

Butte Creek Ranch

1,331.70 Acres | Siskiyou County, CA | \$775,500



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Activities & Amenities

ATV/Off Road
Borders Public Lands
Cattle/Ranch
Cycling/Mountain Biking
Farm/Crops/Ag
Fishing
Hiking/Climbing
Hunting - Big Game, Predator/Varmint, Small
Game, Turkey, Upland Birds & Waterfowl
Outfitting/Guide Service
Stream/River
Timber
Wooded
State Hunting Unit: X1

Land Details

Address: 1331.7 Acres, Old State Hwy,
MacDoel, California 96058, USA
Closest Town: MacDoel
Total Acres: 1,331.70
Zoning: Ag
Vegetation: Juniper, Pine, Grasslands

Building Details

View: Creek, Mountain, Private,
Scenic, Water & Wooded



About This Property

Welcome to Butte Creek Ranch, a truly rare legacy property set at the base of Mount Hebron overlooking the sweeping expanse of Butte Valley. Encompassing approximately 1,331 acres of timbered hillsides, sage flats, and pristine grasslands, the ranch offers the kind of scale, privacy, and natural beauty that defines the Northern California ranching tradition.





Land

Set in Northern California's "Big Country" in Siskiyou County, just outside the small ranching community of Macdoel, Butte Creek Ranch represents a rare legacy holding in the heart of the scenic Butte Valley. Positioned at the base of Mount Hebron and overlooking Butte Valley below, this remarkable 1,331-acre property blends productive ranch ground, exceptional wildlife habitat, and some of the most inspiring scenery in far Northern California.

Stretching across a diverse landscape of timbered hillsides and native grasslands, the ranch offers the kind of scale and natural beauty that defines the American West. More than three miles of Butte Creek wind through the property, providing outstanding live water access and creating excellent habitat for trout. The year-round creek not only enhances the ranch's scenic character but also delivers exceptional fishing opportunities right on the property.

Improvements

A system of existing roads and trails provides access to the far corners of the property and the vast adjacent lands of the Klamath National Forest. An electric distribution line stretches the length of the property providing multiple potential connection points. The property is fenced and crossfenced to allow for rotational grazing.



Recreation

For sportsmen, the ranch sits within California’s coveted X1 Deer Hunt Zone, widely recognized for producing trophy-class mule deer. The surrounding country also supports resident elk herds that move through the valley and nearby timber, offering exciting big game potential right out the back door. With the expansive Klamath National Forest bordering the property, thousands of additional acres of public land are immediately accessible for hunting, horseback riding, hiking, and backcountry exploration.

Waterfowl hunters will appreciate the ranch’s proximity to the renowned Butte Valley Wildlife Area, a highly regarded destination for duck and goose hunting within the Pacific Flyway. Each season, thousands of migrating birds pass through the Klamath Basin, creating some of the finest waterfowl opportunities in the western United States.

Agriculture

Butte Creek Ranch also carries meaningful agricultural value. The surrounding Butte Valley is well known for producing strawberry nursery stock, high-quality alfalfa, hay, and specialty crops. The region’s fertile volcanic soils and favorable climate have supported productive farming operations for generations, including many organic and specialty crop producers.





Region & Climate

Sunshine reigns in Butte Valley on an average of 275 days a year. The high dry climate provides for warm summers and fairly mild winters. When snow falls, it only occasionally stays on the ground more than 3-4 days. Annual precipitation is 13.06". The average July high temperature is 79.6 degrees and average January low temperature is 22.5 degrees. The fall season is mild with comfortable temperatures, crystal clear vistas and pure fresh air.

History

The Butte Valley is the ancestral home of the Modoc Tribe, who inhabited the valley for over 7,000 years. Settlers arrived in the 1860s, initially for ranching and harvesting natural grass hay. Large-scale irrigation from deep wells began in 1952, enabling the growth of alfalfa, grains, and potatoes.

Location

The town of MacDoel and the surrounding Butte Valley, is within a 1 hour drive to Mount Shasta and a 2 hour drive to the city of Redding. Klamath Falls, Oregon is also a short 45-minute drive.

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Buyer Process

BUYER QUALIFICATION: Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

PROPERTY SHOWINGS: With regard to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

REPRESENTATION OF OFFERS: Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

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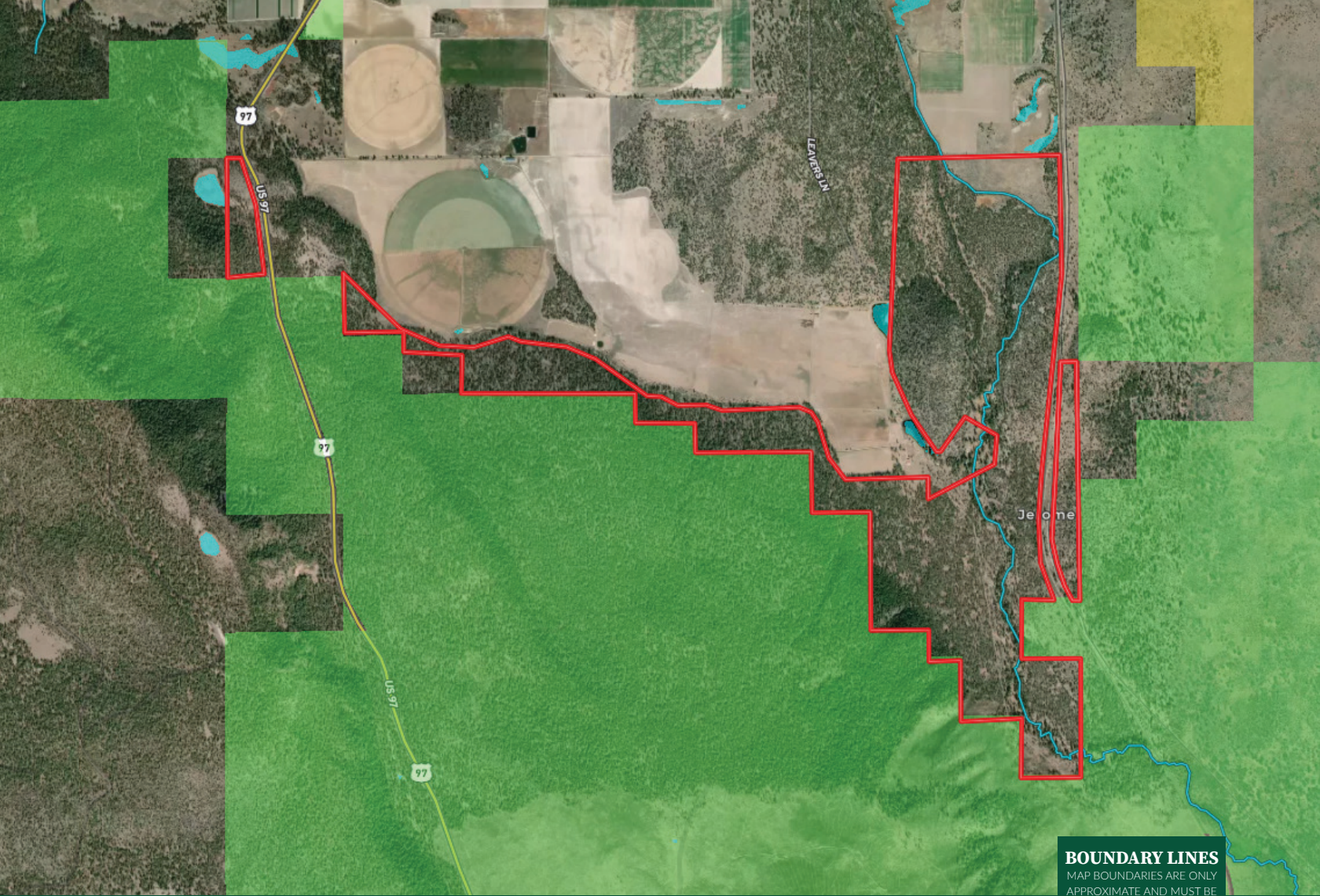


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- RICK STEINER, SELLER/BUYER

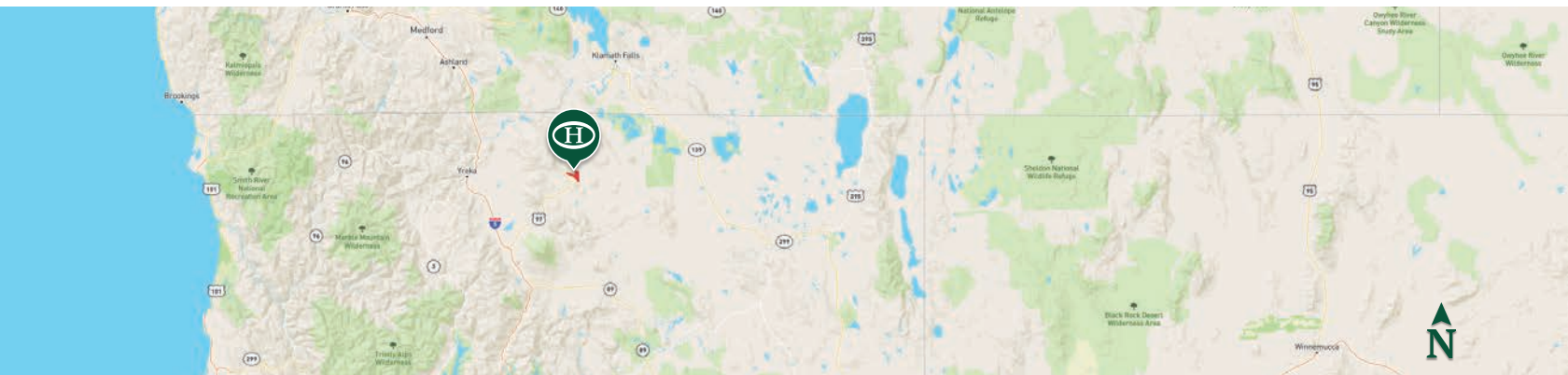
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BOUNDARY LINES
MAP BOUNDARIES ARE ONLY APPROXIMATE AND MUST BE VERIFIED FOR ACCURACY.






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