

**Elk Meadow Ranch**  
2125 Lava Road  
Mccloud, CA 96057

**\$648,000**  
160± Acres  
Siskiyou County





**Elk Meadow Ranch**  
**Mccloud, CA / Siskiyou County**

---

**SUMMARY**

**Address**

2125 Lava Road

**City, State Zip**

Mccloud, CA 96057

**County**

Siskiyou County

**Type**

Farms, Ranches, Recreational Land

**Latitude / Longitude**

41.325051 / -122.064493

**Dwelling Square Feet**

990

**Bedrooms / Bathrooms**

2 / 2

**Acreage**

160

**Price**

\$648,000

**Property Website**

<https://www.landleader.com/property/elk-meadow-ranch-siskiyou-california/57358>



### **PROPERTY DESCRIPTION**

This 160-acre ranch sits right in the heart of elk country. Imagine a place where you can listen to the majestic elk bugle for hours off your front porch. A sound of the wild that most people never hear in person. 100 acres of planted and maintained Ponderosa Pine and 60 acres of lush green meadow with a seasonal creek and 3 ponds throughout. That's not all; deer, turkeys, bears, and many other wildlife roam and call this home! Elevated on the hillside, just enough for a perfect view, a private custom cabin offers 990 +/- sf of living space, including a 2 bed/2 bath, laundry room, and more. Completely off-grid powered by solar, batteries, and a generator system. 2 car detached garage with an overhang for tractors or equipment of your choice. Several gated access points and roads lead to this private cabin. It is located in a recreational paradise with several lakes and streams nearby, including Lake Brittin, Bear Creek, Burney Falls, and many more. Within 1 hour to Mt. Shasta and ½ hour to Fall River Valley, where you will find additional rivers, lakes, and a golf course.

#### **Property Highlights:**

- APN: 027-350-060
- Located just past the community of Pondosa
- 160 acres, 60 acres in meadow
- The property is not fenced
- Roads are gated
- Three seasonal ponds
- 990 sf +/- Wood framed cabin
- Covered front porch full length of home
- Open floor plan
- Propane range, refrigerator, and dishwasher
- Wood stove and monitor heater
- Whole house fan
- Laminate flooring
- 2nd bedroom has a Murphy bed
- Both baths have showers
- On-demand water heater
- Laundry with freezer space and stack washer/dryer
- Metal roofs on all buildings
- Concrete sidewalk around home
- Patio area between home and Generator/Solar shed
- Two-car insulated garage/shop with side cover, concrete floor, built-in workbench, electric roll-up door, and man door
- 16 solar panels - 8 on the garage, 8 on the generator shed
- 8 batteries
- Inverters and EG4 Electronics Chargeverter
- 14,000 KW propane generator
- 3,000-gallon water storage tank
- 360-gallon above-round propane tank (leased)
- 499-gallon below-ground propane tank (owned)
- Easement for large transmission line

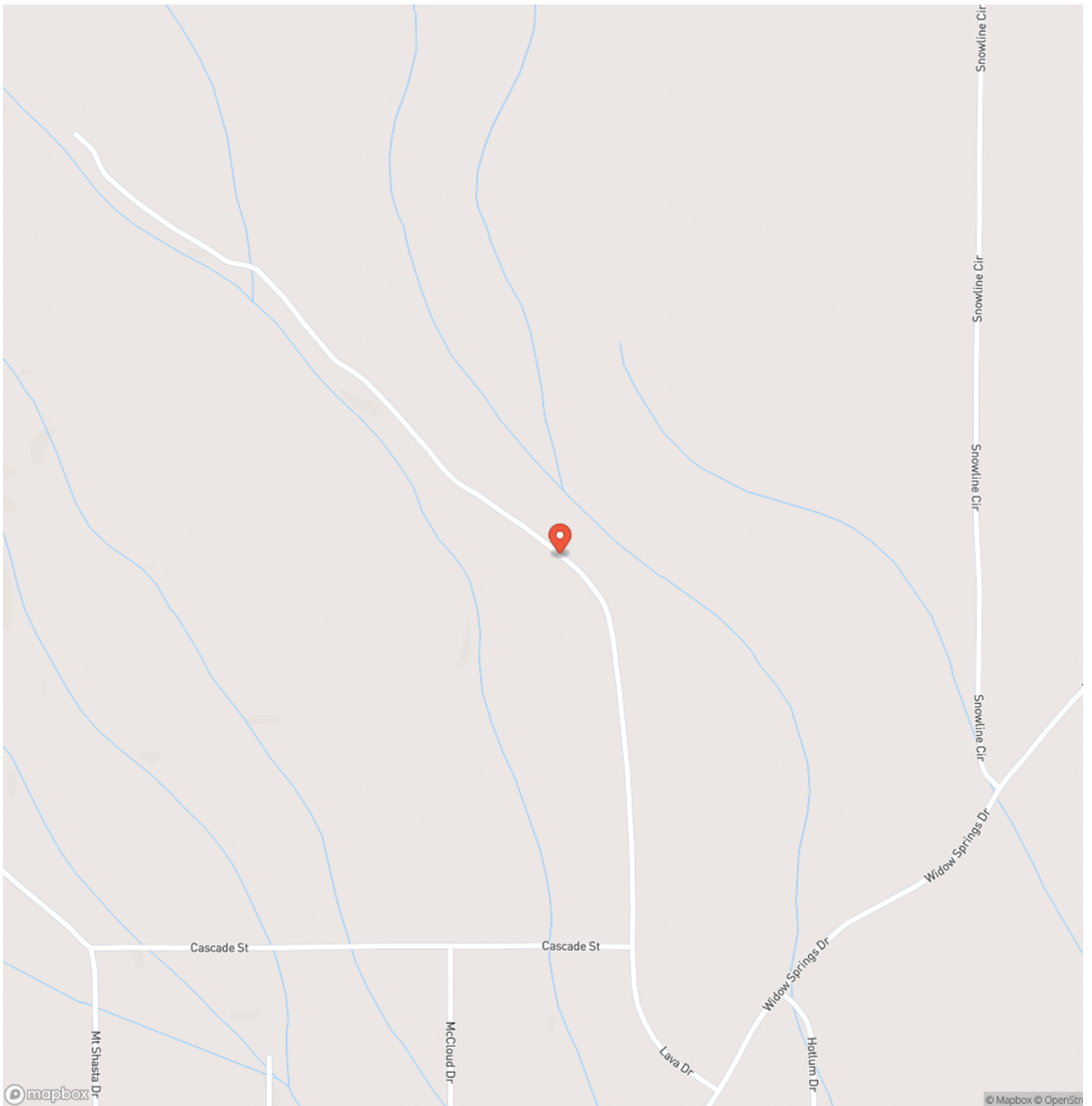


**Elk Meadow Ranch**  
**Mccloud, CA / Siskiyou County**

---

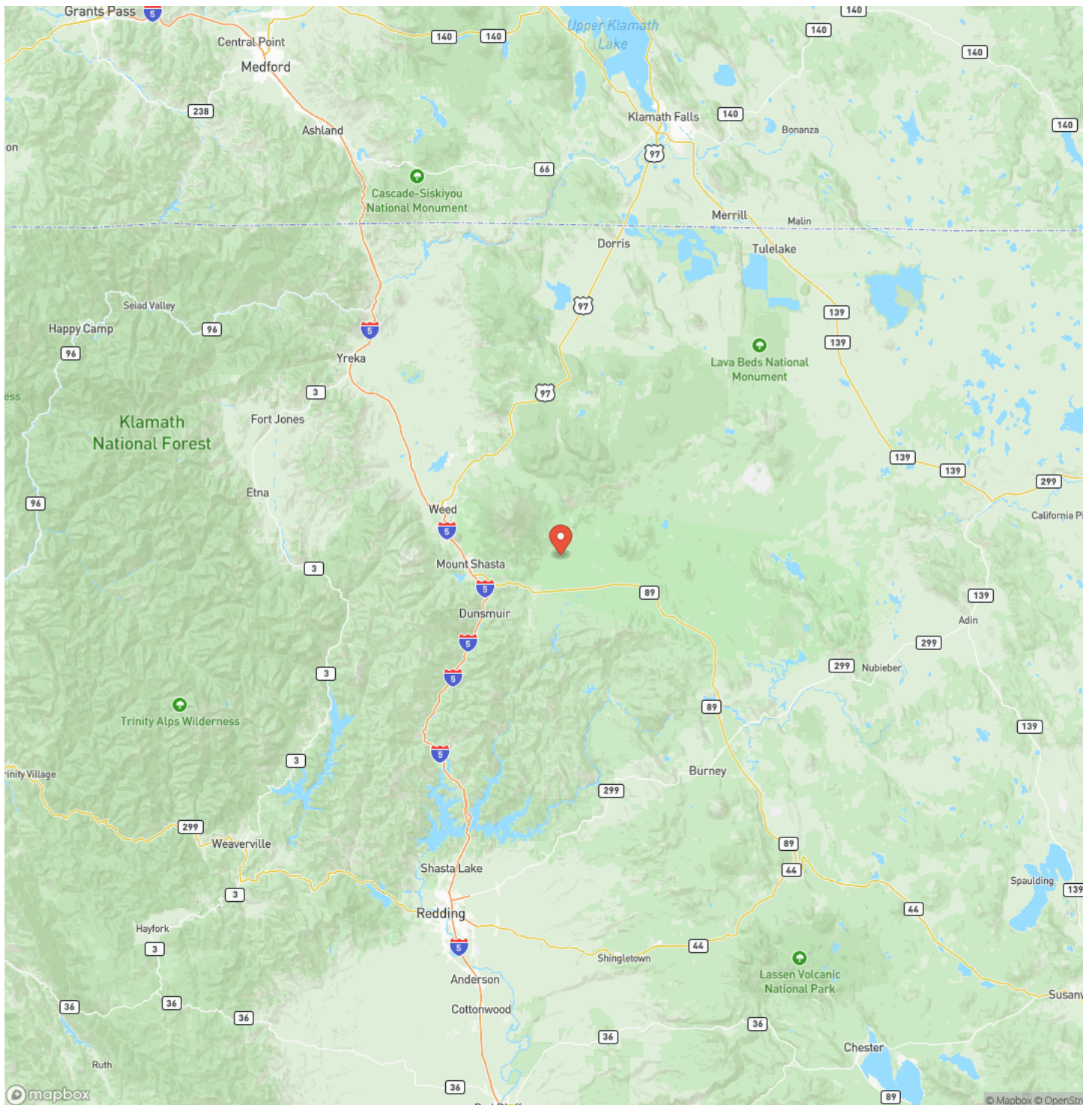


## Locator Map





## Locator Map





## Satellite Map





## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Donna Utterback

## Mobile

(530) 336-6869

## Email

fallriverproperties@frontiernet.net

### Address

43603 HWY 299

## City / State / Zip

Fall River Mills, CA 96028

## 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](http://californiaoutdoorproperties.com)

---

