

5 Springs Cattle and Hay Ranch
28960 Day Road
Mcarthur, CA 96056

\$6,850,000
1,446± Acres
Shasta County



5 Springs Cattle and Hay Ranch Mcarthur, CA / Shasta County

SUMMARY

Address

28960 Day Road

City, State Zip

Mcarthur, CA 96056

County

Shasta County

Type

Farms, Ranches, Recreational Land, Single Family

Latitude / Longitude

41.114146 / -121.338509

Dwelling Square Feet

1500

Bedrooms / Bathrooms

4 / 2

Acreage

1,446

Price

\$6,850,000

Property Website

<https://www.landleader.com/property/5-springs-cattle-and-hay-ranch-shasta-california/61600>



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PROPERTY DESCRIPTION

Tucked in a secluded corner of the fertile Fall River Valley, is the timeless harmony of water and farming. This 1446-acre ranch not only produces top quality hay, with abundant water bringing high tonnage, the natural layout is perfect for raising cattle year-round. With a bonus of growing wild rice, this diversified operation makes it one of the most unique ranches in the North State. Then add the hunting and fishing aspect, along with a spectacular setting boasting the largest seasonal waterfall in the valley. Highlighted by Mt. Shasta and Mt. Lassen in sweeping views. The water is distributed to all fields with flood irrigation, using underground mainline and return ditch system. Supplied by 5 Ag wells and springs. Well laid out headquarters centrally located on the ranch includes cattle working facilities and corrals, animal barn, hay barns, large metal shop and several pastures. There are two ranch homes, both with amazing views, multiple outbuildings. The solar field covers the entire ranch including homes. Convenient access with two roads into the property. The owner has been a proud steward of this amazing ranch for almost 30 years and is ready to turn it over to the new owner to work and enjoy for years to come.

Property Highlights:

WATER: All wells are between 300-350 feet in depth

- Spring: 15 HP Pump producing 2500 GPM
- Well #1: 45 HP Pump producing 900 GPM
- Well #2: 75 HP Pump producing 2800 GPM
- Well #3: Not in use
- Well #4: 100 HP VFD Pump producing 2500 GPM
- Well #5: 100 Hp VFD Pump producing 2800 GPM
- Ditch Pump #1: 10 HP pump pulling 2000 GPM
- Ditch Pump #2: 25 HP pump pulling 2300 GPM
- Domestic #1: Located at ranch headquarters, supplies managers home, stock water and shop.
- Domestic #2: Located at owner's home.

FLOOD/UNDERGROUND MAINLINE AND DITCH SYSTEM:

- All wells are tied together with underground mainline distributing water to fields with tail water going into the return ditch system and pumped back into the mainline system. All hay fields have been Lazer leveled with flood gates opening in all checks.

SPRINGS:

- There are multiple springs on the ranch, both year-round and seasonal. 2 year-round spring fed ponds. Two springs are being used in the irrigation system. Seasonal creek creates a spectacular water fall in winter and spring months.

HAY FIELDS:

- 524 +/- acres are planted in grass hay mix and some alfalfa. The owner cuts the fields on different schedules, depending on cattle grazing. Some fields are cut 4 times, some 3, and 2. A few fields are cut 1 time. The fields that are used mostly for hay production produce between 6 - 5.5 ton per acre. On an average year, the ranch produces well over 2000 ton. Putting up enough hay to feed the cows through the winter and spring months, selling the remaining hay. All fields are fenced.



RICE FIELDS:

- Approximately 220 acres are in wild rice. The seasonal creek is a great tool for filling the checks with water in the spring. The owner is currently leasing the rice ground.

WRP CONSERVATION EASEMENT:

- 193 acres are in a conservation easement for enhanced habitat. Used for cattle grazing and hunting.

CATTLE:

- The ranch has a year-round cattle operation, now running 200 spring calving pairs, 20 replacement heifers and 5 bulls. This number varies from year to year. The owner has had up to 500 cows. Increasing the number of cows will reduce the hay production because of grazing.

HEADQUARTERS: Approximately 10 acres.

- 3,400 sf metal shop with concrete floor, 2 - 18' roll up doors, 12' rollup side door, storage and restroom plus concrete apron in front and one full side.
- 18,000 sf hay barn. Wood construction, metal roof, cindered.
- 6,400 sf hay/equipment barn. Wood construction, unique curved glulam beams, metal roof, cindered.
- 3,750 sf animal/hay barn. Wood construction, metal roof, cindered.
- Full cattle working facility with corals, scale, squeeze and chute. Newer pipe and wood fencing.
- Fuel tanks contained in concrete perimeter.
- Two animal pastures.

HOMES: Both main house and managers house have amazing views of Mt. Shasta and Mt. Lassen. Both are along the bluff on a slight rise overlooking the ranch.

MAIN HOUSE: 800-550 Totten Road. Located at south end of ranch.

- 1500 sf has 4 bedrooms and 2 baths with metal roof. Two bedrooms and 1 bath are located on the main floor, including living room with wood stove, dining room, kitchen and breakfast nook. The lower level has 2 bedrooms and 1 bath. The remaining lower level is open with concrete floor and exposed beams. Large front deck and open back deck. One car detached garage/storage building.

MANAGERS HOUSE: 28960 Day Road. Located north of headquarters.

- 1400 sf offering 3 bedrooms and 2 baths with metal roof. Horseshoe kitchen, large dining room with wood stove and separate living room. ½ basement for storage. Large, covered side porch and open back deck.

SOLAR: Installed in 2000.

- Ground-mounted, grid-tied 200 KW DC SOLAR field. The solar power will handle all of the ranch power needs including Ag pumps, domestic wells, homes, and headquarters.

HUNTING AND FISHING:

- Amazing amount of wildlife on and around the ranch. Landowner can obtain two landowner deer tags through Fish and Wildlife. Waterfowl hunting is at a premium with several duck blinds within the rice checks.

Spring ponds are great for bass and catfishing.

SHASTA COUNTY PARCELS: 1,291.7 AC. All Shasta County parcels are in the Williamson Act for lower tax rates.



- APN 016-520-055 520 AC
- APN 016-420-036 432 AC
- APN 016-420-037 239.9 AC
- APN 016-420-026 100 AC

LASSEN COUNTY PARCEL: This parcel has direct access on Day Rd

- APN 001-250-003 154.3 AC

Not many, if any, ranches in the north state can compare with 5 Springs Cattle and Hay Ranch with excellent production history, well maintained with the benefit of abundant water, secluded setting, amazing views, and private hunting opportunities.

Some equipment and cattle are available for sale but are not included in the asking price.

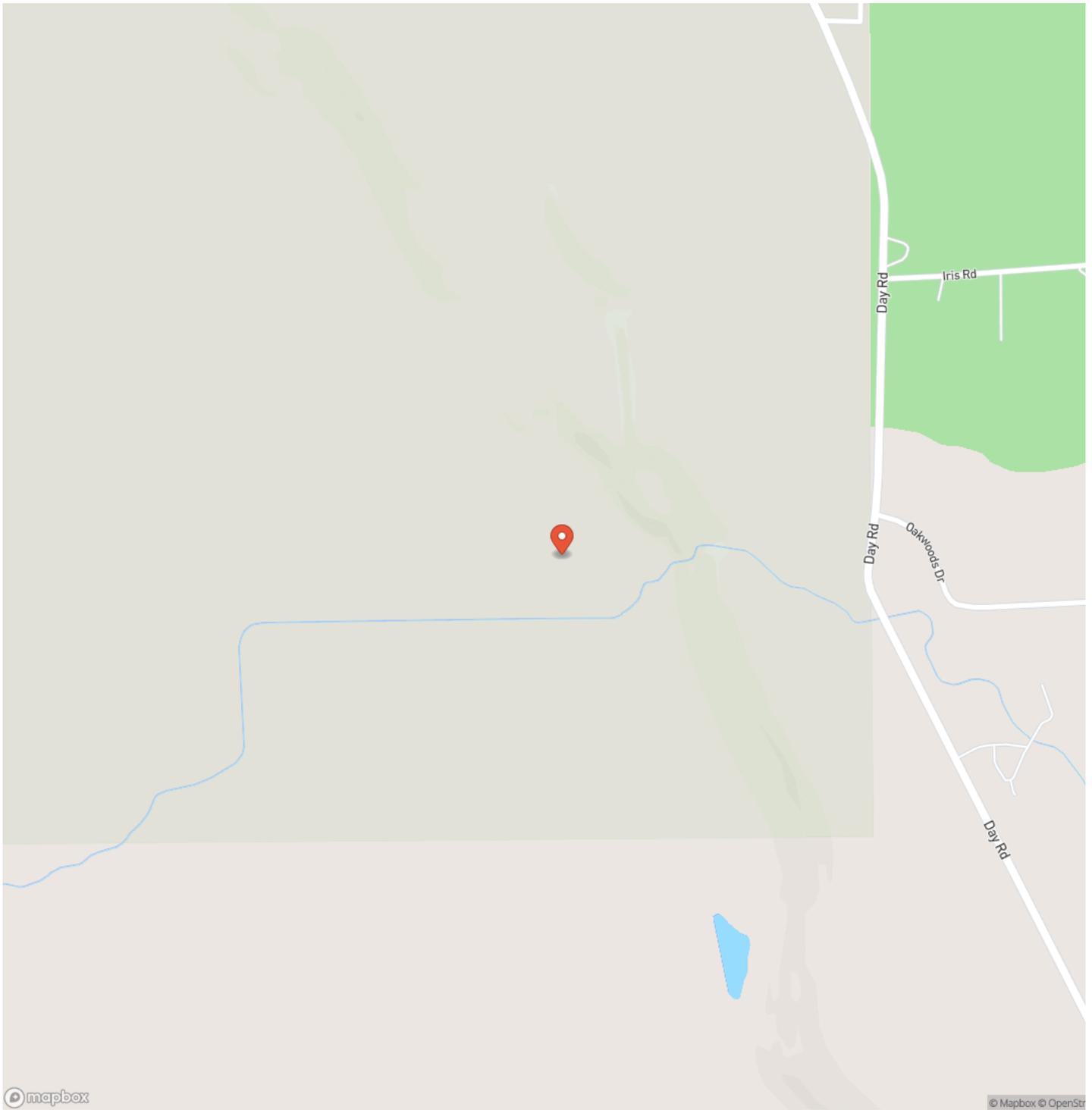
(Formally marketed as Winter Falls Ranch)



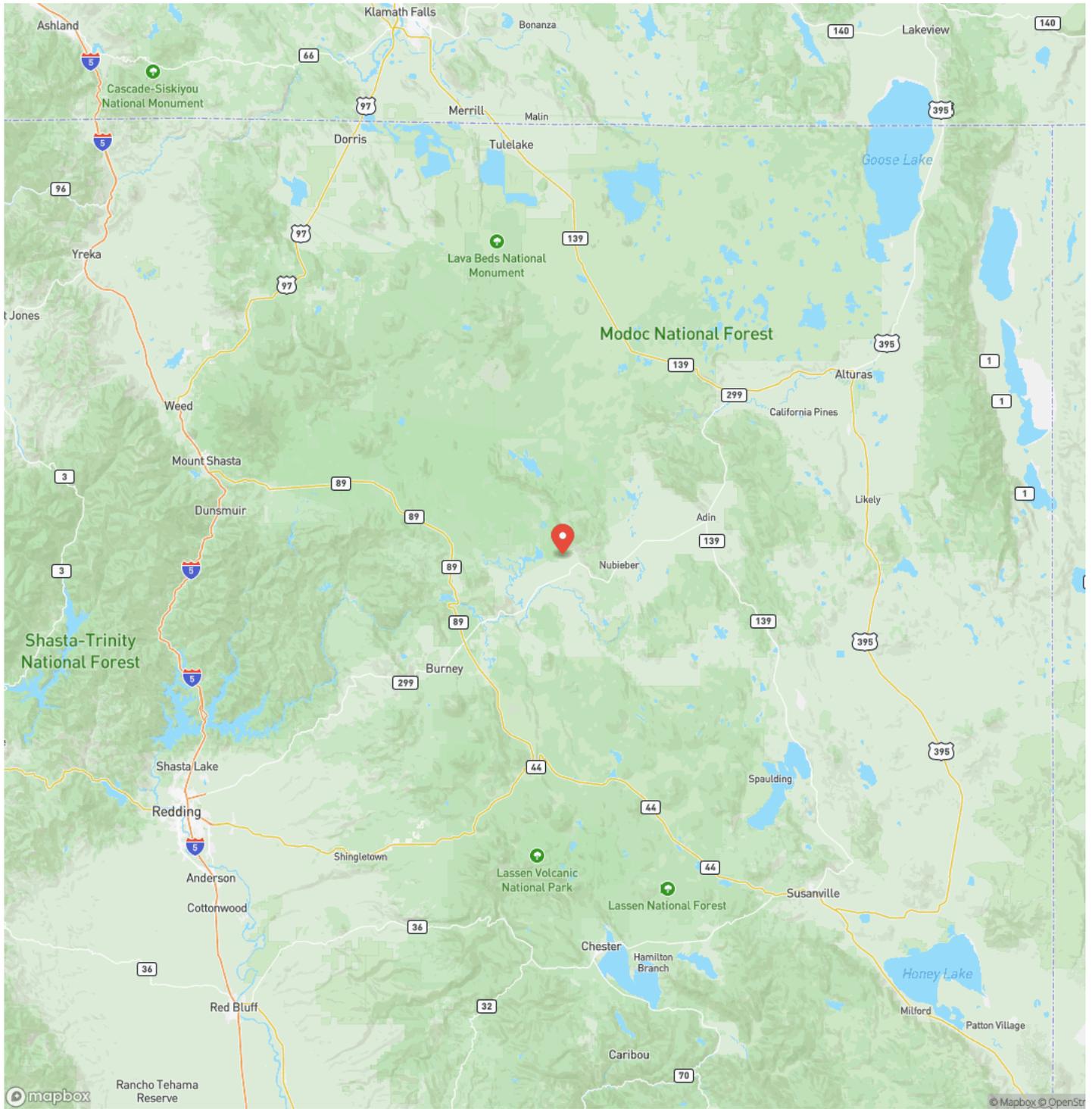
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Locator Map



Locator Map



Satellite Map



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California Outdoor Properties, Inc
Serving California
Vacaville, CA 95688
(707) 455-4444
californiaoutdoorproperties.com

