

Shady Dell Ranch
0 Shady Dell Rd.
Macdoel, CA 96058

\$1,850,000
316.500± Acres
Siskiyou County



Shady Dell Ranch
Macdoel, CA / Siskiyou County

SUMMARY

Address

0 Shady Dell Rd.

City, State Zip

Macdoel, CA 96058

County

Siskiyou County

Type

Farms, Ranches

Latitude / Longitude

41.865789 / -121.982416

Acreage

316.500

Price

\$1,850,000

Property Website

<https://www.landleader.com/property/shady-dell-ranch-siskiyou-california/54537>

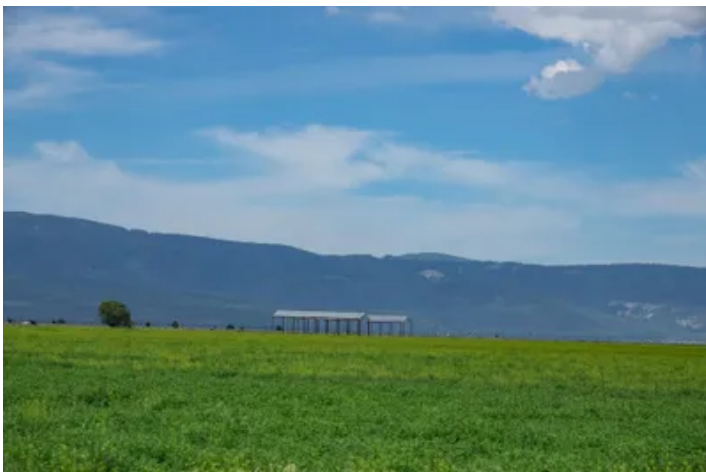


PROPERTY DESCRIPTION

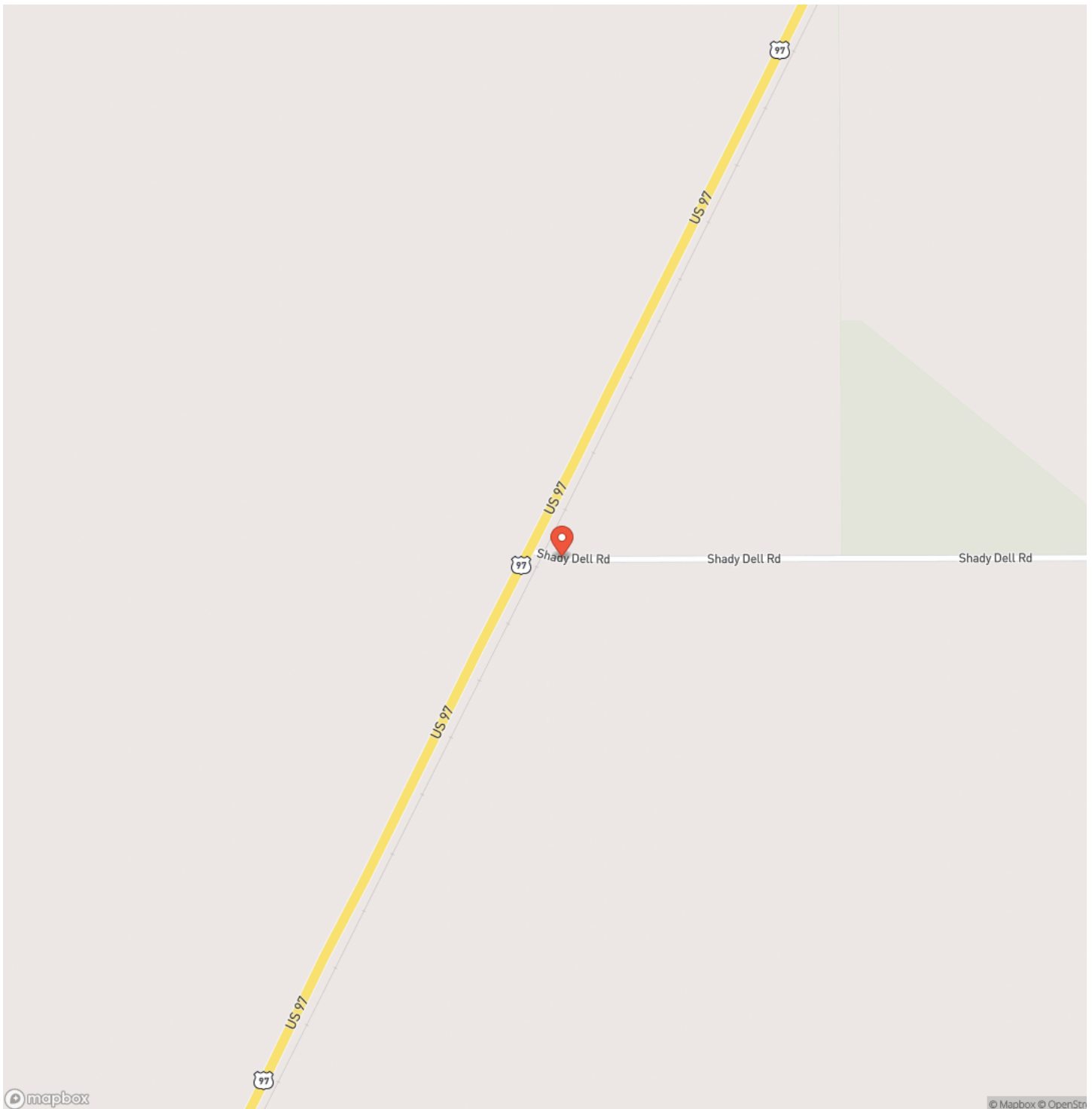
This 316.5+/- far northern California acreage is currently leased through 2029, for strawberry nursery stock. The lease has a gross income of \$150,000 year. There are two nice pole barns, 1500-ton total storage capacity, both in good condition. There are 3 wells, with production information available. Irrigation is 3 pivots for 260 acres and some solid set hand line for remaining acres. Photos are from 2023 when the ranch was planted in organic alfalfa, yielding 5+ tons per acre. There are no homes on the land. It's conveniently located just off Hwy 97, not far from Macdoel, CA, just over a half an hour from Klamath Falls, OR. There are pretty views of Mt. Shasta and the surrounding crop land. The soil types are Doel Sandy Loam (majority) and some Poman Sandy Loam. If you're looking for some nice productive crop ground in Butte Valley, Siskiyou County, come see this one!

Property Highlights:

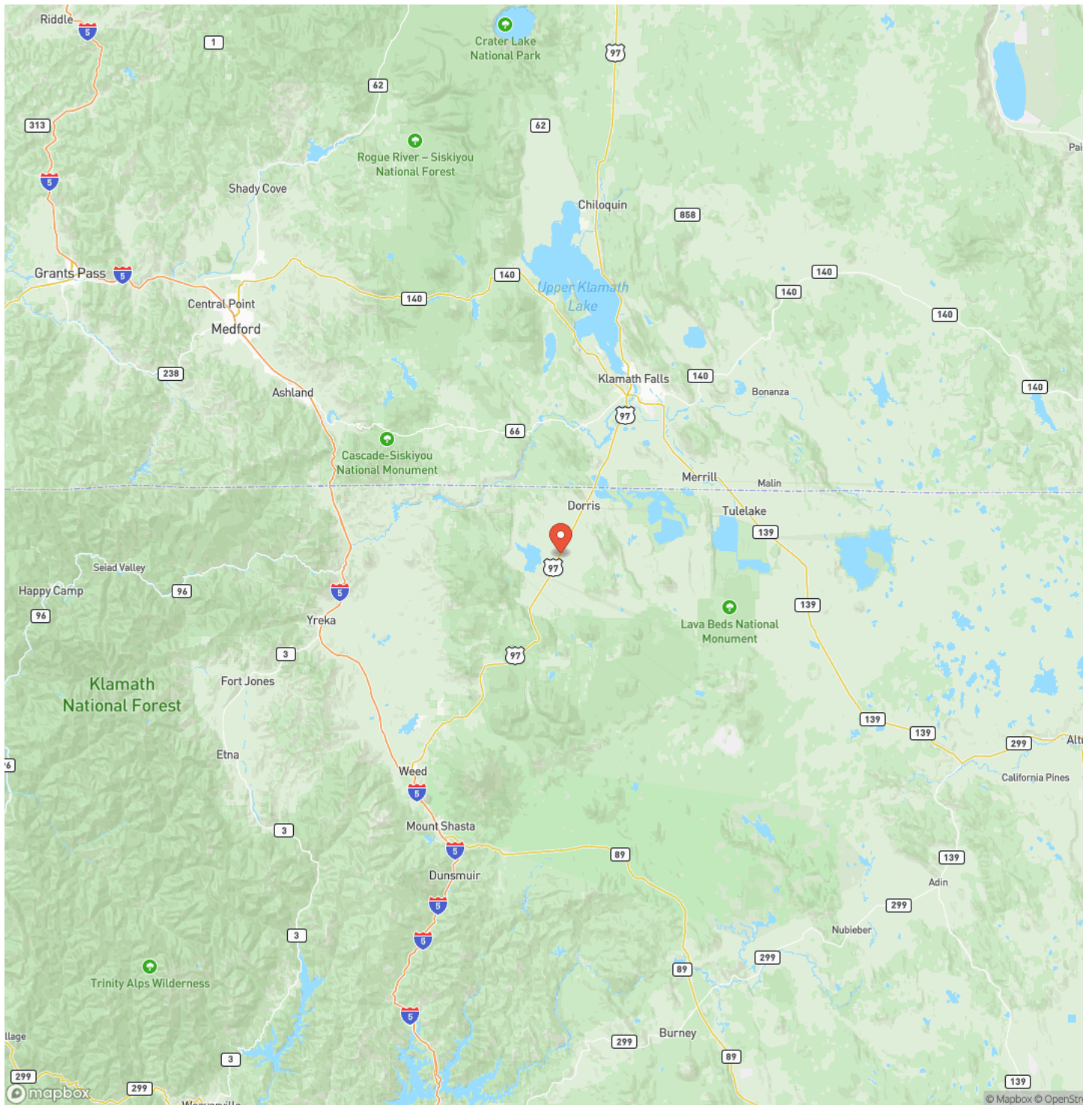
- Organic Farmland
- Currently leased to Grow Strawberry Plants
- Prior Crop was Alfalfa Hay
- 3 Wells
- 3 Pivots and Solid Set Irrigation System
- Immediate Access to Hwy 97 for Trucking
- Siskiyou County
- Butte Valley
- Near Oregon/California Border



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 blue 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

