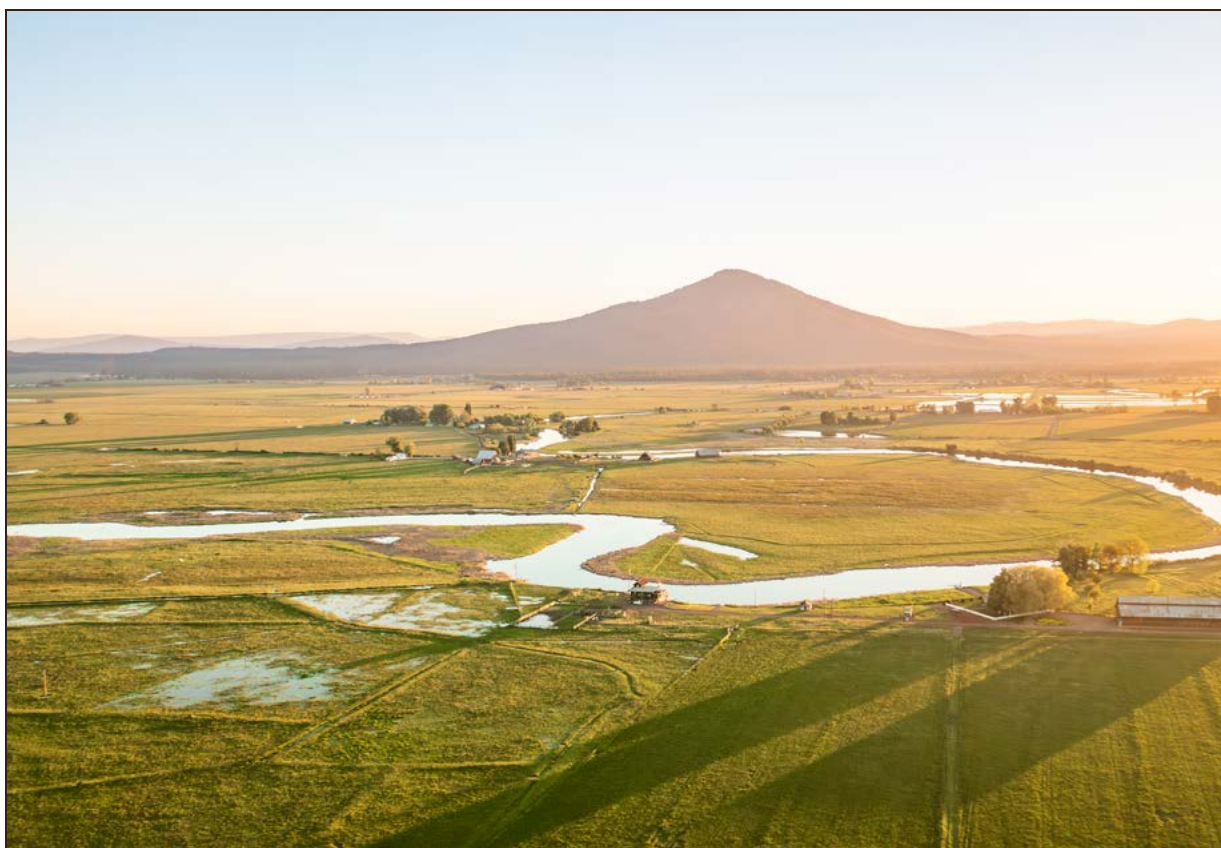


ISLAND RANCH
FALL RIVER MILLS, CA





ISLAND RANCH
FALL RIVER MILLS, CA

\$8,950,000 | 1,155± ACRES



LISTING AGENT: **BILL MCDAVID**

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Our business began by cultivating long-term relationships built upon personal service and expert counsel. We have continued to grow today by being client-focused and results-oriented—because while it all starts with the land, we know it ends with you.

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SALES | AUCTIONS | FINANCE | APPRAISALS | MANAGEMENT



EXECUTIVE SUMMARY

This 1,155± acre riverfront ranch is almost entirely surrounded by water with Mount Shasta towering as the backdrop. The Fall River forms the western boundary of the ranch for over three miles, while the Tule and the Little Tule Rivers form the east boundary for nearly four miles. The confluence of these rivers is located at the southern boundary. This is the largest spring creek system in the United States and the Fall River has a reputation for exceptional fly fishing. The river is primarily known for its rainbow and brown trout, although anglers may also find brook trout and whitefish. Fishing is most productive from May through October, although the river is open year-round.

Seasonal and lush meadows are populated with abundant migratory waterfowl, including ducks, geese, swans and pelicans. Numerous raptors populate the area including eagles, osprey, owls and even peregrine falcon. The avid bird hunter will also find sage grouse, pheasant, dove, and quail. Big game populations in the area include deer, bear and pronghorn antelope.

The ranch is located in Shasta County at an elevation of 3,000 feet. It is operated as a recreation and cattle ranch with a current cattle lease generating annual income. The improvements are comfortable and functional. Residential facilities include a three-bedroom, two-bath main home and a boathouse that has three bedrooms and three baths with two fully enclosed boat slips on the water level. There is also an 18,000 square foot historic barn.



● LOCATION

The ranch is located in Shasta County near the town of Fall River Mills. Access to the area from the south is via Highway 299 from Interstate 5 in Redding. Island Ranch is located about 13 miles north of Fall River Mills where a jet-capable county Airport (089) can be utilized by private aviation. Commercial air service can be found in Redding (RDD), about an hour and a half from the ranch. Sacramento and Reno airports offer international service, about three hours from the ranch.



LOCALE

The Fall River Valley is known for its scenic beauty, world-famous fly fishing, and farming. The ultra-rich wildlife habitat is teeming with waterfowl, deer, and more. The majestic 14,000-foot Mount Shasta dominates the northern skyline and punctuates the grandeur of this remarkable valley. The Fall River Valley has unparalleled water features. Numerous and immense freshwater springs well-up crystal clear via large underground lava tubes. These truly remarkable springs are responsible for creating some of the largest spring creeks and rivers in the United States. Along with the blue-ribbon fishing found in these streams, the area attracts birders and hunters for the upland birds and waterfowl that migrate through the area.

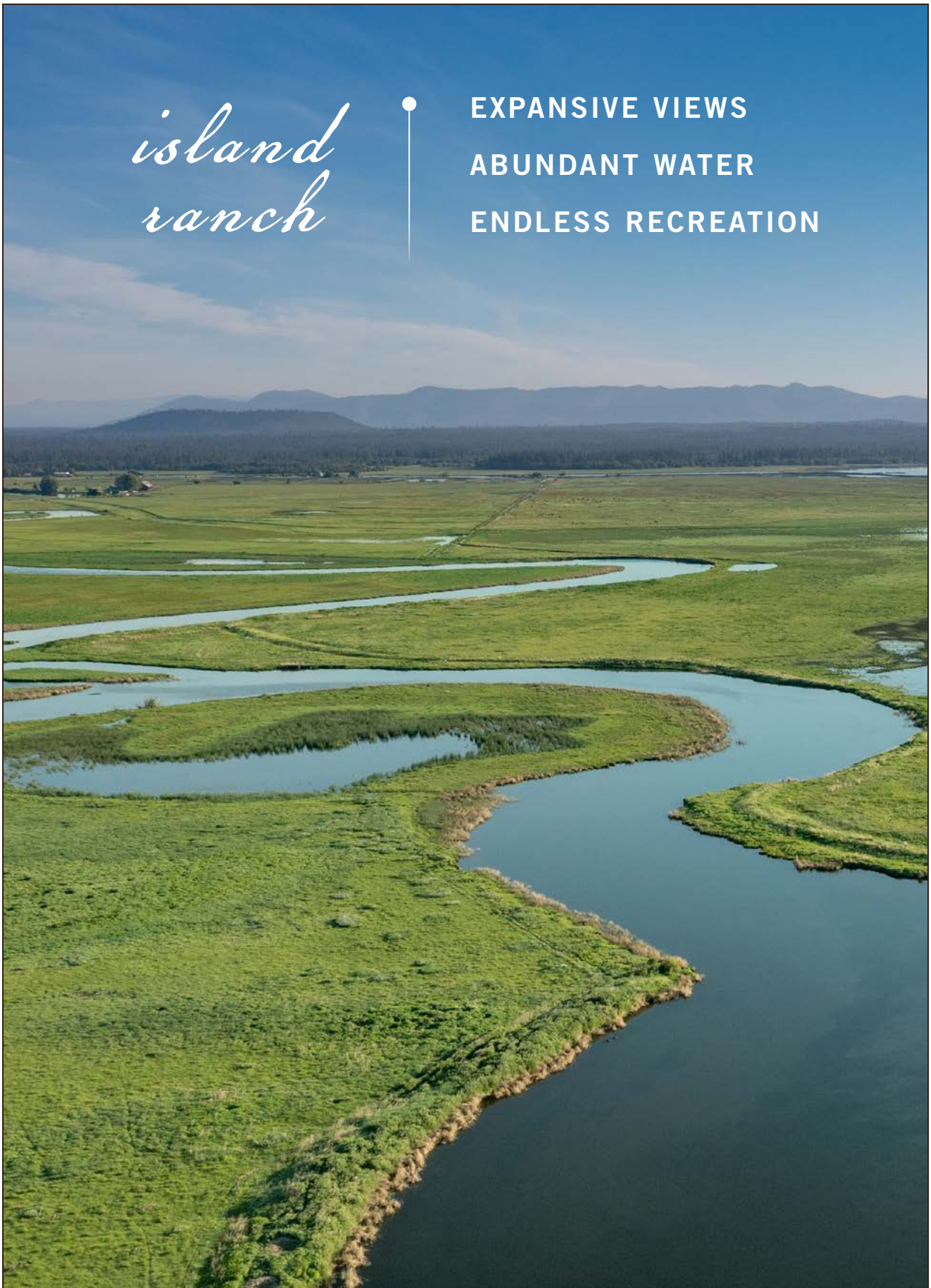


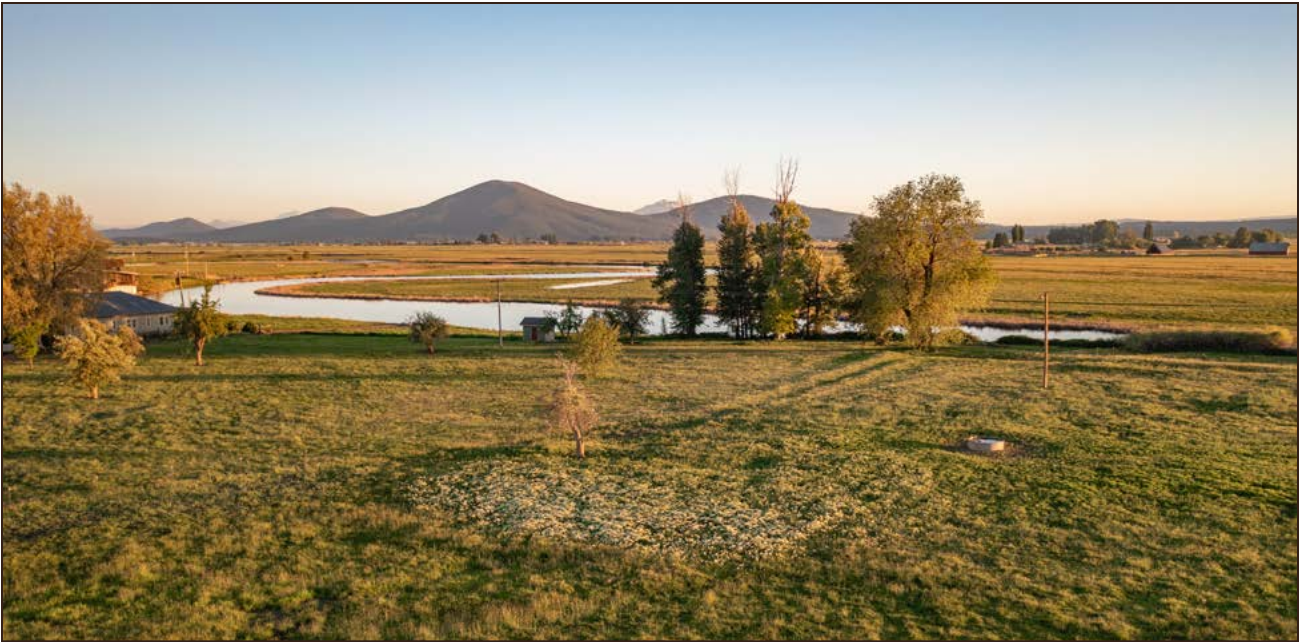
The town of Fall River Mills is located between two mountains: Mount Shasta and Mount Lassen. The small town is tucked in the valley, along with an 18-hole golf course and a jet-capable airport. The valley has a reputation as the home of California's wild rice industry. The entire Fall River winds for 16 miles through mostly private agricultural land with very few public access points that are open to fishing. Agricultural crops include wild rice, alfalfa, lavender, strawberries, and mint. From old-fashioned family diners to trendy cheese and wine stores, Fall River Mills's small town appeal is quintessentially quaint.

Shasta County maintains its seat in the city of Redding, where almost half of the county's 182,155 residents live. The county stretches from the upper Sacramento valley to the southern reaches of the Cascade Mountain Range. Shasta County is heavily forested and is an extremely popular region for recreation.

*island
ranch*

EXPANSIVE VIEWS
ABUNDANT WATER
ENDLESS RECREATION



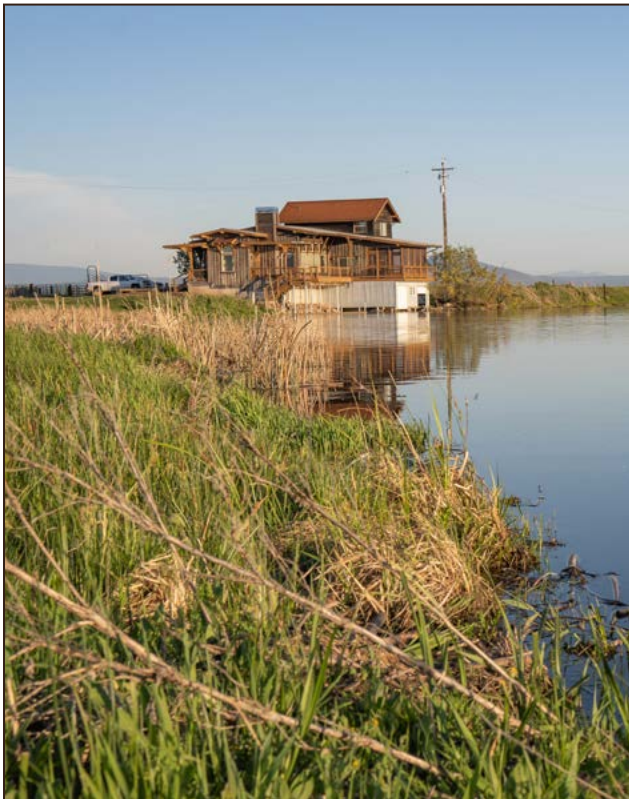


GENERAL DESCRIPTION

Topographically, Island Ranch is flat and “almost eponymous”. Technically, Island Ranch is not an island but rather a large peninsula with seven miles of water bordering all but the north boundary. There is a tremendous amount of wetland, and the views of Mount Shasta are dramatic. All improvements are located in the northwestern area of the ranch next to the Fall River.



IMPROVEMENTS





*fall river
valley*

● IMPROVEMENTS PERFECTLY
SITUATED FOR FRIENDS AND
FAMILY ALIKE



● MAIN HOME

This 1,800 square foot structure has three bedrooms and two baths. It has a living room, a spacious kitchen with high-end appliances, dining room and a full basement. It is equipped with air conditioning and propane heating. It is served by water out of the Fall River with a filtration pump and filtration system, and a septic system. The floating dock on the Fall River is less than 150 feet from the door. A westward view across the river presents spectacular sunsets.









main home





● **BOATHOUSE**

This structure is one of only three of its kind on the Fall River in that it sits directly adjacent to and over the river. It has 1,919 square feet of temperature-controlled living space along with a 240± square foot screened porch. There are three bedrooms and three full baths with a kitchen and living/dining room. At water level, the structure has two enclosed boat slips and a utility room. The building is heated with propane and has air conditioning for the dog days of summer. It is also served by a pump and filtration system with water out of the Fall River and a septic system.

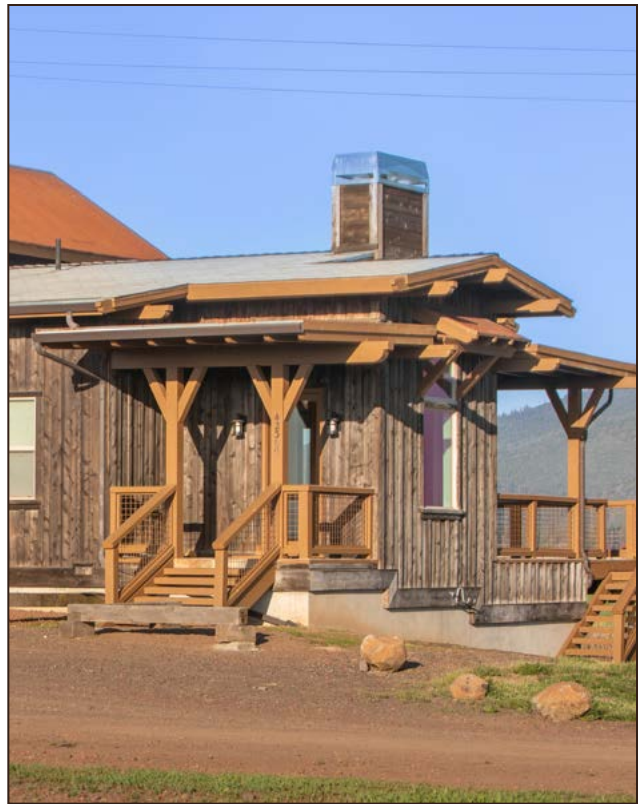






boathouse



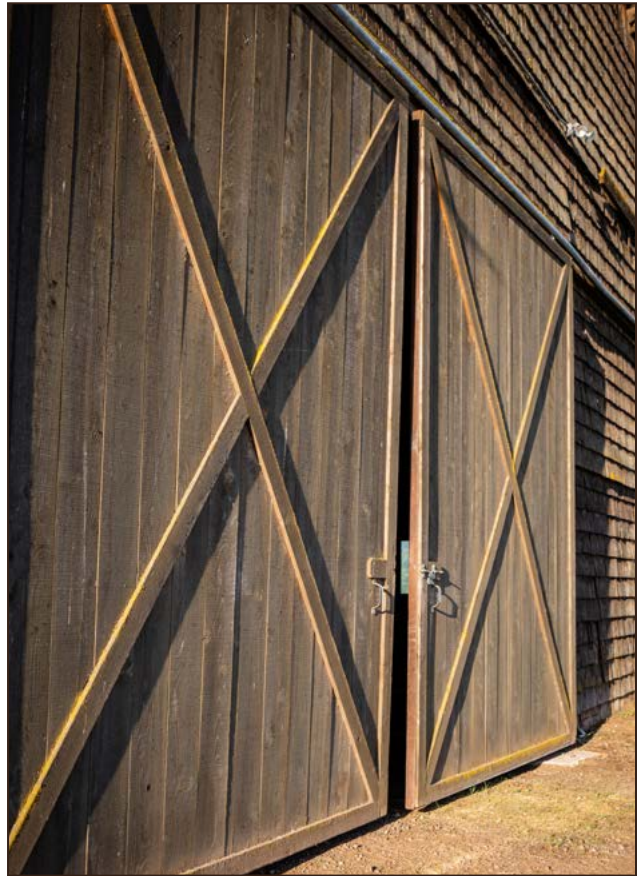




BARN

This historic wood structure is huge with 18,000 square feet. Currently, the owners and tenants use it for hay, equipment, and “toy” storage though it has great potential for conversion to other creative uses.

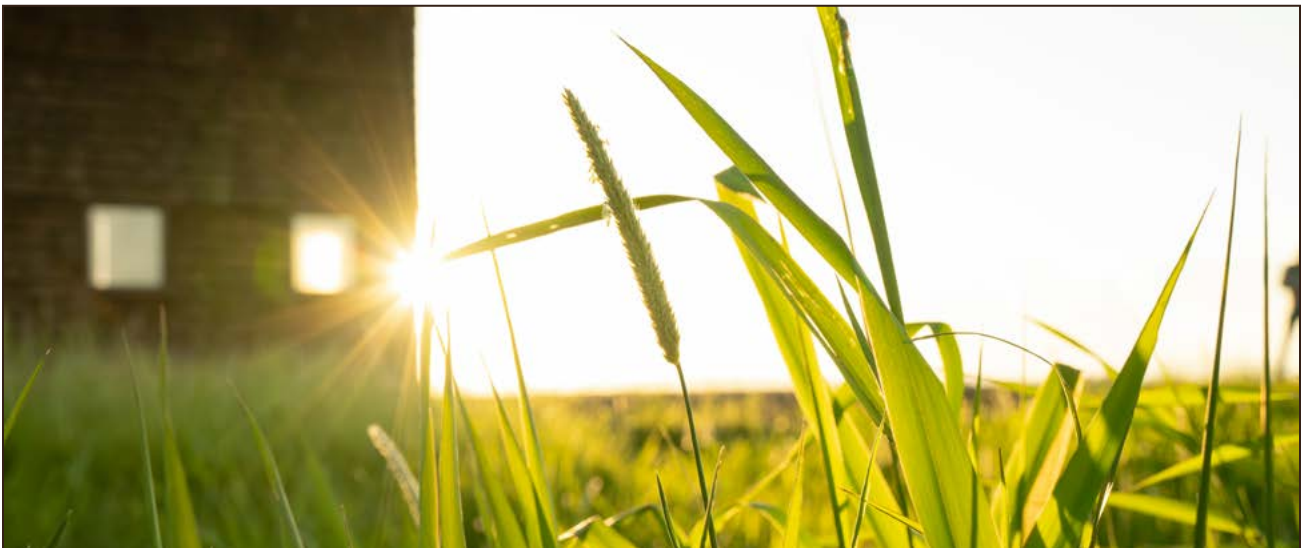






CLIMATE

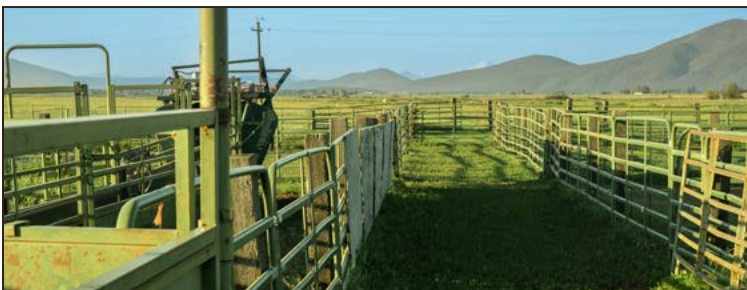
The Island Ranch area experiences a warm-summer Mediterranean climate characterized by warm, dry summers and cool, wet winters. The average high temperature in the summer months of June through August ranges from the mid-80s to low 90s, while the average low temperature during these months ranges from the mid-40s to low 50s. In the winter months of December through February, the average high temperature ranges from the mid-40s to low 50s Fahrenheit, while the average low temperature ranges from the mid-20s to low 30s. The area receives the majority of its precipitation during the winter months, with an average of 20 inches of rainfall per year. Overall, the ranch enjoys a pleasant climate with mild temperatures and moderate precipitation throughout the year. Sunshine is abundant with 248 sunny days on average annually.





GENERAL OPERATIONS

From an agricultural perspective, the ranch is primarily a cattle ranch with a carrying capacity of approximately 600 AUs. There is a cattle lease in place that generates annual income with 600 cow/calf operation being stocked from April to November. There is a functional set of Powder River corrals. Sixty-five acres are in hay production (two cuttings per season) while 500 acres are utilized as irrigated pasture. Four hundred acres is comprised of outstanding waterfowl habitat.



The owners personally use the ranch as an outdoor recreation getaway.

The ranch is not enrolled in the Williamson Act and is zoned “EA” Exclusive Agricultural for recreation and agricultural use.

WILDLIFE RESOURCES

Island Ranch is waterfowl paradise. The ranch's lush habitat is located on the Pacific Flyway and is utilized by migratory waterfowl during their migration between Canada, Southern California, and Mexico. Bird species include duck, geese, osprey, bald eagle, great horned owl, peregrine falcons, quail, dove, pheasant, and grouse, to name a few.

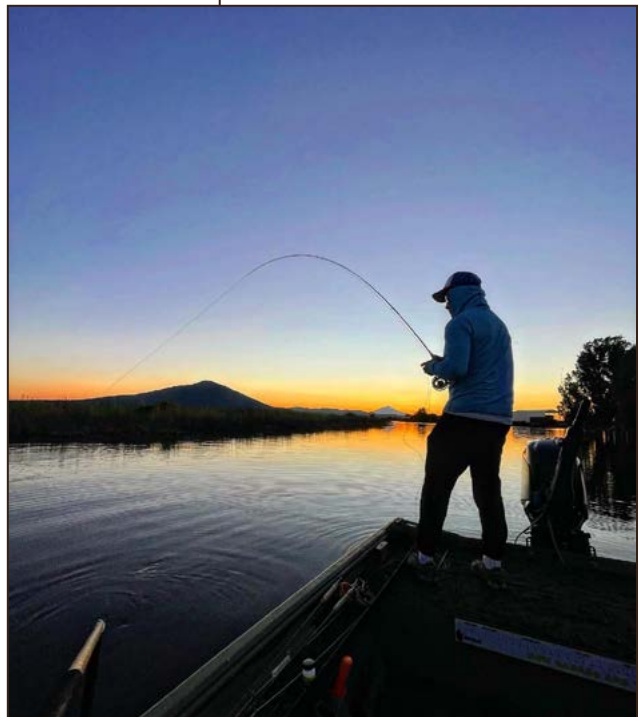


FISHERY RESOURCES

The Fall River has a reputation for exceptional fly fishing and is the largest spring creek system in the United States. The river is primarily known for its rainbow and brown trout, although anglers may also find brook trout and whitefish. Fishing is most productive from May through October, although the river is open year-round.



Other world-class fisheries nearby include the Hat Creek, McCloud River, Upper Sacramento River, and the Pit River, all within an hour's drive. The Klamath, Smith and Trinity Rivers, all known for their Steelhead fishing, are also within a couple of hour's drive from the ranch.





Fishing photos provided by John Fochetti Fly Fishing. For more information please go to www.johnfochettilyfishing.com.



RECREATIONAL CONSIDERATIONS

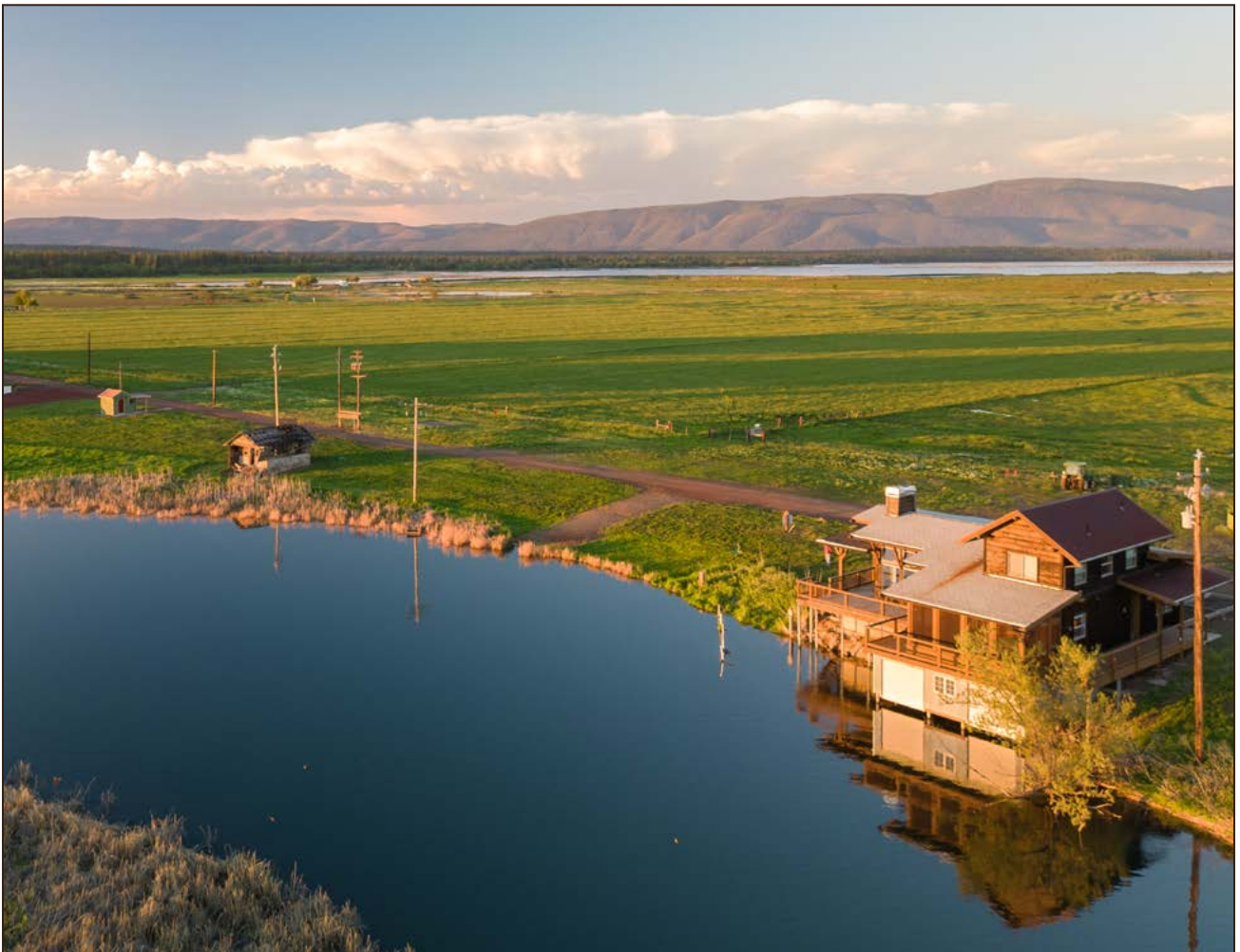
The Fall River area of northern California offers a wealth of recreational opportunities for nature lovers and outdoor enthusiasts. With its winding river, clear lakes, and scenic trails, this region is a paradise for fishing, boating, hiking, and wildlife watching. McArthur-Burney Falls Memorial State Park features a 129-foot waterfall and miles of hiking trails through old-growth forests. The nearby Lassen Volcanic National Park offers breathtaking vistas of volcanic landscapes, hot springs, and geysers. The Fall River Valley Golf & Country Club is also a popular destination for golf enthusiasts, while kayaking and canoeing on Fall River provide a serene way to explore the area's waterways.



Mount Shasta has a small ski resort nearby that bears its name, Mountain Shasta Ski Park. Climbing Mount Shasta itself is a technical endeavor that should not be taken lightly. However, there are numerous hikes on Shasta and in the surrounding area that are much more manageable for the casual hiker.

HISTORY

The Fall River Mills area of California has a rich and varied history that dates back thousands of years. The Achomawi and Atsugewi Native American tribes were the first inhabitants of the area, living along the banks of the Pit River and utilizing the abundant natural resources for hunting, fishing, and gathering. In the mid-19th century, the discovery of gold in the nearby mountains brought an influx of settlers to the area, leading to the development of several mining communities. Agriculture and logging soon became the main industries in the region, and the establishment of the Fall River Valley Irrigation District in 1920 led to the expansion of farming and ranching. Today, the area is known for its beautiful scenery, recreational opportunities, and rich cultural heritage, with several museums and historic landmarks preserving the stories and traditions of the early settlers and Native American tribes.



TAXES

Annual taxes have been \$60,712 but will be reassessed upon sale.

MINERAL RIGHTS

Seller will convey all rights owned by Seller.

ADDITIONAL INFORMATION

The residential structures will be delivered fully furnished and ready for immediate use. The sale will also include one boat and one John Deere Gator (side-by-side). The owners will retain their personal items along with one boat and one Gator. Powder River gates and panels are included, except for two squeeze chutes are owned by the cattle grazing tenant.



BROKER COMMENTS

To say that Island Ranch is special would be a gross understatement. To own three miles of frontage on the Fall River is incredibly unique, especially considering the river is only 15 miles long. Add to that four miles of the Tule and Little Tule Rivers and a buyer looking for an abundance of water will find all they could hope for. This is an income-generating ranch with a wide variety of high-quality sporting recreation opportunities on site.



Click on map above for link to MapRight map of property.

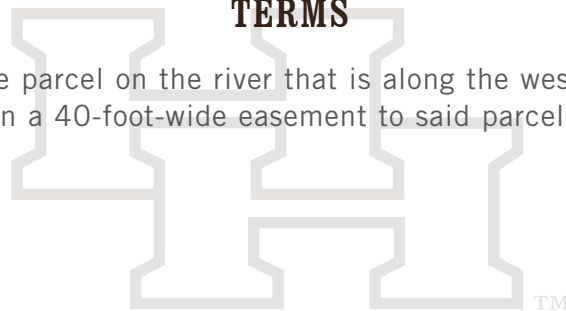
PRICE

\$8,950,000

Co-listed with The Chickering Company, Inc.

TERMS

Seller is retaining a 5-acre parcel on the river that is along the western boundary of the ranch and will retain a 40-foot-wide easement to said parcel to Horr Road.



NOTICE: Offering is subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. Information regarding land classifications, acreages, building measurements, carrying capacities, potential profits, etc., are intended only as general guidelines and have been provided by sources deemed reliable, but whose accuracy we cannot guarantee. Prospective buyers should verify all information to their satisfaction. Prospective buyers should also be aware that the photographs in this brochure may have been digitally enhanced.

ADDITIONAL SERVICES OFFERED BY HALL AND HALL

- 1. MANAGEMENT SERVICES** – Hall and Hall’s Management Division has a very clear mission—to represent the owner and to ensure that his or her experience is a positive one. Services are customized to suit the owner’s needs. They often begin with the recruiting and hiring of a suitable ranch manager or caretaker and are followed by the development of a management or operating plan along with appropriate budgets. Ongoing services include bill paying, ranch oversight, and consulting services as needed. Even the most sophisticated and experienced ranch owners appreciate the value of a management firm representing them and providing advice on local area practices and costs. [Jerome Chvilicek](#) or [Dan Bergstrom](#) at (406) 656-7500, [Jim Fryer](#) at (406) 587-3090, or [Brant Marsh](#) at (406) 596-2111 are available to describe and discuss these services in detail and welcome your call.
- 2. RESOURCE ENHANCEMENT SERVICES** – Increasingly the value of a ranch is measured by the quality of each and every one of its resources. Coincidentally, the enhancement of a ranch’s resources also increases the pleasure that one derives from the ownership of a ranch. Our management services have included the assessment of everything from wildlife habitat to bird habitat to water resources and fisheries and the subsequent oversight of the process involved with the enhancement of these resources. [Jerome Chvilicek](#) or [Dan Bergstrom](#) at (406) 656-7500, [Jim Fryer](#) at (406) 587-3090, or [Brant Marsh](#) at (406) 596-2111 are available to describe and discuss these services in detail and welcome your call.
- 3. AUCTIONS** - Hall and Hall Auctions offer “Another Solution” to create liquidity for the owners of Investment-Quality Rural Real Estate. Our auction team has experience in marketing farmland, rangeland, timberland and recreational properties throughout the nation. Extreme attention to detail and complete transparency coupled with Hall and Hall’s “Rolodex” of more than 40,000 targeted owners and buyers of rural real estate help assure that there are multiple bidders at each auction. In addition, the unique Hall and Hall partnership model creates a teamwork approach that helps to assure that we realize true market value on auction day. For more information on our auction services contact [Scott Shuman](#) at (800) 829-8747.
- 4. APPRAISALS** - Staying abreast of ancillary market influences in ever-changing economic conditions requires a broad professional network to tap into. Finding an appraiser who not only understands the numbers but also the differences in value from one area to another is a critical part of making an informed decision. The appraisal team at Hall and Hall, formed entirely of Accredited Members of the American Society of Farm Managers and Rural Appraisers (ASFMRA), has that critical network of brokers and lending professionals. This professional network coupled with diverse experience across multiple regions and market segments allows our appraisal team to deliver a quality product in a reasonable timeframe. [J.T. Holt](#) at (806) 698-6882 is available to describe and discuss these services in detail and welcomes your call.
- 5. SPECIALIZED LENDING** - Since 1946 Hall and Hall has created a legacy by efficiently providing capital to landowners. In addition to traditional farm and ranch loans, we specialize in understanding the unique aspects of placing loans on ranches where value may be influenced by recreational features, location and improvements and repayment may come from outside sources. Our extensive experience and efficient processing allows us to quickly tell you whether we can provide the required financing.

Competitive Pricing | Flexible Terms | Efficient Processing

[Tina Hamm](#) or [Scott Moran](#) • (406) 656-7500

[Adam Deakin](#) • (970) 716-2120

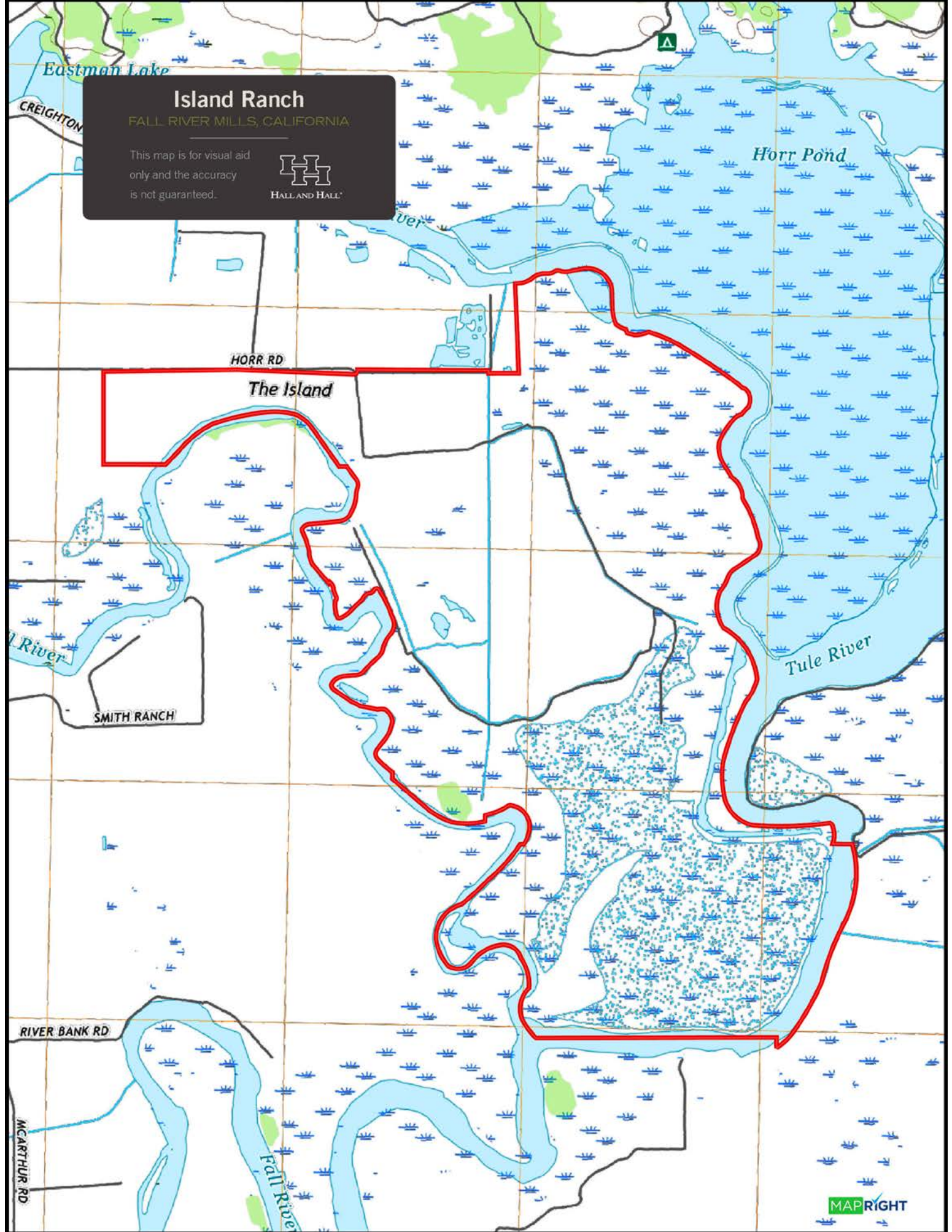
[Monte Lyons](#) • (806) 438-0582

[J.T. Holt](#) or [Alex Leamon](#) • (806) 698-6882

Island Ranch

FALL RIVER MILLS, CALIFORNIA

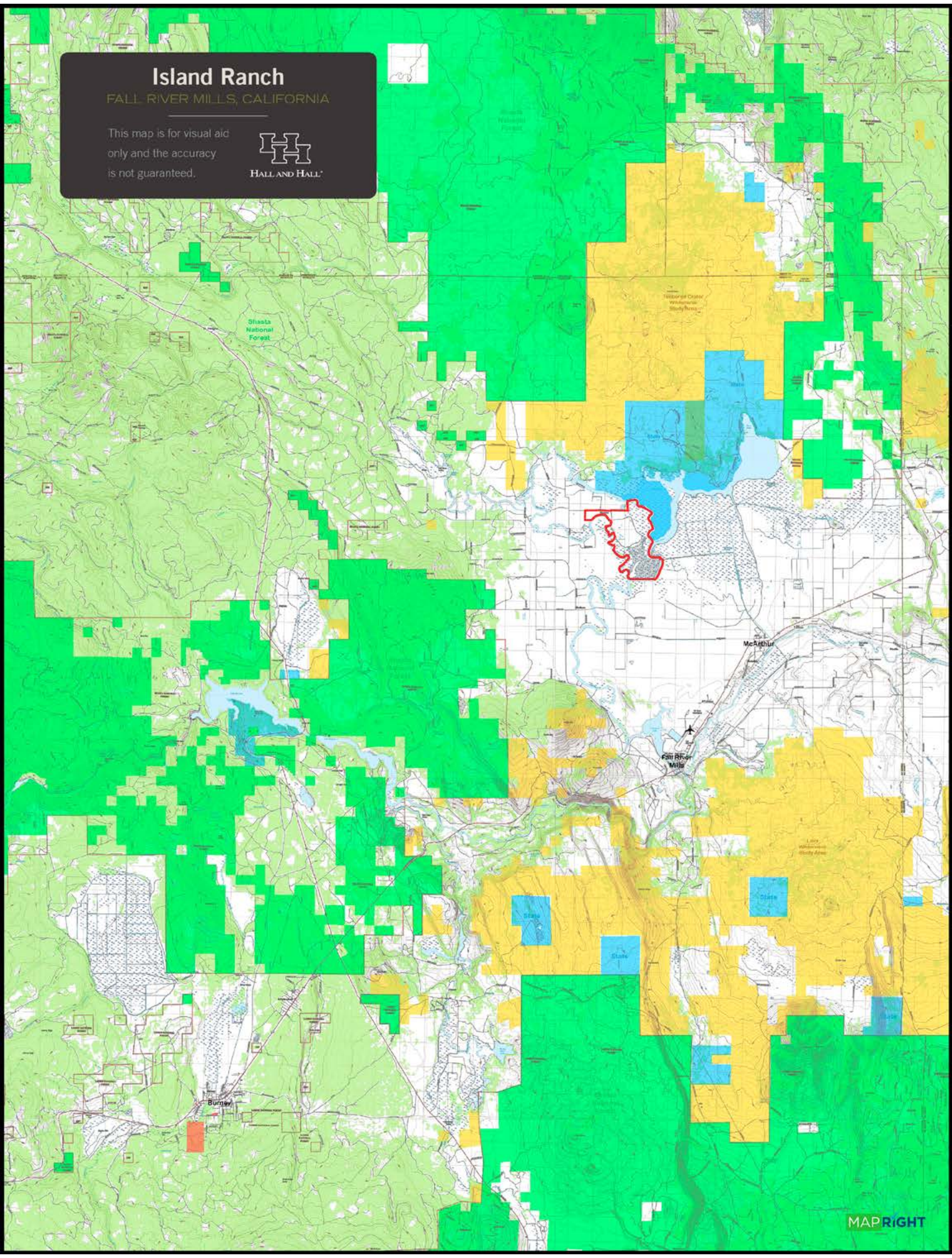
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Island Ranch

FALL RIVER MILLS, CALIFORNIA

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Island Ranch

FALL RIVER MILLS, CALIFORNIA

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MAPRIGHT

