

**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**

**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>



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

---

### **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.

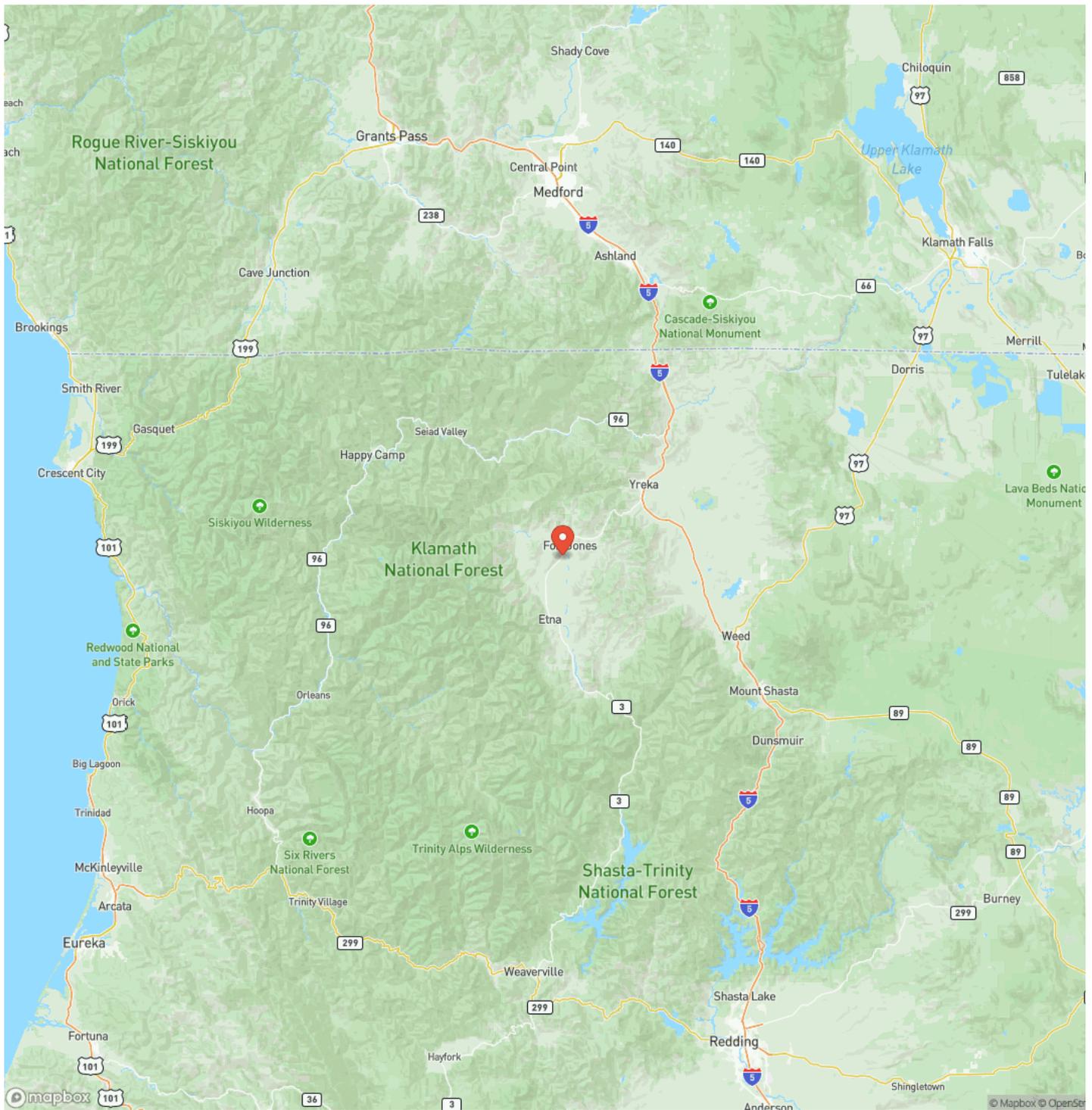
**Big Hat Ranch**  
Fort Jones, CA / Siskiyou County



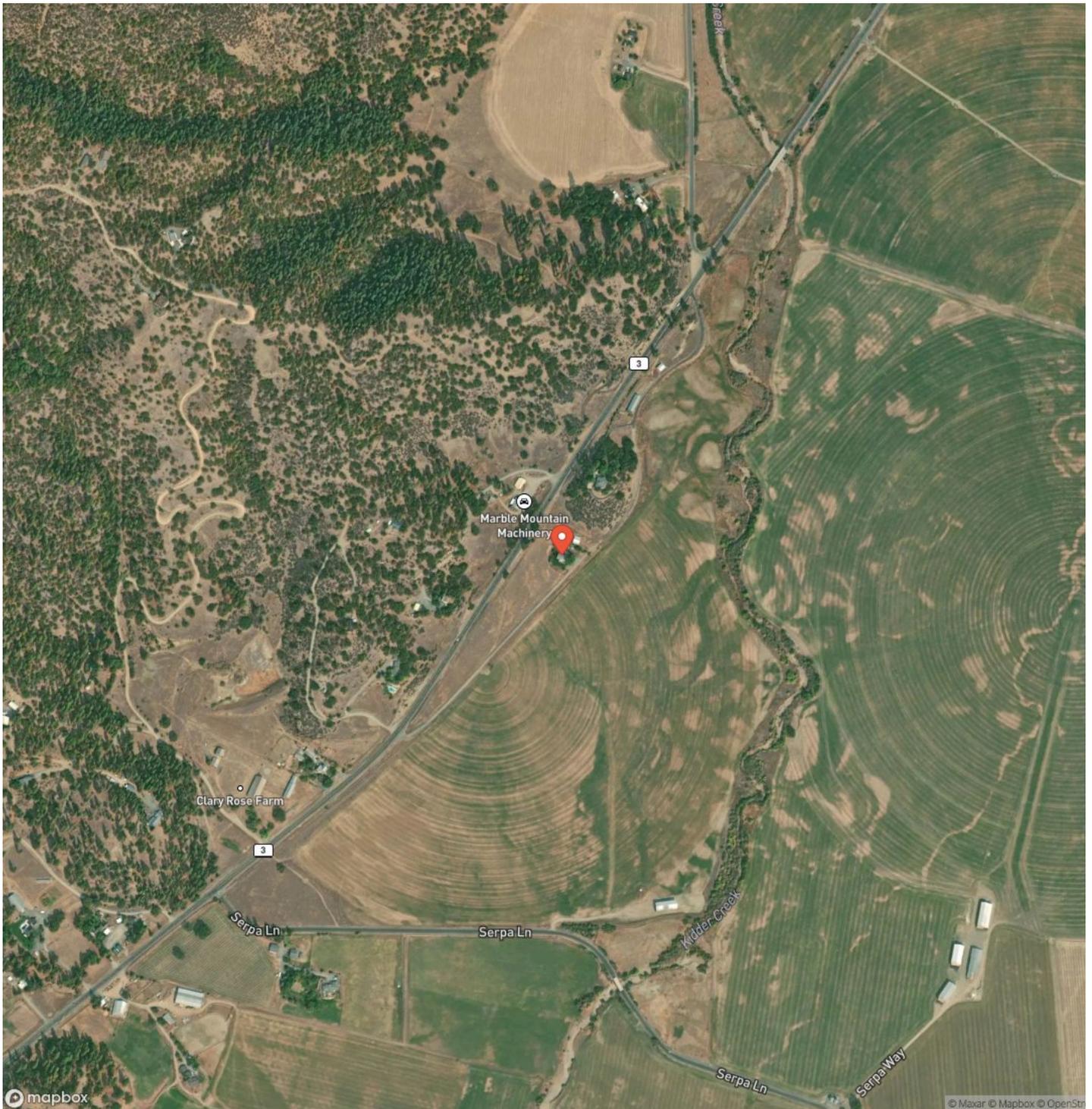
## Locator Map



# Locator Map



## Satellite Map







## **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)

---

