

**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**

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**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

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### **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:

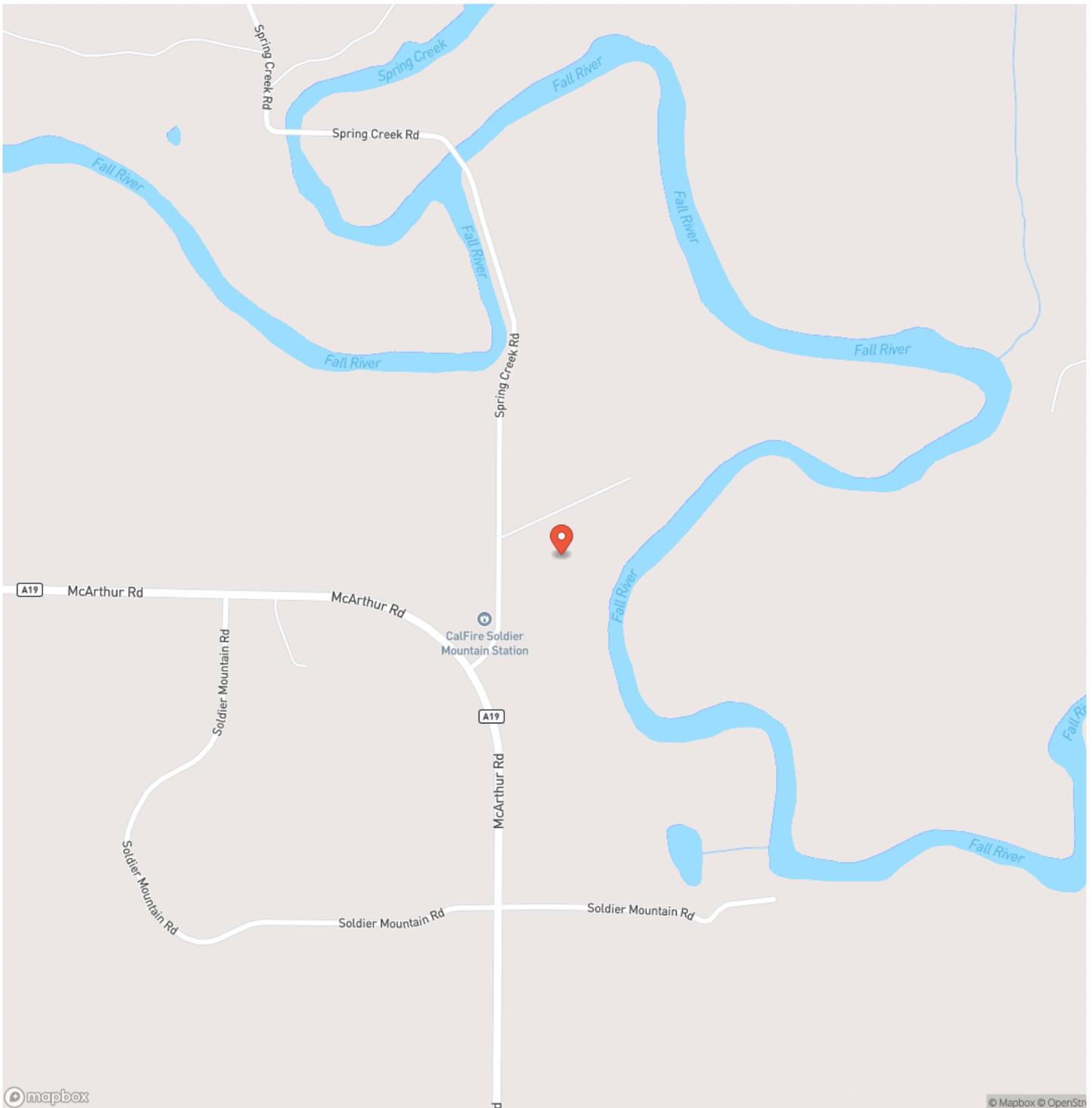
- Rare 5+ acre vacant lot on the Upper Fall River.
- Amazing views of river, Mt. Shasta, Mt. Lassen and surrounding mountains.
- The parcel is level and located on the bend of this spring fed river.
- This stretch of the river is well known for its outstanding fly-fishing experience.
- One of the largest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



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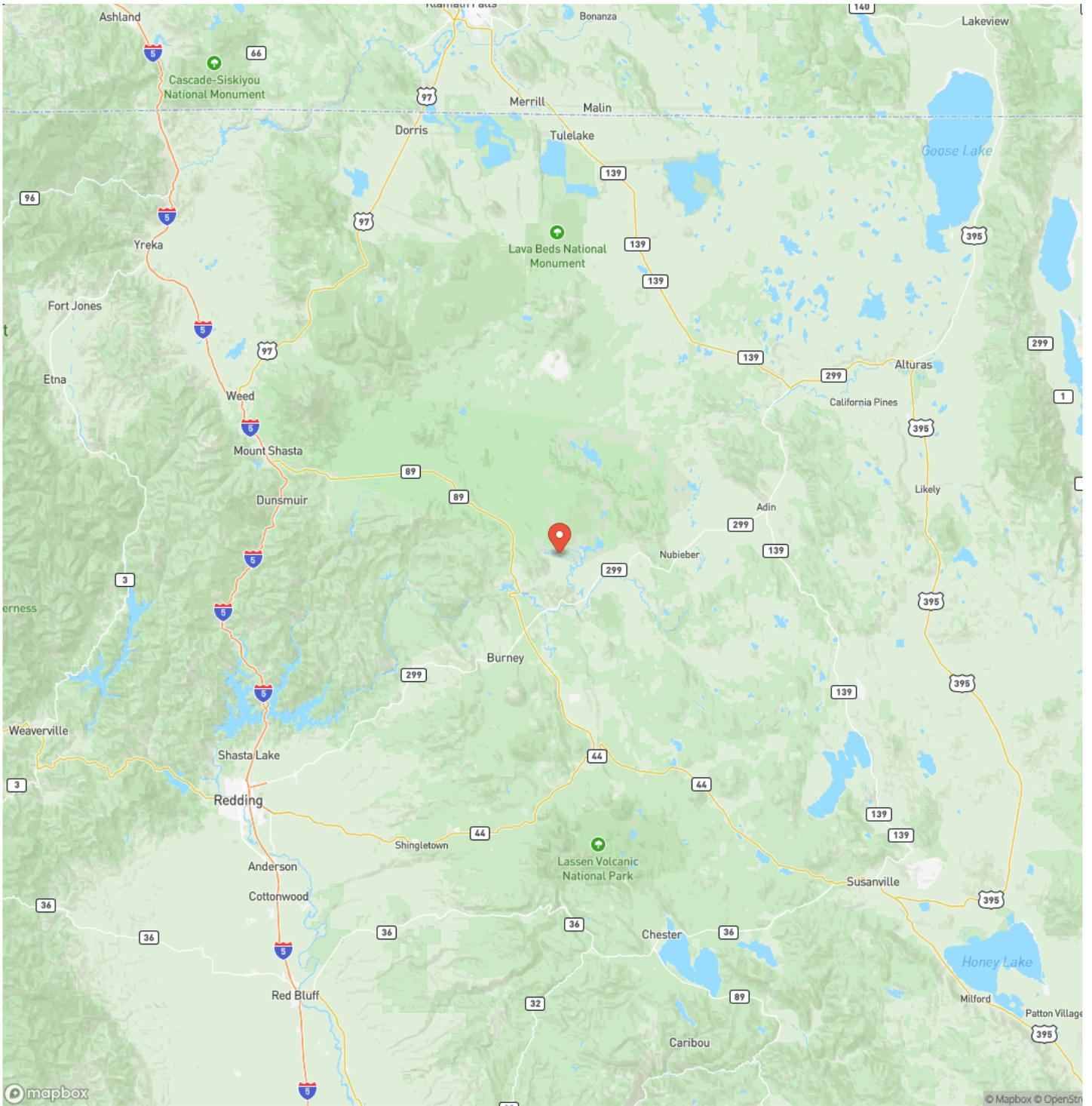
## Locator Map



**MORE INFO ONLINE:**



# Locator Map



**MORE INFO ONLINE:**



## Satellite Map



**MORE INFO ONLINE:**







## **DISCLAIMERS**

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