

CARR CREEK RANCH

LOCATION: The Carr Creek ranch is located near the Trinity County town of Hayfork. Hayfork is located in the center of relaxing, rural Trinity County. About twenty-six hundred folks make their homes here, raise families here, and operate businesses here. Hayfork is far enough inland to avoid the dampness of the marine layer, and our twenty-three hundred foot elevation offers an escape from the oppressive heat of the Sacramento Valley. State Highway 3, connecting two major cross-state routes, Highways 299 and 36, passes through the middle of town. An excellent airstrip, located between the center of town and the Trinity County Fairgrounds, meets Basin Utility II standards.

DESCRIPTION: This 53 acre ranch has Carr Creek running through the property. It has trees including oaks and meadows that are irrigated. Fronts on Highway 3 the main highway in and out of Hayfork. There are no buildings on the ranch.

ACREAGE: The ranch has 53 deeded acres with pre 1914 water rights to Carr Creek

IRRIGATION: The ranch has approximately 15-20 acres irrigated by irrigation water from Carr Creek. The ground is sprinkler irrigated. The ranch has cheap Trinity PUD electrical rates, and three phase power. All irrigation equipment is included in the sale.

1. Approximately 5,000' of 3" handline.
2. 800' of 8" mainline
3. 600' of 5" mainline
4. Recent pump (2008)

Price: \$320,000

**THIS RANCH IS OFFERED BY:
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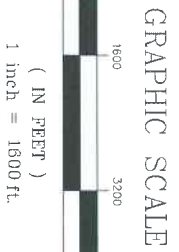
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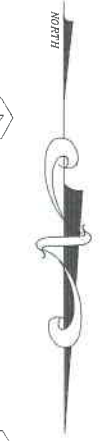
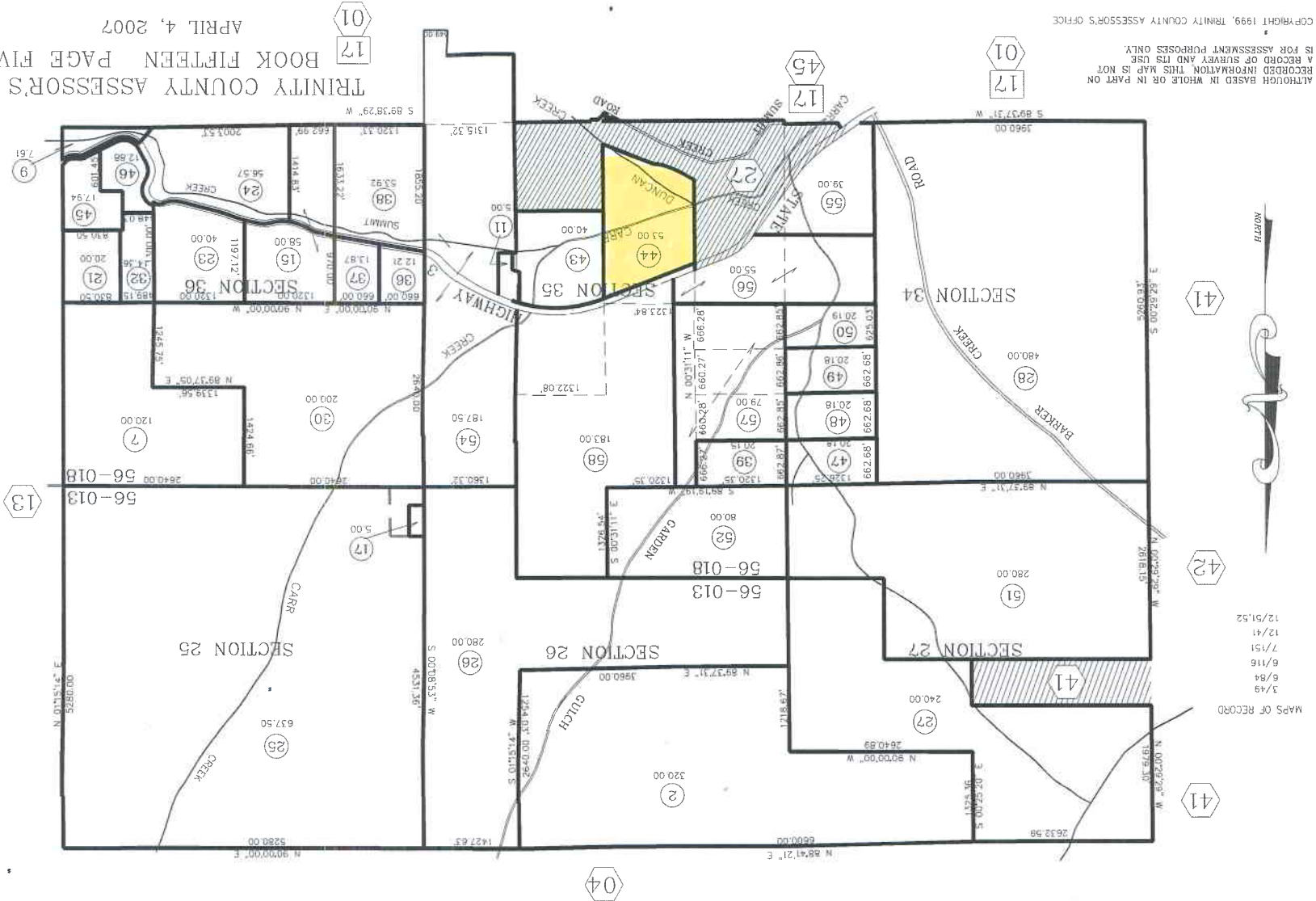
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T. 32 N. R. 11 W. M.D.B. & M.

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56-013
56-018

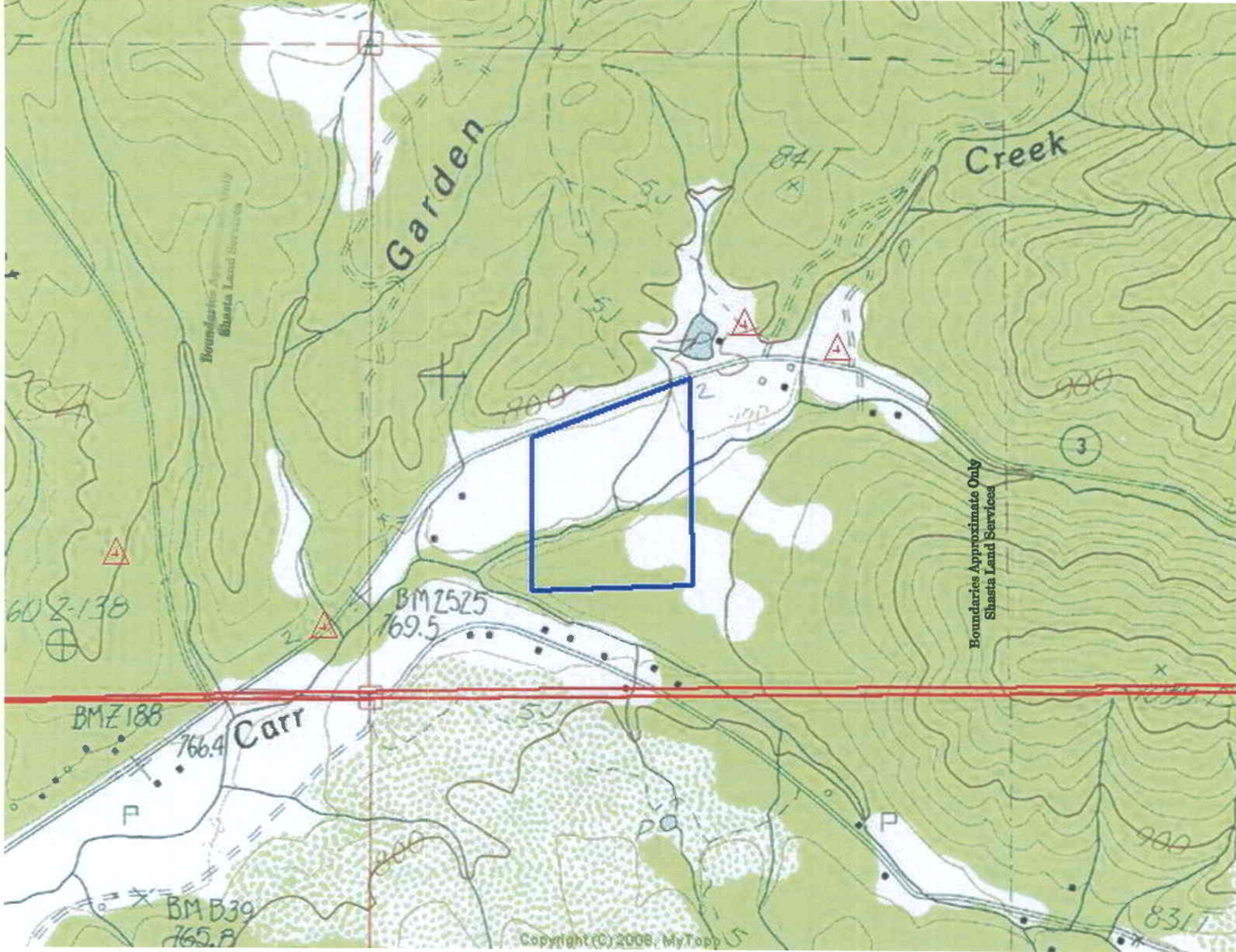


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MAPS OF RECORD
3/49
6/116
7/151
12/41
12/51,52

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Garden

Creek

602-138

BMZ525
769.5

BMZ188

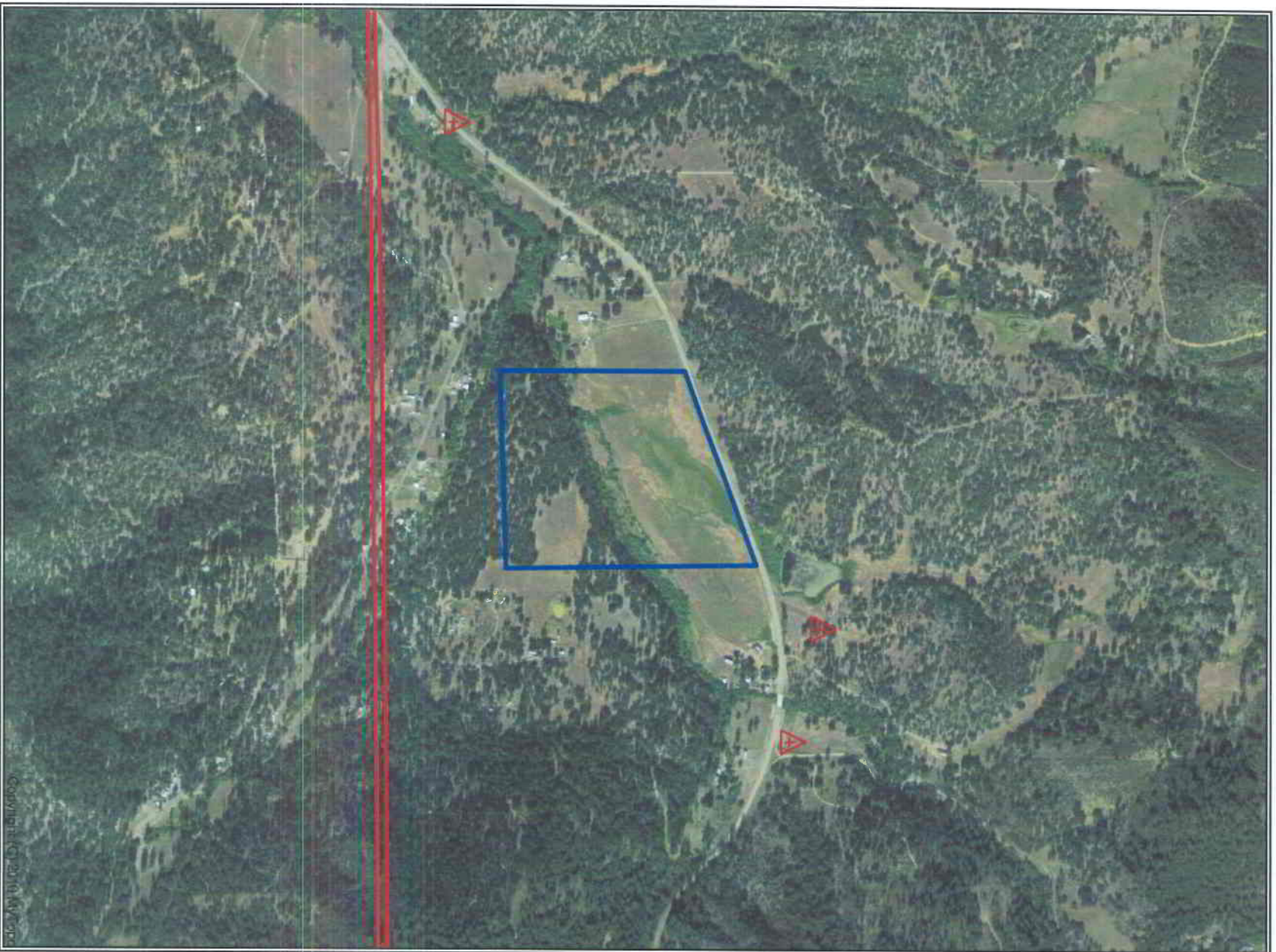
766.4 Carr

BMB39
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