

IX Ranch
6613 Scarface Road
Fort Jones, CA 96032

\$935,000
229± Acres
Siskiyou County



IX Ranch
Fort Jones, CA / Siskiyou County

SUMMARY

Address

6613 Scarface Road

City, State Zip

Fort Jones, CA 96032

County

Siskiyou County

Type

Ranches, Residential Property

Latitude / Longitude

41.591594 / -122.776743

Dwelling Square Feet

1800

Bedrooms / Bathrooms

2 / 2

Acreage

229

Price

\$935,000

Property Website

<https://www.landleader.com/property/ix-ranch-siskiyou-california/42108>



PROPERTY DESCRIPTION

PROPERTY DESCRIPTION:

The IX Ranch is 229+/- acres, a few miles south of Fort Jones on the East side of Scott Valley. The property has two parcels, with varied terrain, a mix of more level ground (approx. 70 acres) and hill ground, currently used for grazing. There are two ag wells, not currently in use, as the land has not been farmed in a number of years. Amenities include a solid 2 bedroom, 2 bathroom cement block home with covered porches and a metal roof, a wooden barn, a pole barn, a single car wood garage, and various outbuildings for storage. The home has been well cared for, but much of it is original and could use updating. A seasonal pond sits above the house, and there are several seasonal springs on the hill ground. Deer and wildlife abound. The land is fully fenced (wire). There are beautiful views of the Marble Mountains and of the surrounding hills in this quiet, low-traffic area, but you're only a few minutes from town. Make an appointment to see it today!

The IX Ranch is just a few minutes from the tiny historic town of Fort Jones, so it's a quick trip to the grocery store, gas station, bank, or a yummy restaurant meal. It's around 25 minutes from the Siskiyou County seat of Yreka, a population of just under 8,000. Yreka has a small hospital, other medical offices, groceries, hardware stores, and a great little historic downtown section of shopping, restaurants, etc. Siskiyou County is known for its beautiful scenery, thousands and thousands of acres of national forest, and a myriad of outdoor recreation opportunities, including hiking, biking, horseback riding, skiing, trout fishing, golf, and more, and a comfortable climate where you'll get to enjoy all four seasons of far northern California. Properties like this don't come along every day—contact us for your own tour!

PROPERTY HIGHLIGHTS:

- 229 Acres
- 2 Bed 2 Bath Home
- Apple, Walnut & Cherry Trees
- Large Barn
- Pole Barn & Other Outbuildings
- 2 Ag Wells
- Seasonal Pond
- Seasonal Springs
- Pretty Mountain Views
- Open Grazing Land
- Pine Forest
- Short Drive to Fort Jones
- Scott Valley
- Far Northern California



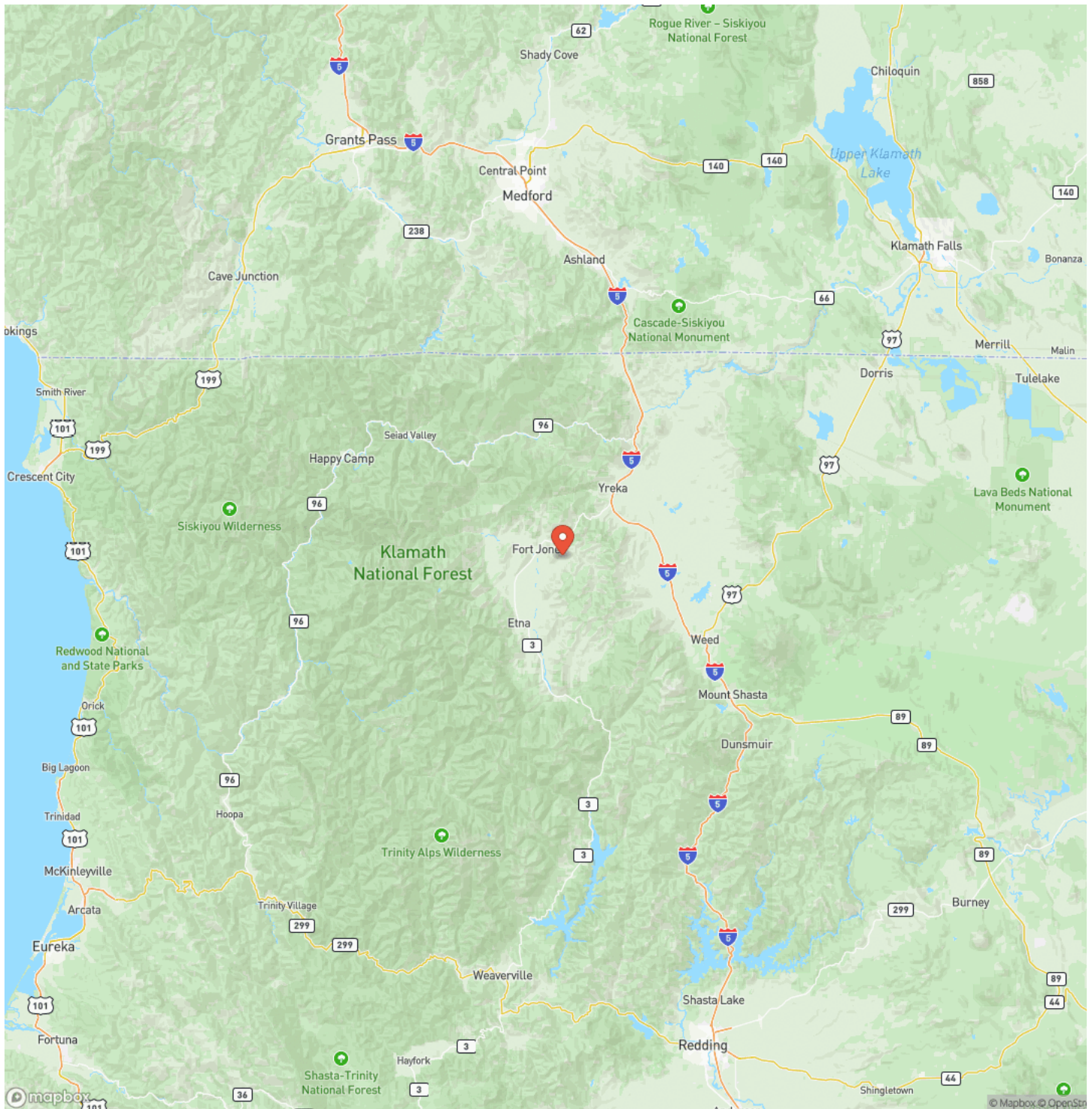
IX Ranch
Fort Jones, CA / Siskiyou County



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

Fort Jones, CA 96032

NOTES

[illegible]

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.



californiaoutdoorproperties.com

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

