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Commercial

MCAULIFFE FAMILY RANCH OFFERING MEMORANDUM

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PROPERTY HIGHLIGHTS

ASKING PRICE: \$27,925,000

ZONING | FUTURE LAND USE | PROPERTY TYPE/USE

- Verify Zoning

PRICE/ACRE

- \$5,878.95

GROSS ACRES

- 5,400 Acres

WORKING CATTLE RANCH

MINERAL RIGHTS- with concentrations of ORO, Platinum, and other precious metals.

PARCEL ID: 044180003000; 00421000500

The property sits on the northwest side of Cottonwood, CA west of 1-5 off of Gas Point Rd.





MCAULIFFE FAMILY RANCH

Breathtaking working cattle ranch consisting of 14 separate parcels in Shasta County. First time on the market in nearly 100 years! Ranch also has deeded mineral rights. Initial findings indicate many precious metals.

5,450 acres consisting of meadows, rolling hills, and many vista points with view of Mount Shasta and Mount Lassen. Several creeks that dissect the property. Cattle facilities include main houses, two bunk houses, two staging areas, weigh station, two barns, and storage facility. Mineral rights to ranch can far exceed asking price.

JUST UNDER 5,500 ACRES
EASY ACCESS TO HIGHWAY 5

13 SEPARATE PARCELS

WORKING CATTLE RANCH
BREATHTAKING VIEWS

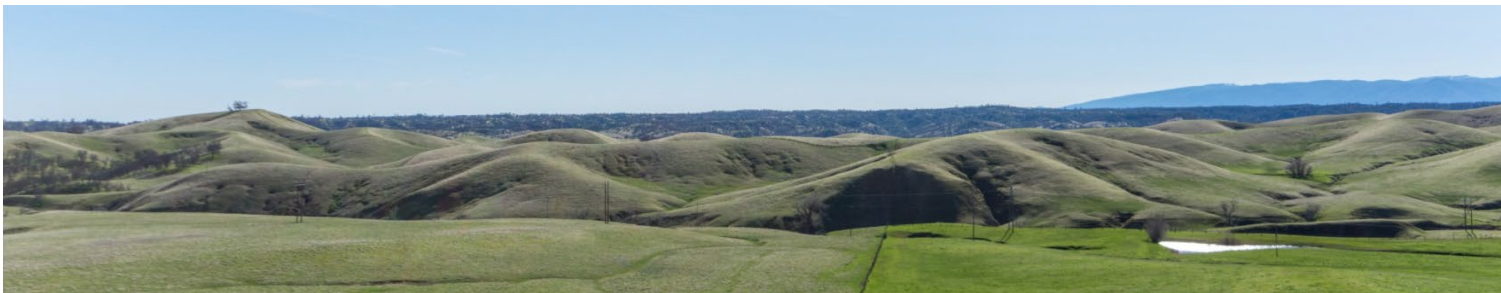
DEEDED MINERAL RIGHTS

MCAULIFFE FAMILY RANCH

Property Summary

A very special long held family owned ranch sitting between 700 to 1400 feet elevation, sporting magnificent views, ample water and nearly 5,500 acres with elevations and distance from the upper Sacramento Valley resulting in much better air quality than in valley. The unobstructed views available from inside and out of this trophy property are spectacular. Gazing to the East rises the Cascade Range with regal Mt. Lassen as the centerpiece and the Klamath Mountains to the North and West. In addition to fabulous views and beautiful rolling hills, there is the valuable asset of ample water provided by approximately 40 reservoirs (most spring fed), numerous seasonal streams, picturesque 'Chinese Dam' and swimming hole, plus two main creeks; the south fork of Cottonwood Creek located at the southern end of the Ranch and Roaring River running through the northern part of the Ranch's vast acres. The reservoirs provide water conveniently located for the livestock in such a manner that there is an ample drinking supply near the their feed locations reducing distance for them to travel. The Ranch is currently leased to other ranchers running around 2000 herd of cattle during winter/spring seasons. Being the Ranch is covered under the Williamson Act of California adds further value to this prime property.

Another important feature of the nearly 5,500 acres, is the fact they are completely fenced and cross fenced so that the cattle can be distributed to maximize their weight gain. Also, beneficial for a working enterprise included are various pieces of equipment, such as a scale which is calibrated by Shasta County each spring before the cattle are weighed prior to shipping, if being sold. In addition, two sets of corrals, one wooden fencing rebuilt within last five years, the other corral located at the Ranch headquarters, has steel posts and fencing, a squeeze chute used for medicating, and branding, plus a loading chute for shipping and receiving cattle. The Ranch headquarters features two barns, equipment shed, three houses. One structure used by owners, the other the lessees, and third basically used by ranch hands, currently in need of interior renovation. This stellar Ranch is one of the largest available properties in the area with too many features to list here.





PROPERTY SUMMARY

The Bald Hills are a geologic designation for this area, named after the treeless hills that make up part of the ranch. Perhaps the most important geologic feature of the ranch is the area that does have trees. This area can best be seen on Google Earth. After starting Google Earth, go to the “TOOL” section on the upper left part of the screen and select “Options” and then under the “Show Lat/Long” area, select “Deg, Minutes, seconds” to show the cursor location on the lower right side of the screen in Degrees, Minutes, and Seconds. On the north side of the ranch, go to 40°24’31.89”N/122°36’58.35”W and mark this location. On the south side of the ranch, go to 40°19’48.57”N/122°39’22.41”W and mark this location. Between these two points you will see a broad line of tree covered hills that more or less pass through the middle of the Bald Hills.

There was some speculation as to why these tree covered hills would be in the otherwise “bald” hills. One reason would be that the soil on these hills was somehow different than the soil on the rest of the Bald Hills. It turns out that there is a significant amount of iron compounds in the soil on these tree covered hills. The hills in this area have a great deal of conglomerate rock that is on the surface of the hills and this type of rock obviously makes up a good portion of the hills under the topsoil – the conglomerate rock is exposed in the various canyon surfaces clear down to the streams that pass through this line of hills. In areas where the conglomerate is on the surface, it can be seen that there are many layers of this rock, with layers of sedimentary rock between the conglomerate rock layers. This conglomerate formation is similar to the conglomerate formations in the gold fields of the Transvaal region in South Africa.

Samples of the rock from several locations on the surface of these tree covered hills were sent to an Assayer to determine if there is any gold in the samples. Every sample that was assayed did contain gold, silver, and platinum. The samples that were assayed compare favorably in ounces per ton for the “Proven and Probable Reserves” with the Newmont Mining operations in Nevada.



PARCEL NUMBERS

The parcel numbers (and the acreage for each parcel) for the ranch, according to the Shasta County GIS map are:

■ 044170002000	160 acres
■ 044180003000	363 acres
■ 044180006000	43 acres
■ 044210005000	3.5 acres
■ 044210008000	934.27 acres
■ 044210009000	162.77 acres
■ 044220001000	642 acres
■ 044250005000	720 acres
■ 044260006000	989.02 acres
■ 044280001000	640 acres
■ 044310002000	480 acres
■ 044320005000	288.5 acres
■ 044350007000	160 acres

The Shasta County GIS parcel map (using the Silverlight mode) can be accessed at www.co.shasta.ca.us/index/gis_index.aspx







SHASTA COUNTY, CALIFORNIA

Shasta County is the economic, cultural, and geographical center of the northern section of the State of California. The City of Redding is the county seat for Shasta County. Redding is the county's largest city with a population in excess of 70,000. The cities of Anderson and Cottonwood are located directly to the south of the City of Redding. The newly incorporated City of Shasta Lake is located directly to the north.

The topography ranges from the flat valley area in and around the City of Redding, which is about 300 to 500 feet above sea level to Mt. Lassen that reaches to the peak of 10,455 feet above sea level.

Shasta County has the unique distinction of having three different mountain ranges flow into the county. The Sierra Nevada Mountains are located in the eastern section of the county, while the Cascade Mountain range is in the north county and the Coastal Mountain range is located in the western county. Most visitors find it striking that one can view the snow-capped Trinity Alps, Mount Shasta and Mt. Lassen from almost any location in and around the general Redding area.



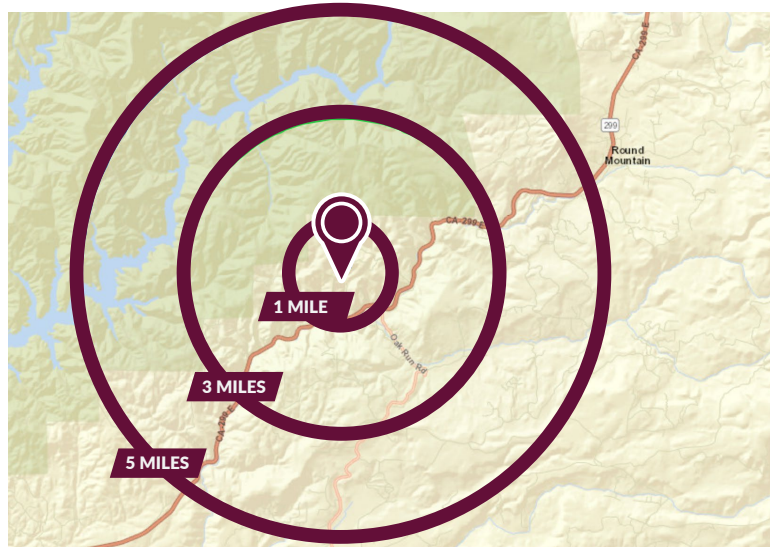


COTTONWOOD CALIFORNIA

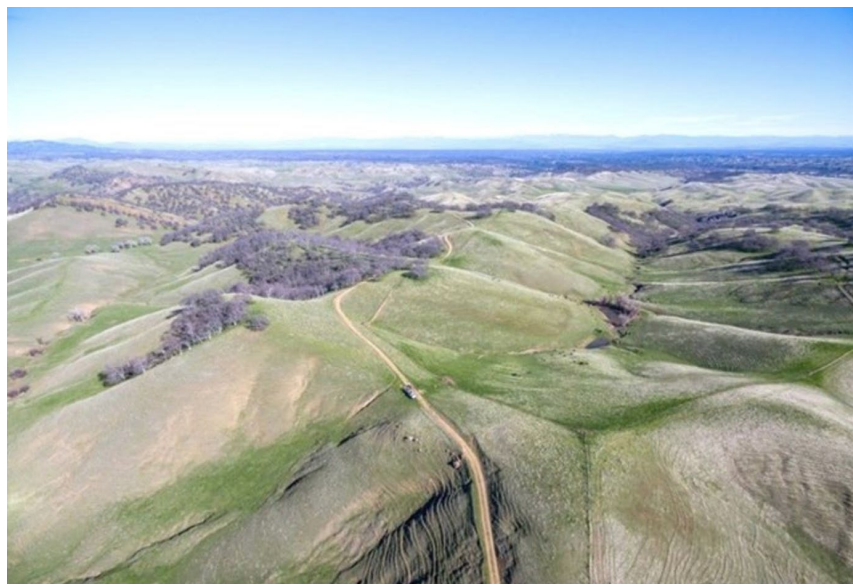
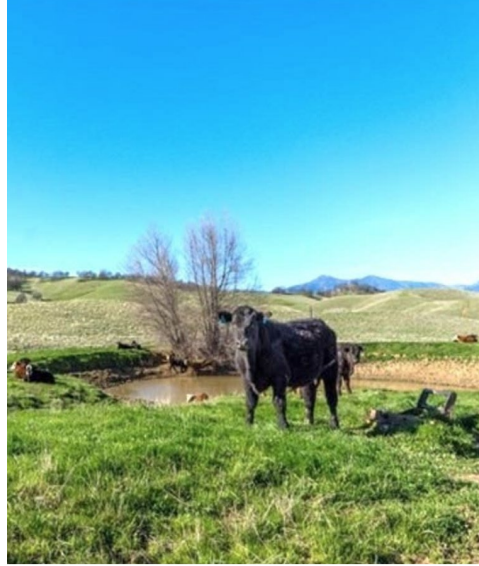
Right off Interstate 5 in Northern California lies the Historic 19th century frontier town of Cottonwood. The old west look and feel makes it a place where you can relax and enjoy. Visit Front Street , Wide enough for a 12 horse team or a herd of cattle. Visit the antique and craft shops. Main street, Old US Highway 99, still retains a 50's appeal.



SHASTA COUNTY DEMOGRAPHICS



2017 Summary	1 mile	3 miles	5 miles
Population	64	268	765
Households	25	121	318
Families	19	85	210
Average Household Size	2.44	2.14	2.35
Owner Occupied Housing Units	20	95	244
Renter Occupied Housing Units	5	26	74
Median Age	50.0	50.7	51.5
Median Household Income	\$53,519	\$47,812	\$40,520
Average Household Income	\$85,070	\$73,189	\$62,990
2022 Summary	1 mile	3 miles	5 miles
Population	64	269	766
Households	25	121	317
Families	18	85	210
Average Household Size	2.44	2.15	2.36
Owner Occupied Housing Units	20	95	244
Renter Occupied Housing Units	5	26	73
Median Age	51.5	52.6	53.6
Median Household Income	\$57,317	\$50,513	\$42,605
Average Household Income	\$99,606	\$85,356	\$72,969



FOR TOURING

INSTRUCTIONS PLEASE CALL

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