to allow you to enjoy serene forest views. One home is 1450sq ft, includes a sunroom, a large, detached workshop, plus two car garage. It's currently rented for \$1200/mo.) The second home is approx. 1,250 sq ft. 3-bedroom 1 bath with woodshed and storage shed.

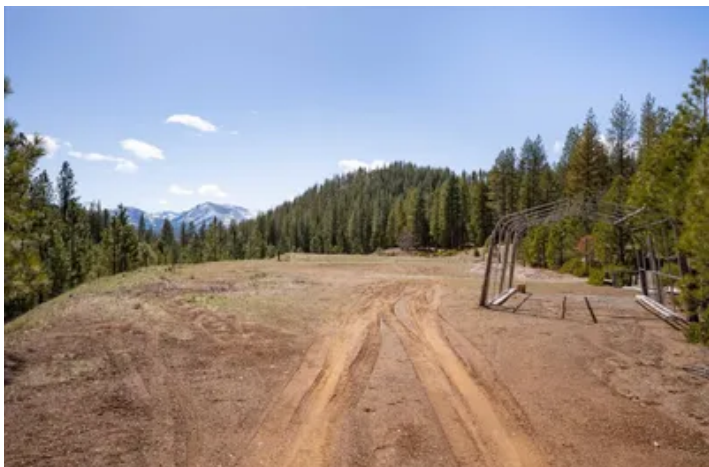
Eagle's Rest includes a three-stall horse barn with hay storage, corrals, and converted chicken coop, a 3 bay pole barn and an 800 sq ft workshop with independent solar, wood heat and propane hookups plus a bathroom and bedroom (not permitted as a residence). The original owner was intending to create a landing strip to fly in and out with the Kitfox airplane he was building so he built a 30x40 insulated hanger on a concrete slab and work area. There are new custom glue lam beams ready for installation in the hanger.

Water is abundant here with 2 ponds, 2 creeks, 2 wells, including Kangaroo Creek flowing through a corner of the property with adjudicated water rights for the property. Water is utilized through 3 large water storage tanks, pumped up from one of two wells. The well operates with a Grundfos solar pump. In addition, the property has a 10-tree orchard, a fenced garden area with storage shed and small seed starting shed, great for those who want to grow their own food and be as self-sufficient as possible!

Property Highlights:

- Bordered on 3 sides by Klamath National Forest
- Over 60 limestone sport rock climbing routes less than half hour hike from property (on public land)
- Near Kangaroo Lake
- Pacific Crest Trail and 3 Wilderness areas within an hour (Trinity, Russian and Marble Mountain)
- Trinity Lake less than an hour away
- 2 Homes
- Airplane Hanger
- Shop, Barn and Outbuilding
- Siskiyou County
- Far Northern California
- Great Wilderness Retreat Property

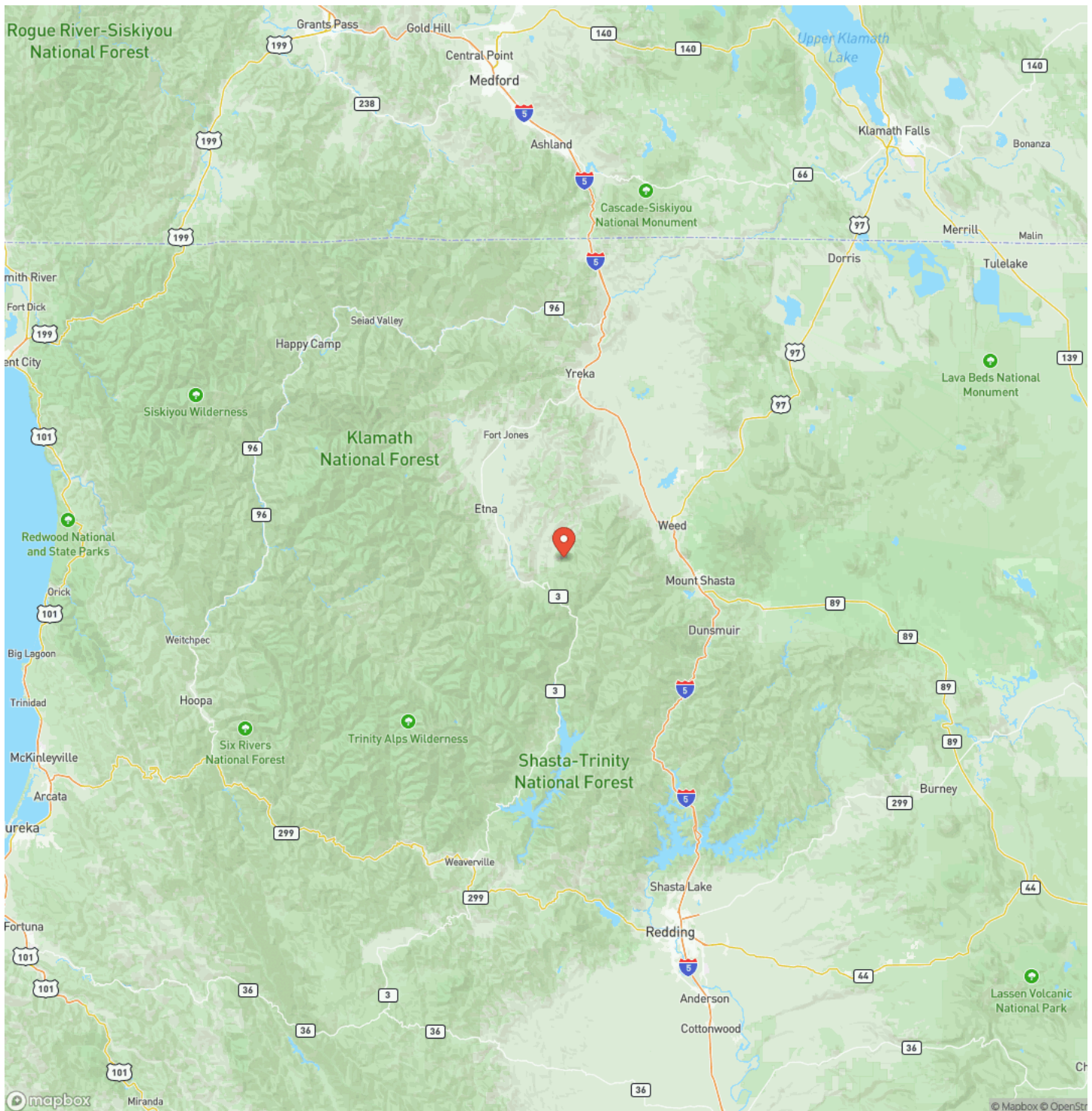
Eagle's Rest Ranch
Gazelle, CA / Siskiyou County



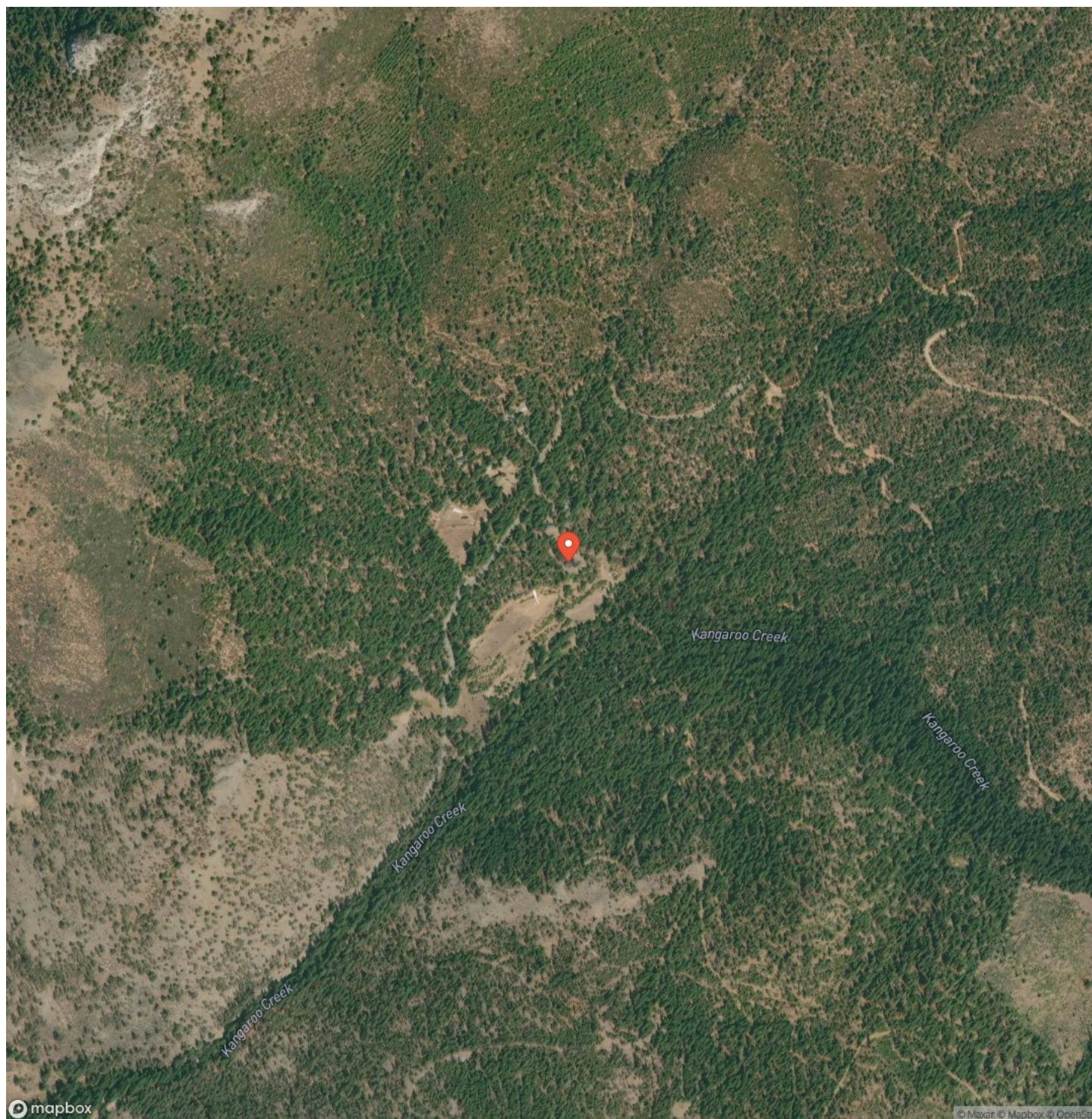
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Kathy Hayden

Mobile

(530) 598-5336

Email

ranchre@yahoo.com

Address

11806 Main Street

City / State / Zip

NOTES

[illegible]

[illegible]

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, but 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 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.



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

