

Pope/Jensen Ranch on Fall River
Lot 22 River Bank Road
Fall River Mills, CA 96028

\$3,200,000
268± Acres
Shasta County



Pope/Jensen Ranch on Fall River
Fall River Mills, CA / Shasta County

SUMMARY

Address

Lot 22 River Bank Road

City, State Zip

Fall River Mills, CA 96028

County

Shasta County

Type

Farms, Ranches, Riverfront, Hunting Land

Latitude / Longitude

41.073071 / -121.484332

Acreage

268

Price

\$3,200,000

Property Website

<https://www.landleader.com/property/pope-jensen-ranch-on-fall-river-shasta-california/48106>



Pope/Jensen Ranch on Fall River Fall River Mills, CA / Shasta County

PROPERTY DESCRIPTION

Amazing riverfront property has been in the same family since the early twenties. 100 years of memories! 268 ac ranch with 3 miles of river frontage! Bordering the Upper Fall River to the Northeast, touching the confluence of the Tule and the Upper Fall River, creating Fall River which meanders along the southeast and southwest property lines. This property has historically been used as a cattle and hay ranch, mostly cattle now. There is an Ag pump in the river, which can irrigate the entire ranch via flood ditches. Breathtaking views from every direction, including Mt. Shasta and Mt. Lassen. There is an old homestead, which is not habitable, a pole barn, and an older hay barn. The property is fenced, with some cross-fencing needing some attention. This is a very rare opportunity!

Property Highlights:

- Breathtaking views from every direction, including Mt. Shasta and Mt. Lassen.
- There is an old homestead, which is not habitable, a pole barn, and an older hay barn.
- The property is fenced, with some cross-fencing needing some attention.
- Ultimate fly fishing on the river system.
- You can cover about 22 miles on the river, Tule River, Little Tule River, Eastman Lake, Big Lake, Crystal Springs, Ahjumawi Lava Springs State Park, Fall River, and Upper Fall River.
- Great for water sports of all kinds, boating, swimming, skiing, jet skis, paddle boarding, and canoe activities are endless.
- Amazing waterfowl hunting both on the river and land.
- There are several natural springs, creating great habitats.
- This is a very rare opportunity on the Fall River.
- Power to property, water out of Fall River. Septic would be required.
- Build your dream home with river and mountain views.
- Homestead is not habitable.
- Rebuild the old barn or reclaim the wonderful boards on both homestead and barn.
- Appears to be an old fishing cabin on the riverbank.
- Property being sold as it stands.



**Pope/Jensen Ranch on Fall River
Fall River Mills, CA / Shasta County**



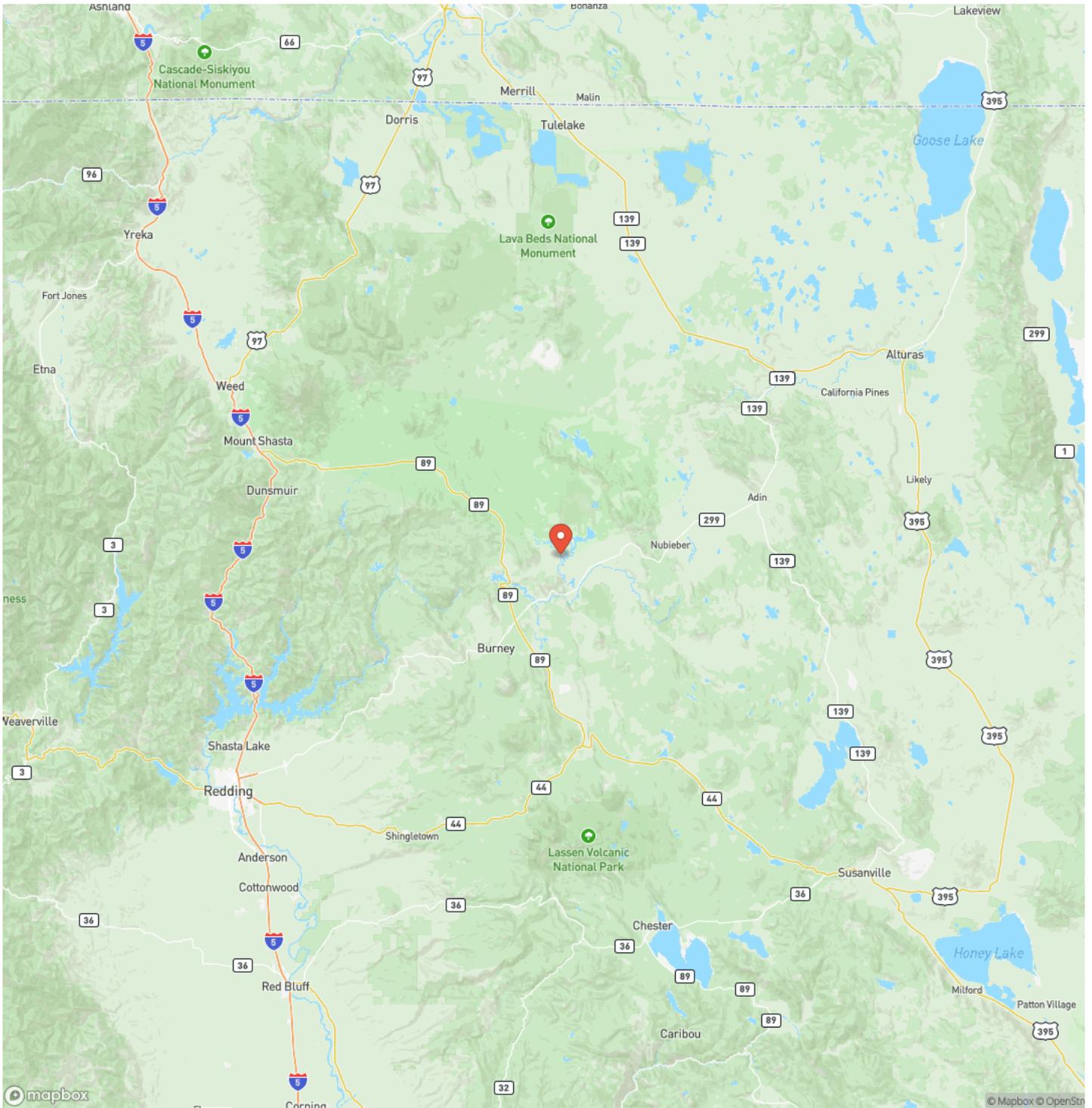
Locator Map



MORE INFO ONLINE:



Locator Map



MORE INFO ONLINE:



Satellite Map



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

