Listing ID: Siskiyou #5424

Description:

Check out the video of this amazing property! https://youtu.be/p0t04ojzBCo This gorgeous certified organic farm offers some of the best views in the county. Almost 20 acres located just east of Interstate 5, approximately 30 miles south of the Oregon border, it is located in a ‘big-sky’ farm and ranch area that is all about community! Hunter Orchards was founded in the mid-1970’s and began as an apple orchard and a pumpkin patch. In the late 1980’s it was transitioned into one of the first certified organic farms in Northern California, and it has incredibly fertile soil because of regenerative practices used on the farm over the years. The farm’s main crops are peaches in the summer and pumpkins in the fall, and more information about the farm’s crops can be found on the Hunter Orchards’ Facebook page and website. In addition to the

Acres Available for Lease or Purchase: 19.44

County: Siskiyou

Land Suitable For: Market garden; Orchard; Row crops; Berries; Flowers

Land is fenced: Yes

Landowner's preferred business arrangement: Buy/sell

Soil Quality and Type: Market garden; Orchard; Row crops; Berries; Flowers

Landowner is willing to advise or mentor the tenant farmer: Yes
main barn, there is an open barn onsite that transforms into a marketplace, and there is a high tunnel to extend the growing season. The sale includes 19.44 beautiful acres, a 1550 sq. ft. home, two barns, the business, inventory, two walk-in coolers, 2 wind machines, all equipment needed to run the farm, and multiple vehicles worth over $130,000 – including a Mercedes Sprinter Van 3500 and two John Deere tractors. The farm has exciting possibilities; you may want to expand or make changes to its current function, jump right into the current operation, or make it more of a homestead just for your family. The prior sale price of the land and business was $865,000, and it is now listed at a steal because the owners need to relocate. A farm information sheet and a full equipment and inventory list are available for review, and the Hunter Orchards Facebook page provides a great picture of what a special farm it is (https://www.facebook.com/hunterorchards). Give us a call and we can discuss your wants and needs. Prospective buyers might apply for financing through USDA Farm Service Agency. Northernmost California is a mix of mountains and agriculture. It is truly one of the most fantastic areas to live, with friendly neighbors and adventure right out your front door. If you want to know more about our area, contact us for a relocation package!

What the current owners LOVE about this home: This farm opportunity is truly turnkey, whether you want to continue it as a business or simply make it your family homestead. The future owner of this property can enjoy a slower pace of life and can take advantage of all that the certified organic farm and orchard has to offer, within feet of a beautiful and cozy home. Finally, the view of Mt. Shasta is priceless!

**Current Use of Property:** Orchard; Row crops; Berries

**Current farming practices on property:** Organic

**Property Sale Price:**
595,000

**On-site Housing is Available:** Yes
Building and Infrastructure: There is a barn onsite which transforms into a marketplace and a 1550 sq. ft., 3 bedroom, 2 bathroom home.

Available farm machinery, if any: The full equipment and inventory list is available for review. Equipment includes an older John Deere 1070 tractor, a walk-in cooler and 2 gas wind machines.