

TULELAKE RANCH

420 Acres

LOCATION: This ranch is located on the California-Oregon border in Siskiyou County near the small community of Tulelake. It fronts on the State Line road between Dorris and Tulelake.

DESCRIPTION: The Klamath Basin has a reputation as an excellent potato and grain cropping region. Alfalfa and grass hays are also grown in the area. The ranch is located between the Tulelake Waterfowl Refuge and the Lower Klamath Wildlife Refuge, and in fact, shares a common fence line with the White Lake Unit of the Lower Klamath Wildlife Refuge.

ACREAGE: Approximately 407 deeded acres according to the Siskiyou County Assessors Office. Siskiyou County APN# 01-010-01.

WATER: The ranch is entitled to Class C water from the local irrigation district. Also the ranch has an irrigation well that reportedly yields approximately 2,300 GPM, and a domestic well that produces about 75-100 GPM.

IRRIGATION: The ranch has a Pivot and some flood irrigation. A complete list of the Pivot, main line, and pumps are available upon request.

CROPS: The ranch has a grain base and about 100 acres are planted of alfalfa. The balance of the property is used for cattle grazing. The ranch could easily be used for the growing of alfalfa and have a portion turned into wetlands for waterfowl hunting.

BUILDINGS: The improvements consist of corrals, a cattle shelter, & small storage buildings.

COMMENTS: This could be the unique waterfowl property that you have been searching for! The Lower Klamath Wildlife Refuge is a unique staging area for waterfowl on the Pacific Flyway, and this ranch adjoins the boundary of the White Lake Unit! Located on the south side of Highway 161; watch for the sign.

PRICE: \$995,000. Cash or terms may be available to qualified buyers.

For more information and an appointment, please contact:

**BILL QUINN & BILL WRIGHT
SHASTA LAND SERVICES, INC.**

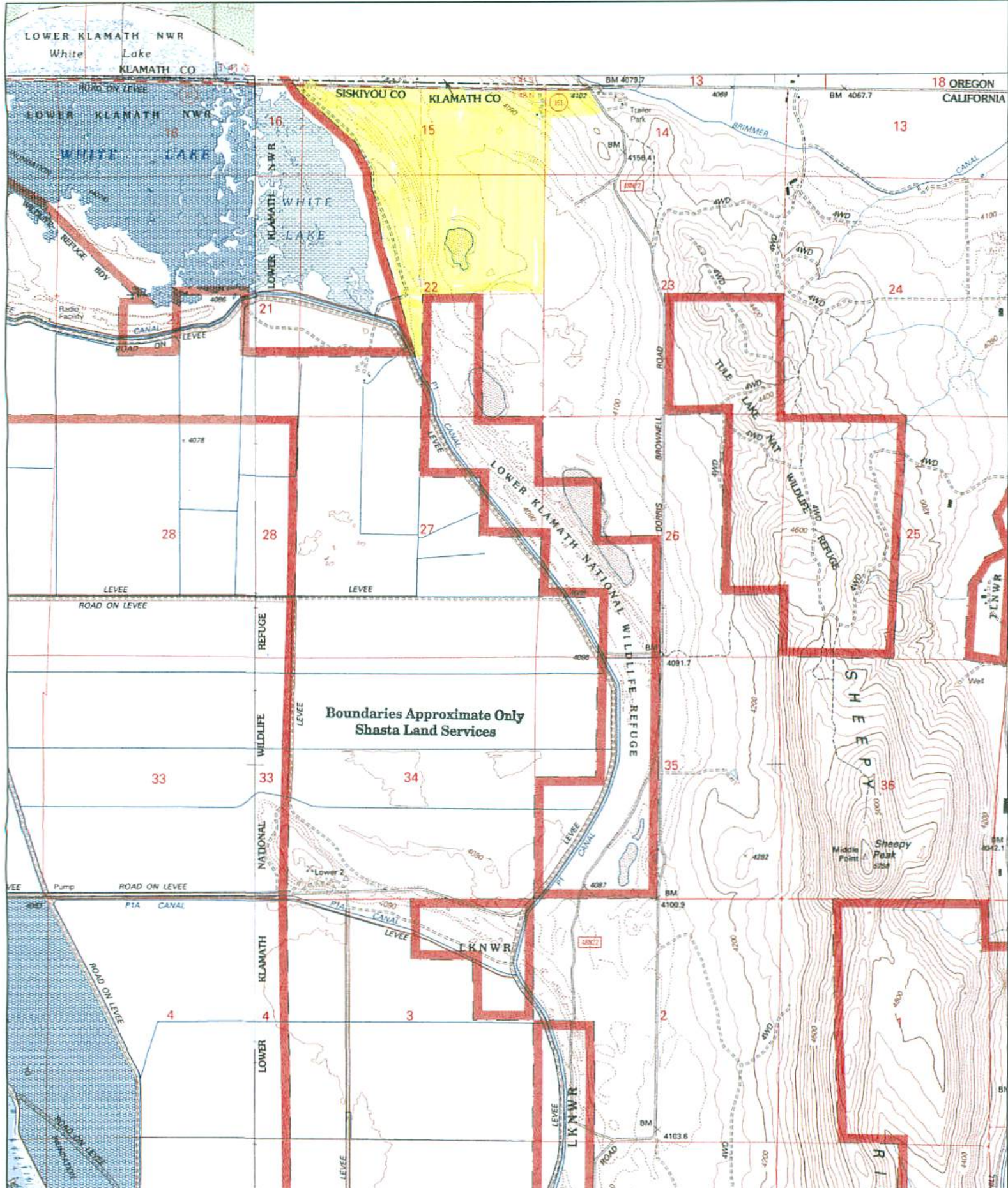
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Name: HATFIELD
 Date: 4/23/2007
 Scale: 1 inch equals 2667 feet

Location: 10 061527 E 4647205 N
 Caption: Tulelake ranch approx. 420 ac
 Shasta Land Services, Inc.
 530-221-8100



Pivot & Mt. Shasta



Typical view of White Lake area