

**Big Hat Ranch**  
9616 N State Hwy 3  
Fort Jones, CA 96032

**\$449,000**  
7.900± Acres  
Siskiyou County





**Big Hat Ranch**  
**Fort Jones, CA / Siskiyou County**

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**SUMMARY**

**Address**

9616 N State Hwy 3

**City, State Zip**

Fort Jones, CA 96032

**County**

Siskiyou County

**Type**

Residential Property, Single Family

**Latitude / Longitude**

41.58374 / -122.861219

**Dwelling Square Feet**

1800

**Bedrooms / Bathrooms**

3 / 2

**Acreage**

7.900

**Price**

\$449,000

**Property Website**

<https://www.landleader.com/property/big-hat-ranch-siskiyou-california/75281>





**PROPERTY DESCRIPTION**

7.9+/- acres with an 1,800 sf home with absolutely beautiful views looking across and down Scott Valley, framed by views of the Russian Wilderness, Mt. Bolivar, Duzel Rock and the top of Mt. Shasta! The house has had many updates in the last several years including electrical, plumbing, insulation, heating & cooling, light fixtures and fans. The kitchen and laundry room have tile floors, while the bedrooms, living room, & dining area all have newer hardwood. Wood paneling was replaced with sheet rock and painted. The yard fence was replaced & the attached greenhouse roof repaired - a beautiful sunny place to enjoy on cool mornings and evenings! The exterior of the house needs to be painted and pasture fences need work. There is an original wood barn plus several sheds. There's a fenced pen off the barn and then a long narrow pasture stretches in front of the house where you could watch your horses or livestock from the living room windows. Although the property borders Hwy 3, the house sits below the road for more privacy & less road noise. It's bordered on the east by farm ground where you'll overlook green irrigated fields in the summertime. It's just a couple minutes drive into Fort Jones for groceries, dining, bank, library, schools, etc. and just over 15 minutes to the Siskiyou County seat of Yreka.

This rural area offers a multitude of opportunities for those who love the outdoors - hiking, hunting, biking, trout fishing, horseback riding, snow sports, etc. Many thousands of acres are part of the Klamath National Forest and the Marble Mountain and Russian Wilderness areas. If you've been looking for a rural home, come see the Big Hat Ranch!

**Property Highlights:**

- 1,800 sf 3bed, 2 bath home, plus attached 200 sf greenhouse room.
- 7.9 +/- acres of gently rolling dryland pasture.
- Older wooden barn and several sheds.
- Beautiful views!
- Scott Valley
- Agricultural area.
- Siskiyou County
- Northern California
- Great potential horse property.



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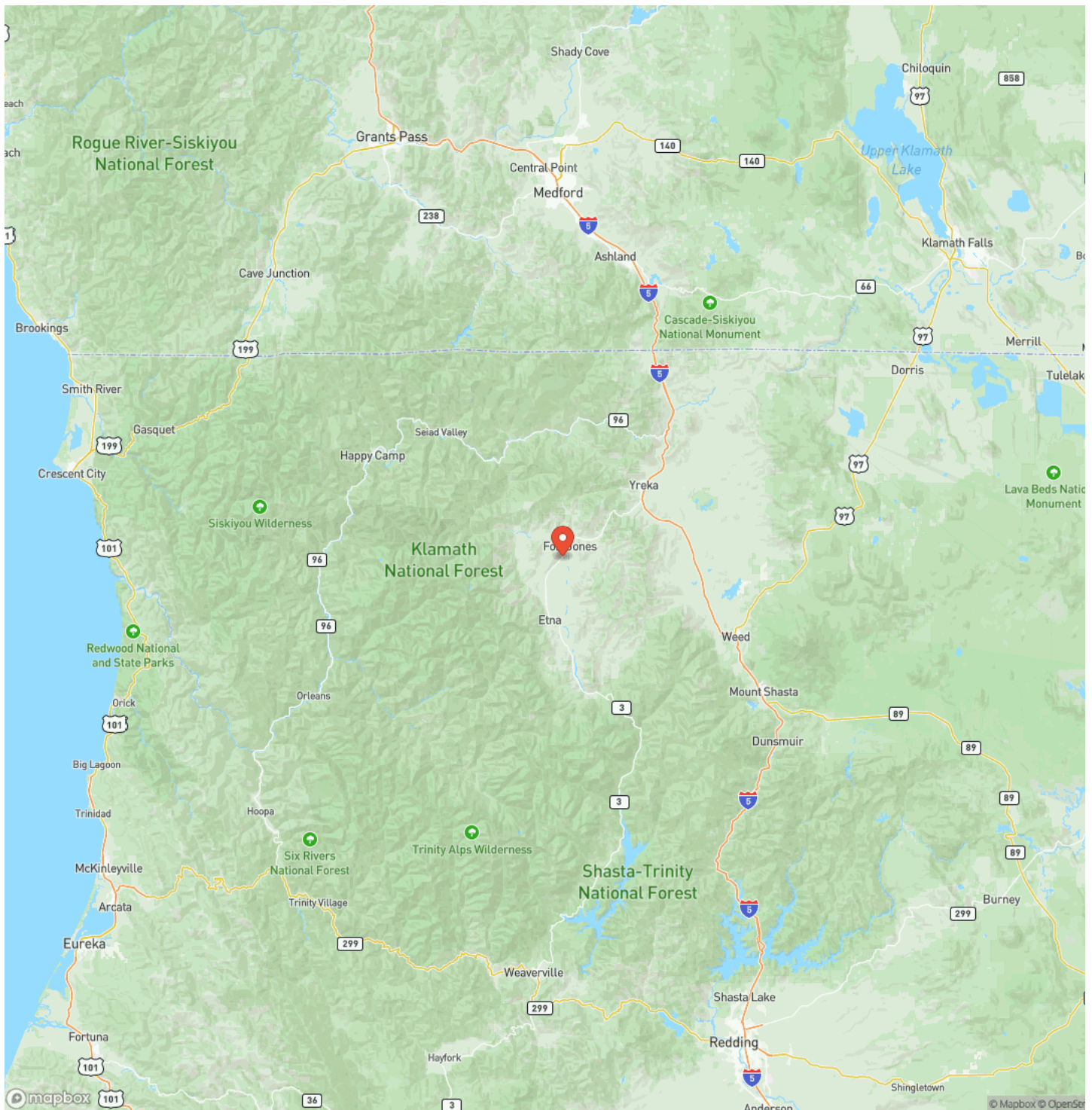


## Locator Map





## 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]



[illegible]



## **DISCLAIMERS**

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