

**Lil Bit of Heaven Ranch**  
10017 S Hwy 3  
Callahan, CA 96014

**\$995,000**  
53.600± Acres  
Siskiyou County



**Lil Bit of Heaven Ranch**  
**Callahan, CA / Siskiyou County**

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**SUMMARY**

**Address**

10017 S Hwy 3

**City, State Zip**

Callahan, CA 96014

**County**

Siskiyou County

**Type**

Horse Property, Ranches, Hunting Land, Recreational Land

**Latitude / Longitude**

41.085836 / -122.707034

**Dwelling Square Feet**

1606

**Bedrooms / Bathrooms**

3 / 1.5

**Acreage**

53.600

**Price**

\$995,000

**Property Website**

<https://www.landleader.com/property/lil-bit-of-heaven-ranch-siskiyou-california/67129>



**MORE INFO ONLINE:**

**[californiaoutdoorproperties.com](http://californiaoutdoorproperties.com)**



## Lil Bit of Heaven Ranch Callahan, CA / Siskiyou County

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### **PROPERTY DESCRIPTION**

Once a change-out station on the Old Oregon Trail, properties with the privacy, serenity and natural beauty of the Lil Bit of Heaven Ranch don't come along often! With a cozy and comfortable, 1,606 sf home, a 160-sf cabin from the 1800's, a 2,438 sf wood barn, two garages and several other sheds and outbuildings, rustic charm can be seen all over this far northern California property. Three year-round ponds and two seasonal ponds and irrigated pasture provide a place to enjoy nature, fishing, wildlife viewing and more. There is a fenced yard, garden area, small grape arbor and a variety of both heritage and newer fruit trees, including 19 apple trees. The pasture is currently leased and runs 22 head of cattle from spring to fall. There is room for horses/mules and riding. Views in all directions including Mt. Bolivar, the Russian Wilderness and Trinity Alps, plus local hills. It's just a couple minutes to Callahan and less than 15 minutes to the small Siskiyou County town of Etna.

If you love the outdoors, hiking, trout fishing, deer hunting, bicycling, horseback riding and more are locally available. It's just a half hour to the on Pacific Crest Trail and there are numerous trail heads, mountain lakes and streams close by. Snow sports are available at Mt. Shasta Ski Resort and Mt. Ashland, both easy to drive to for a day. However, you may not want to leave home at all!

Make an appointment for a private tour of the Lil Bit of Heaven Ranch!

#### Property Highlights:

- 3 bed, 1.5 bath, 1606 sf Farm House
- 160 sf Cabin from the 1800's
- Barn
- 2 Garages
- Greenhouse, Garden Area, Orchard & Grape Arbor
- Several other Outbuildings & Sheds
- 3 Year-Round Ponds, Canoe or Fish!
- Fenced Irrigated Pasture
- Great Views
- Room for Horses, Cattle or Other Livestock

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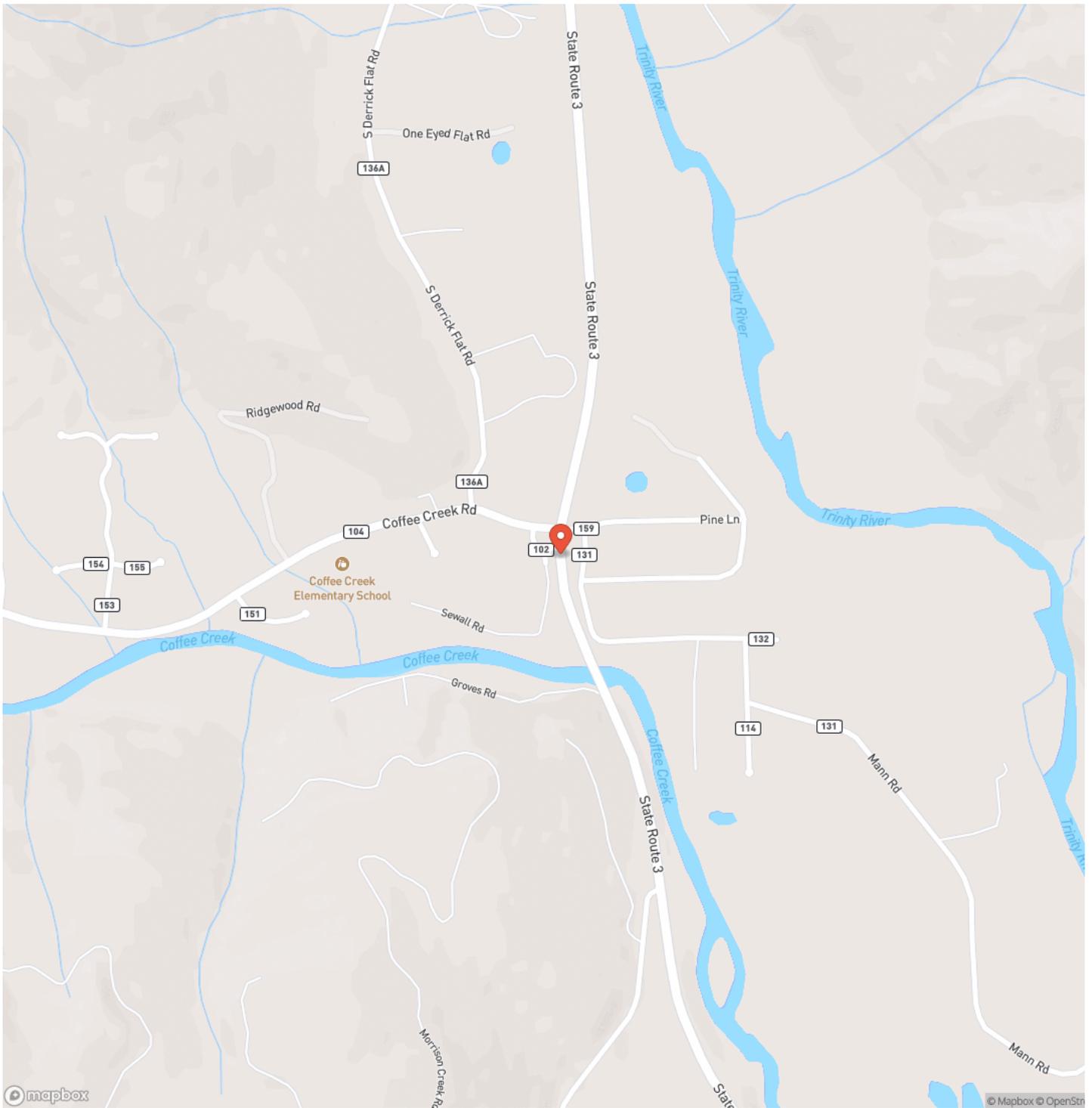
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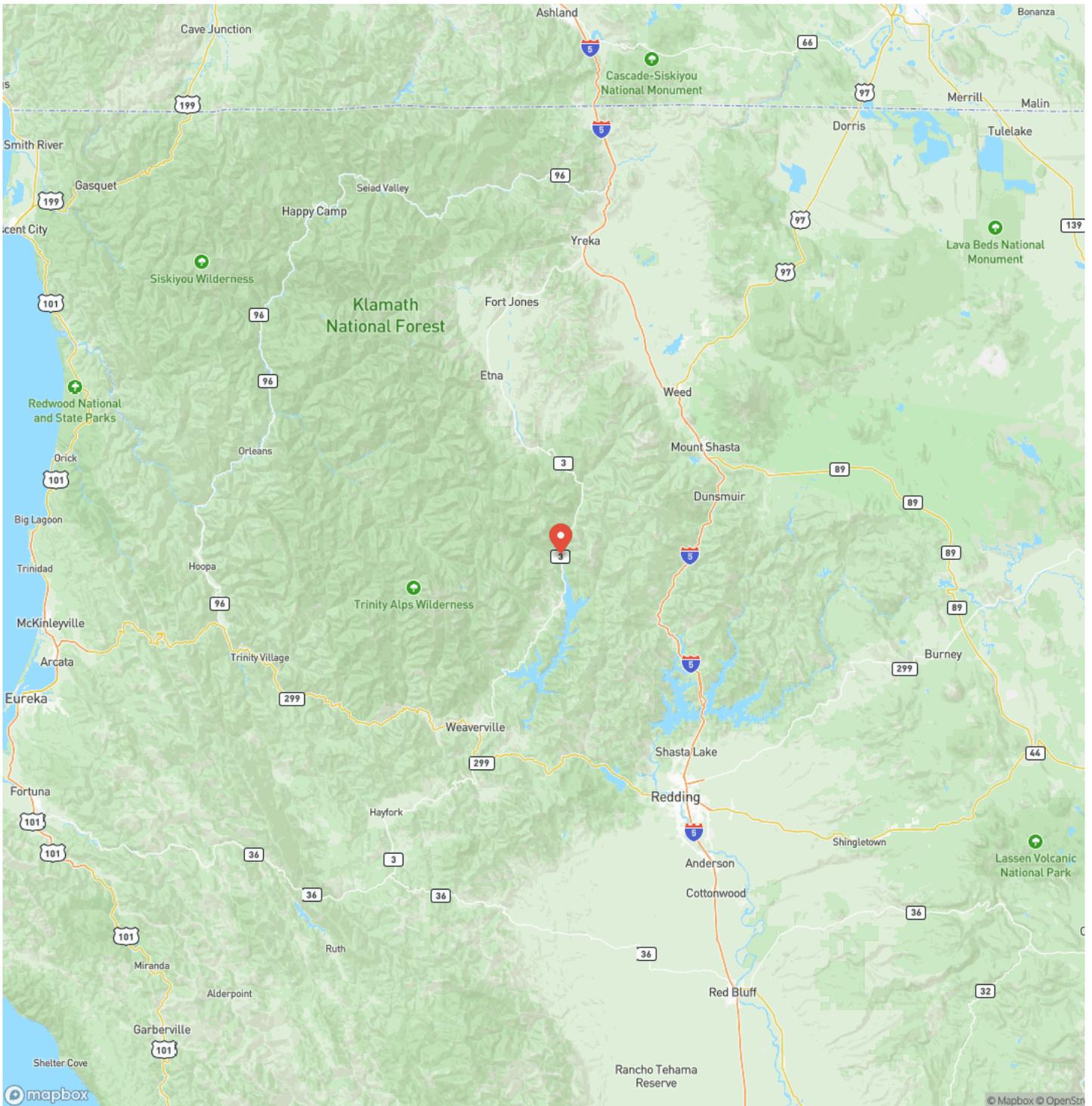
## Locator Map



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# Locator Map



**MORE INFO ONLINE:**









## **DISCLAIMERS**

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