

**133+- Acres Whitmore
Shasta County, CA**



**Ben Urricelqui & Bill Wright
Shasta Land Services, Inc.**

358 Hartnell Avenue, Suite C

Redding, CA 96002

(530) 221-8100

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DRE # 01402904

OVERVIEW:

This 133.53 acres is a unique property, just 30 minutes east of Redding, CA about halfway between Portland, OR and San Francisco, CA. Nestled in its own little valley of open meadows and oak trees this property has water, feed, and cover. Oak and pine tree covered hills that open up into a quiet secluded meadow. This property sits at approximately 3,600 feet in elevation. A natural habitat for wildlife. Opportunity for a great recreation, hunting, and a small cattle or livestock ranch. This property has water rights to irrigate about 113 acres.

The property has substantial wildlife habitat with great feed, a stream that runs down the middle of the property, a small spring and good cover! Some wildlife may include deer, wild turkeys, quail and occasionally wild pigs. This would be a terrific place for hunting, riding horses, camping, riding ATV's and even grazing livestock.

PROPERTY DETAILS:

WATER: The property has adjudicated water rights, water rights filed each year to irrigate about 113 acres using flood irrigation. The irrigation ditch system traverses the property, also helping to supplement the wildlife habitat.

There is an existing well with an 8-inch diameter steel casing capped in the northeast corner of the property.

LAND USE: This property has been used as a recreational property in the past. With some good restoration of the property and irrigation management this property would make a good recreation, hunting and livestock property.

In 2008 there was a proposed tentative parcel map to split the 133.53 acres into three 44.5-acre parcels. The well was drilled at that time but no other work was done and the map has expired.

This would be a great property to develop into a small livestock producing property. With water rights to irrigate about 113 acres this property has the potential to be a productive livestock producing property for either a seasonal or year-round grazing property.

Water and a large meadow surrounded by good cover a hot spot for wildlife. This property would be a great Hunting property for deer, turkeys, quail and even the occasional wild pig. In the C Zone unit for deer hunting, this area of California is known for its great buck genetics.

A terrific location to build a new home on a beautiful property. Just far enough to get out of the big city without having a long drive. Walk out of your front door into the piece and quiet of the beautiful outdoors. High enough in elevation to escape the heat of Redding and have cool summer evenings.

APN: Approximately 133.53 acres; Shasta County Assessor's Parcel Number 099-340-009

SURROUNDING AREA:

Community: This property is near the small community of Whitmore, CA and only about 30 minutes to the west from the ranch is Redding – the largest city and county seat for Shasta County. Redding offers goods and services by local merchants and a variety of national franchises. Two Redding hospitals as well as a private hospital serve the area’s medical needs. Shasta College is in just about 2 miles towards Redding and offers associate degrees in a variety of fields. Simpson College, located just beyond Shasta College, also offers a four-year degree program as well as credential programs for teachers. University extension programs are also available for those wishing to pursue a four-year degree from CSU Chico.

Redding (RDD) has a modern airport with airline connections – 2 runways; the longest runway is 7,003’ x 150’. There is also a private FBO air facility, Redding Jet Center, available for both private and charter service with a 32,000 sq. ft. building and hangers. Private hangers are situated on the airport for both rent and sale.

The well-known “Sundial Bridge” is also located in Redding on the Sacramento River near the Turtle Bay Exploration Park along with the McConnell Arboretum & Botanical Gardens. There are four nine hole and three eighteen-hole golf courses located in the Redding area, as well as two country clubs: The Golf Club at Tierra Oaks and Riverview Golf & Country Club. Recreation opportunities are superb all within a short distance: Shasta Lake, Whiskeytown Lake, and Trinity Lake offer tremendous recreation; boating, water skiing, hiking, camping, and fishing, the Sacramento River, the McCloud River, Hat Creek, Fall River are readily accessible for world class fly fishing. Winter sports such as skiing, snowboarding, and snowmobiling are just a short drive away at Mt. Shasta and Lassen National Park and the surrounding mountains.

This property is very accessible yet private. The wildlife habitat is tremendous with the water, topography & vegetation variances create a wonderful landscape. Deer, quail, dove, wild turkeys, and the occasional wild pigs are all found on the property. The nearby Sacramento River is a world-renowned trout fishery.

PRICE: Asking Price \$499,000.

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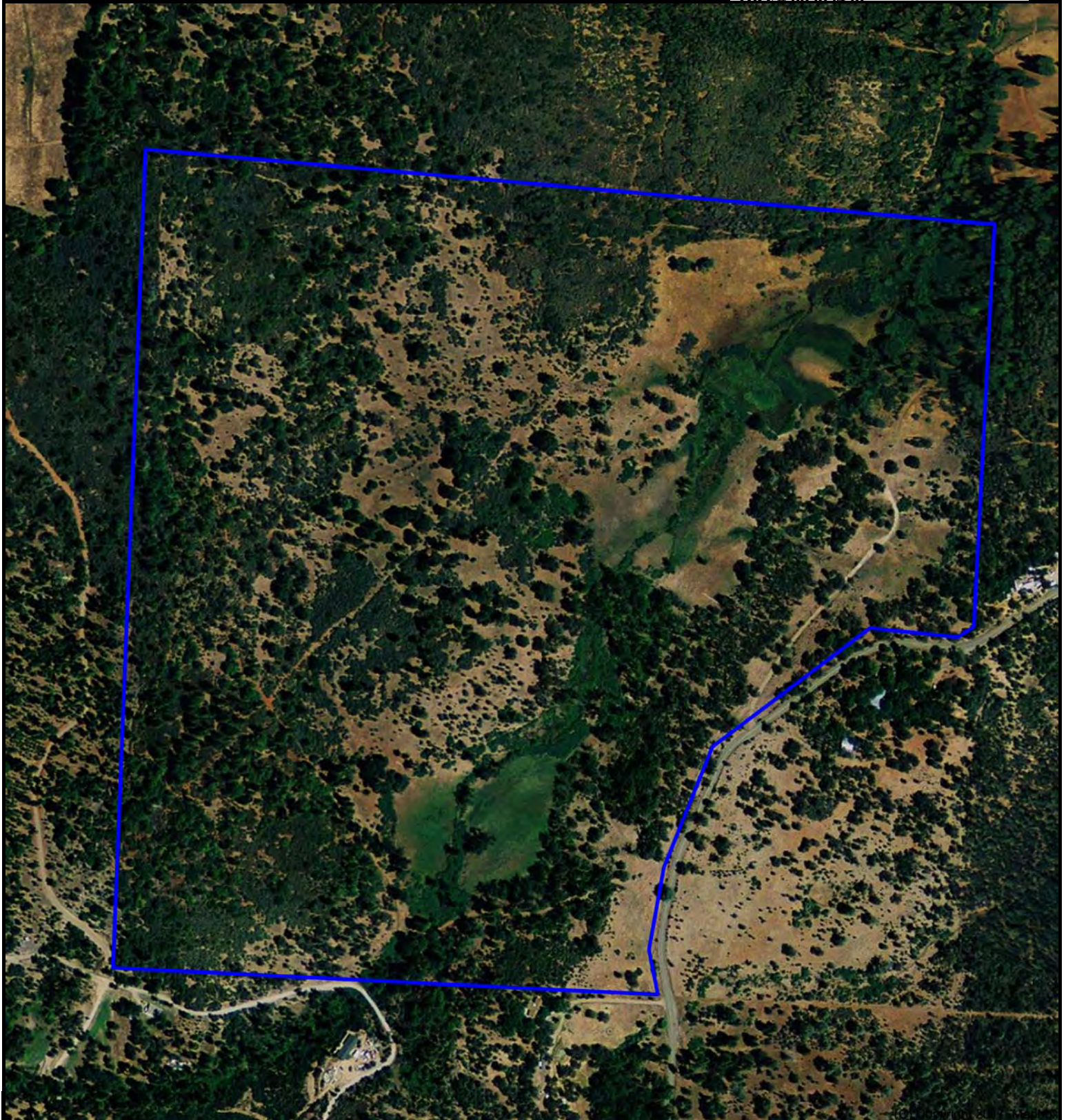
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Whitmore, CA

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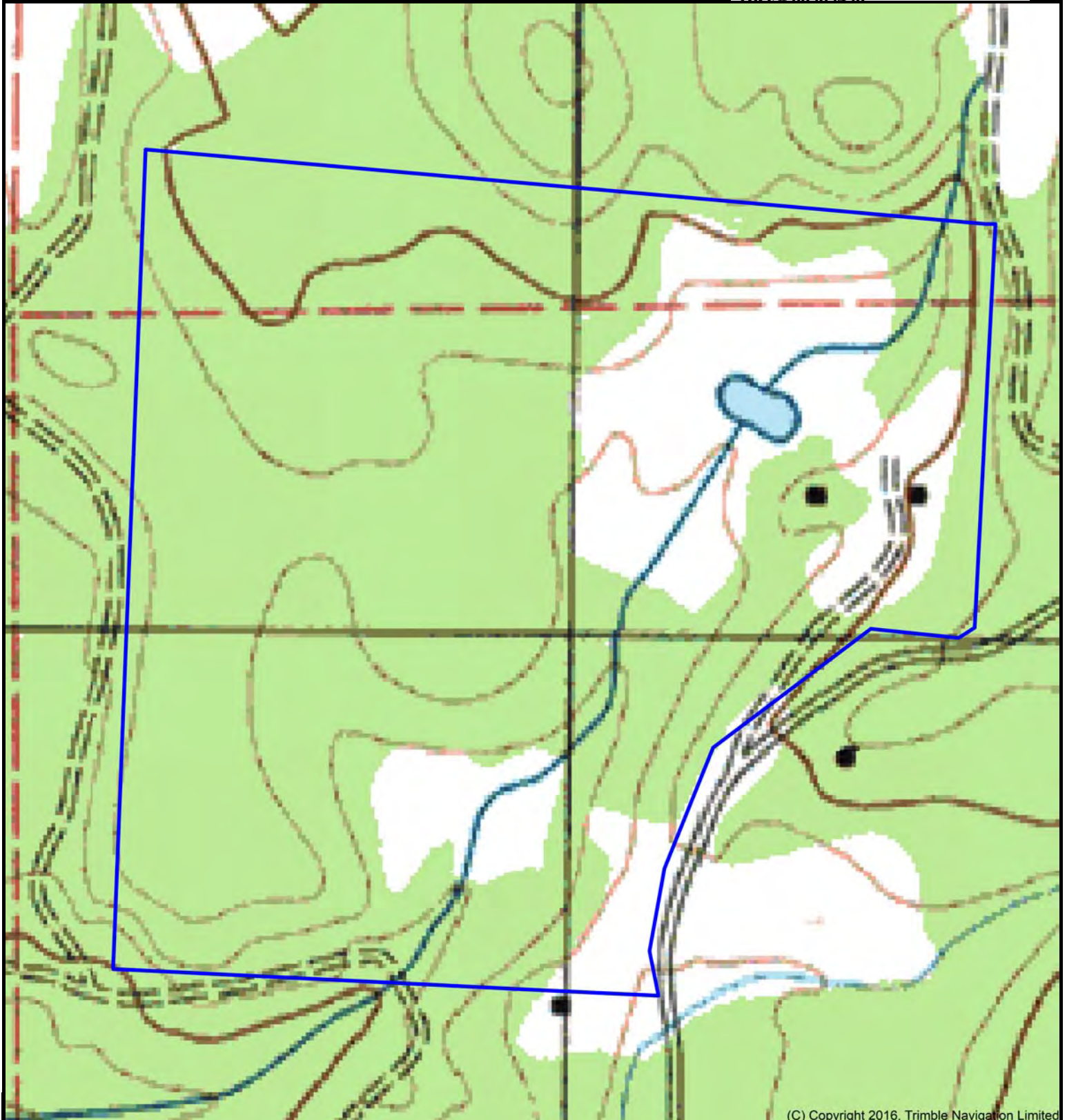


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Buck laying under a shade tree



8 inch capped well