

**Three Springs Retreat**  
20021 Cassel Fall River Road  
Cassel, CA 96016

**\$560,000**  
10± Acres  
Shasta County





**Three Springs Retreat**  
**Cassel, CA / Shasta County**

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**SUMMARY**

**Address**

20021 Cassel Fall River Road

**City, State Zip**

Cassel, CA 96016

**County**

Shasta County

**Type**

Recreational Land, Residential Property, Single Family, Hunting Land

**Latitude / Longitude**

40.919524 / -121.536445

**Dwelling Square Feet**

3091

**Bedrooms / Bathrooms**

4 / 4

**Acreage**

10

**Price**

\$560,000

**Property Website**

<https://www.landleader.com/property/three-springs-retreat-shasta-california/41460>



### **PROPERTY DESCRIPTION**

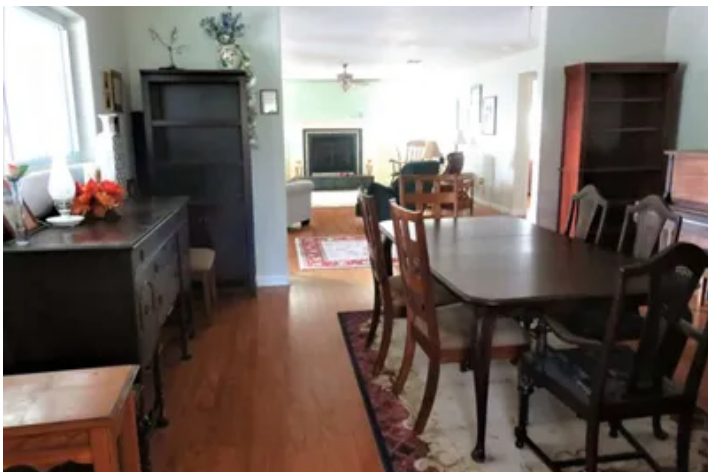
Three Springs Retreat. What a beauty! Freshwater, spring-fed pond surrounded by mossy lava rock, mature pines, and oaks, along with a second pond behind garage and storage buildings. Setting the background for this 3000+ sf. Two-story home. The main floor features an enclosed front porch, with double doors opening to the great room, a living area with a fireplace at one end, plus a formal dining area. Spacious country kitchen lined with windows letting in the natural light and view of the pond. Great counter space and cabinets galore! Open to the large dining area on one side and laundry room with full bath on the other. There are two large suites on the main level, both with full baths. Upstairs you will find an office, hobby room, full bath, bedroom, and room now used in dorm style. This home comes partially furnished! Single car - carport in back of the home. Small shop and storage building, and a pump house next to the pond. The property is level to slightly down, sloping to the second pond. Located on the outskirts of Cassel, well known for access to Hat Creek, a trout-fishing destination. Baum Lake, open year-round to fishing, is just a few miles up the road. You will also find Burney Falls State Park, Lake Britton, and Pit River within a few miles. Burney and Fall River Mills are within 10-15 miles, offering all the benefits of rural living, in addition to the 18-hole Fall River Golf Course.

#### **Property Highlights:**

- A freshwater, spring-fed pond surrounded by mossy lava rock, mature pines, and oaks.
- 3000+ sf. Two-story partially furnished home.
- Enclosed front porch, with double doors opening to the great room, living area with fireplace at one end, plus formal dining area.
- Spacious country kitchen with excellent counter space and cabinets galore!
- Large dining area on one side of the kitchen, laundry room & full bath on the other.
- Two large suites on the main level, both with full baths.
- Upstairs - office, hobby room, full bath, bedroom, and dorm-style room.
- Small workshop, pump house, and several storage buildings.
- The property is level to slightly down, sloping to the second pond.
- Located near Cassel, with access to world-class fishing at Hat Creek, Baum Lake, Pit River, and Fall River.
- Burney Falls State Park, Lake Britton, and Pit River are within a few miles.
- Burney, Fall River Mills, and Fall River golf course are within 10-15 miles.



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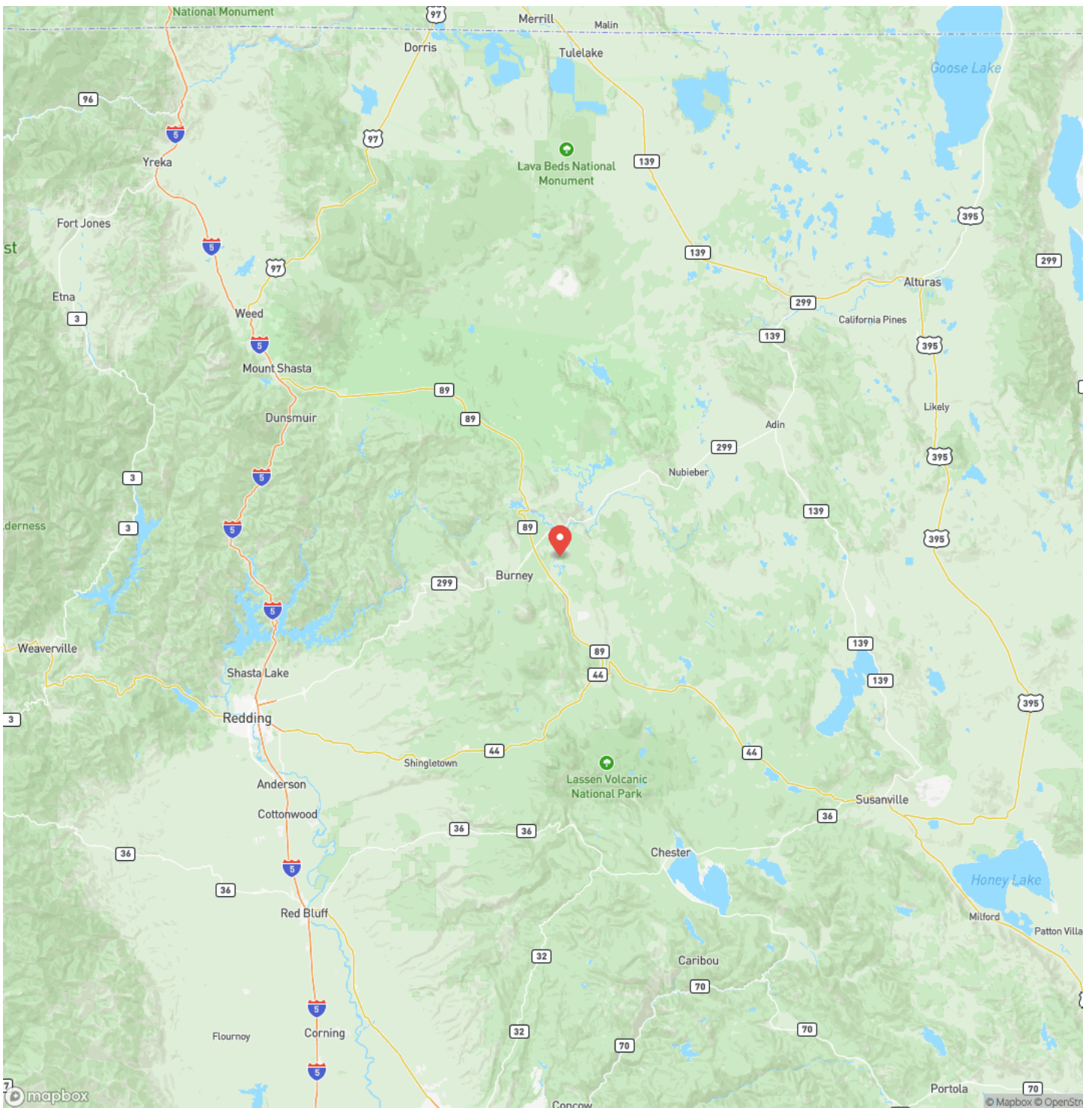


## Locator Map





## Locator Map



**MORE INFO ONLINE:**





## Satellite Map









## This image shows a blank 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.



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