

# **SQUAW CREEK RANCH**

**LOCATION:** The ranch is located 5 miles west of the Tehama County town of Corning. The ranch is easily accessed by the Corning Road, which is a paved county road that bisects a portion of the ranch.

**DESCRIPTION:** This unique cattle ranch is what everyone wants. It has some flood irrigated pasture ground and winter range hill ground. The ranch is relatively close to town, but out in the country. There are two seasonal creeks, some trees. **It is possible to plant orchards (Almonds or Olives) in pasture ground and some of the dry land flats.** The soil classifications range from **Class 1 to Class 4.** Maps are available.

**ACREAGE:** The ranch is approximately 860 deeded acres.

**IRRIGATION:** There are about 265 irrigate acres ( more could be irrigated with another irrigation well). A portion of the irrigation water comes from the Corning Irrigation District. The ranch also has three irrigation wells, but has only used two in the past. The wells that are in use at last report put out 1,000 GPM and 700 GPM as per previous owner. All irrigation lines are buried. The wells are used to supplement the irrigation district water as only 110 acres are in the irrigation district.

**LIVESTOCK:** Cattle can be run on this ranch year round, they are wintered on hill ground and summered on the irrigated ground. There are watering troughs in all fields and two sets of working corrals and a set of scales. The previous owner represented that he ran 250 spring calving cows on irrigated pastures plus put up hay. The outside country handled 70 cows for the winter.

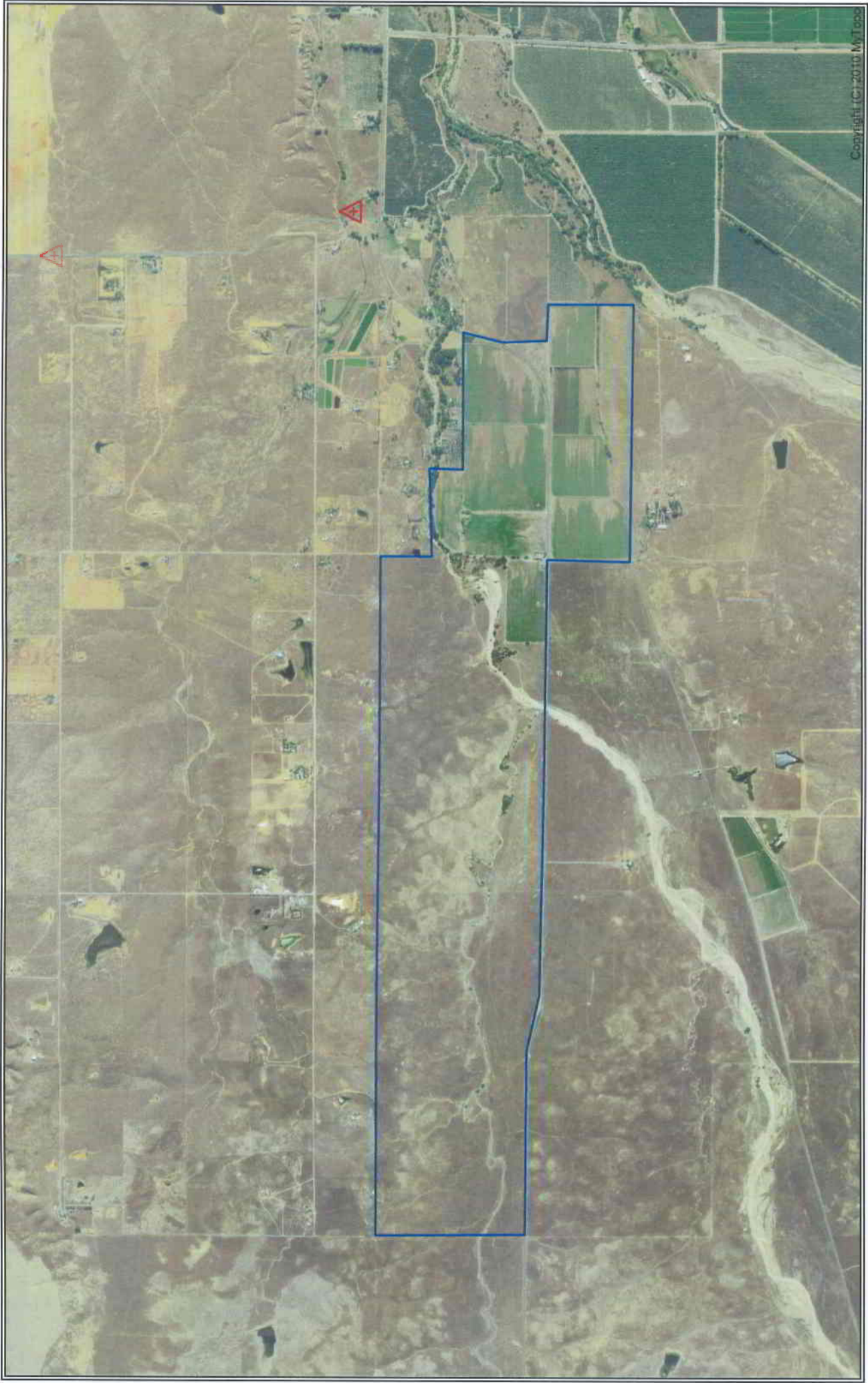
**IMPROVEMENTS:** The ranch has two double wide mobile homes. These are in good conditions. Ranch has older feed barn, a 100 ton hay barn enclosed on three sides, and two sets of working corrals, livestock scales and more.

**NOTES:** There are almond orchards and olive Orchards in the area, the soil types appear to support almonds or olives.

**PRICE:** \$2,950,000

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