

Green Valley Ranch

156 acres +-



Co-Listed by:
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GREEN VALLEY RANCH

156 acres

Overview:

This spectacular ranch features 2 homes with 5 bedrooms and 4 bathrooms, a great garage/shop, 2 barns, and a beautiful meadow ringed by timber. 156 beautiful acres of mountain freshness waiting for you, whether it's to vacation with the family, raise horses or just call it home, you'll find the Green Valley Ranch a very desirable place to be. The homes sit securely inside a fenced 4-acre complex with numerous outbuildings. Built with pride and competence, these homes are just perfect. And across the road is your private meadow big enough for several head, and 2 barns that are ready to use! The abundance of wildlife will thrill on a daily basis shadowed by the Bullskin Ridge, your dream come true of a mountain Ranch with move in ready homes and ready to use meadow, pasture and barns. Hiking and riding trails throughout the property, so it's yours to enjoy. Just a relaxing 30-minute drive from Redding and just high enough in the foothills for 4 perfect seasons.

Ranch Details:

- **LOCATION:** A perfect gentleman's ranch ready for a new family. The Green Valley Ranch is located just about a 35-minute drive east of downtown Redding, CA near the little town of Oak Run, halfway between Portland, OR and San Francisco, CA. The little community of Oak Run is just 15 minutes away up the road towards Redding and has a grocery store with fantastic burgers, an elementary school, and a post office. This is a great location to develop an organic/natural beef operation!
- **DETAILS:** The Green Valley Ranch is about 156 acres of beautiful meadows and forests. The meadow at the base of Bullskin Ridge is surrounded by tall timber! There are large springs along the base of the ridge above the meadow, which sub-irrigate the meadow. One of the springs was developed to irrigate an apple orchard back in the early days. There are approximately 200 trees, with one variety being the "Pink Lady Apple". These gorgeous old trees still produce!
- **CLIMATE:** Elevations range from about 2,200 feet to 2,600 feet. Winter temperatures are cool but not high elevation cold - there are just enough snow days in the winter to enjoy the beauty.
- **ACCESS:** Interior access is provided by a gated entrance off of Bullskin Ridge Road, which is a quiet, paved, and county-maintained road. Gated roads lead into the ranch meadows and forests. There is good ATV/Jeep access up into Bullskin Ridge, with horseback riding or hiking galore!
- **CONSERVATION EASEMENT:** The ranch watershed is buffered by large tracts of forests as well as Conservation Easement protected lands on the easterly border above one of the largest springs. It is private and secluded, with easy paved road access.
- **BEEF OPERATION:** This is a great location to develop an organic/natural beef operation and should certify quite easily.
- **ACRES:** Approximately 156.16 acres per the Shasta County Assessor. 2 Shasta County Assessor's Parcel Numbers: 098-540-016 and 098-540-036.
- **WATER:** [Spring fed water developed from two springs](#) via a 2 ½ inch to 1 ½ inch underground line, which provides domestic water for the homes and headquarters.

- Several springs above the ranch meadow provide excellent wildlife habitat and each could be developed further to irrigate or provide reservoir water. The ranch apple orchard was irrigated in the past by one of the springs.
- The ranch appears to have some perfect locations to construct a large pond/reservoir around the ranch. Enhance your ranch value and provide even more wildlife habitat and ranch fishing!
-

Improvements:

- **HEADQUARTERS:** A paved county road access leads to a gated entrance to the headquarters compound. There is a spectacular bronze elk statue which greets you at the entrance to the headquarters compound. These 4 acres are surrounded with a wrought iron fence. The headquarters compound area has the owner's residence, a separate guest house that would be perfect for a mother-in-law, additional family & guests, or even a caretaker! There is also a three-bay equipment storage building, a garage/shop, as well as a two-car carport in between the homes. Two large barns are on the ranch, and both have metal roofs and are in excellent condition.
- **OUTDOOR KITCHEN:** Additionally, there is an outdoor kitchen area with a smoker. Nearby, there is a shop with heavy duty meat saws and grinder plus a walk-in cooler for your own ranch butcher shop.
- **OWNER'S RESIDENCE:** The owner's residence is about 2,060 sq. ft with 2 bedrooms & 2 bathrooms. It is very nicely remodeled with a fireplace and wood stove, as well as a monitor heater. There are wood laminate floors throughout, and a large brick fireplace. The master bathroom has a large freestanding slipper tub - perfect for a relaxing bath - as well a large tiled and glass walk-in shower. The home has a wonderful setting with views out over the front lawns, through the tall trees, and across to the ranch meadow.
- **GUEST HOME:** Just steps away is an approximately 1,600 sq. ft. 3 bedroom 1 1/2 bath guest home, also with a fireplace and wood stove. This would be perfect for your guests and extended family.
- **BARNs:** There are two barns in great condition on the ranch. One is near the apple orchard and was used by the previous owners when pressing the apples for juice, and the other is down alongside the meadow. That barn has an adjoining feed bunk area and appears to be set up to easily develop horse stalls.
- **ZONING:** The Shasta County General Plan calls for "Unclassified" zoning, which is intended as a holding district until a precise principal zone district has been adopted by the county.

Surrounding Area:

- **COMMUNITY:** Green Valley Ranch is near the small community of Oak Run, CA. Oak Run has a small general store as well as the post office and an elementary school. Only about 35 minutes away from the ranch is Redding, CA - the largest city and county seat for Shasta County. Redding offers goods and services by local merchants and a variety of national franchises. Commercial and personal banking needs are met by several institutions. Two Redding hospitals as well as a private hospital serve the area's medical needs. Shasta College is located in Redding and offers associate degrees in a variety of fields. Simpson College, located near Shasta College, 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 California State University, Chico.

- **AIRPORT:** Redding has a modern airport (RDD) with airline connections to larger cities, and 2 runways, the longest being 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 hanger.
- **ATTRACTIONS:** The famous Sundial Bridge is located in Redding on the Sacramento River near the Turtle Bay Museum. 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. Several superb recreation opportunities are located within a short distance. Shasta Lake, Whiskeytown Lake and Trinity Lake offer tremendous recreation; boating, water skiing, hiking, camping, and fishing, and the Sacramento River, McCloud River, Hat Creek, and 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.
- **COMMENTS:** This ranch has outstanding water resources and is very accessible yet private. The wildlife habitat is tremendous with all the available water. Deer, quail, dove, wild turkeys, wild pigs, and even elk are all found on the ranch.

PRICE: Asking Price is \$1,300,000 - Broker cooperation welcomed!

Co-Listed by:

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For video, photos, and maps see:

www.ranch-lands.com

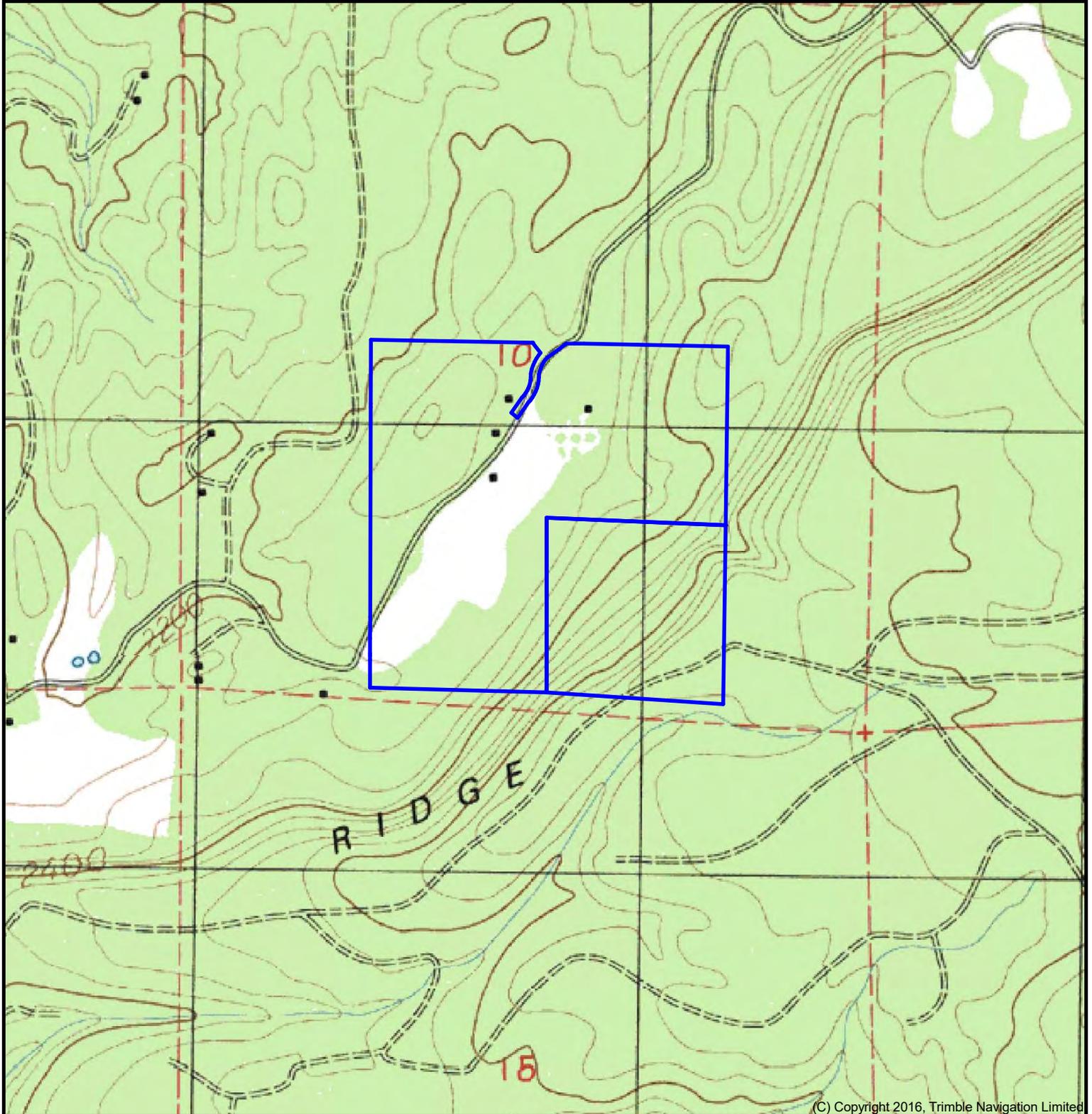
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156 acres +/-

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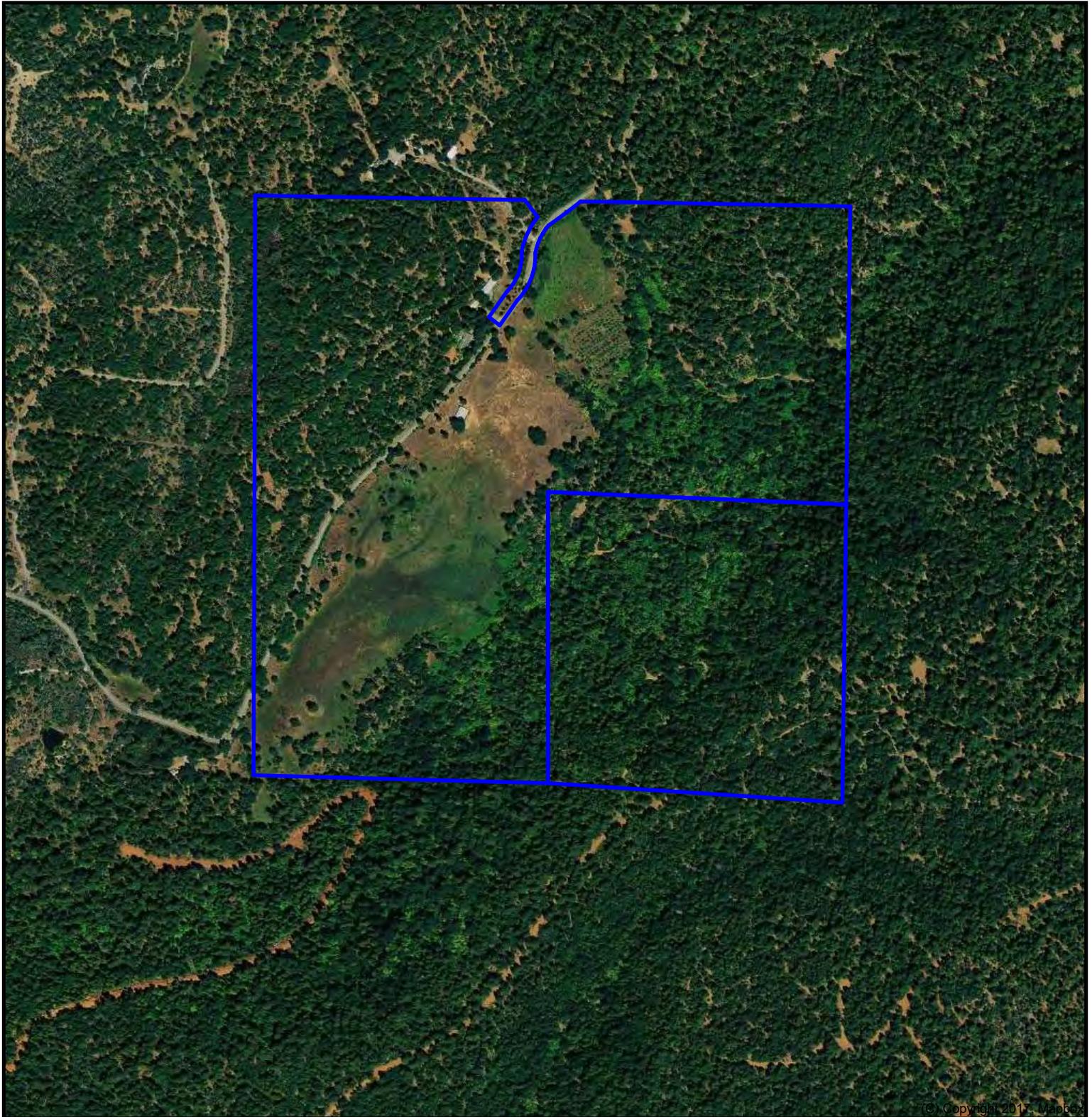
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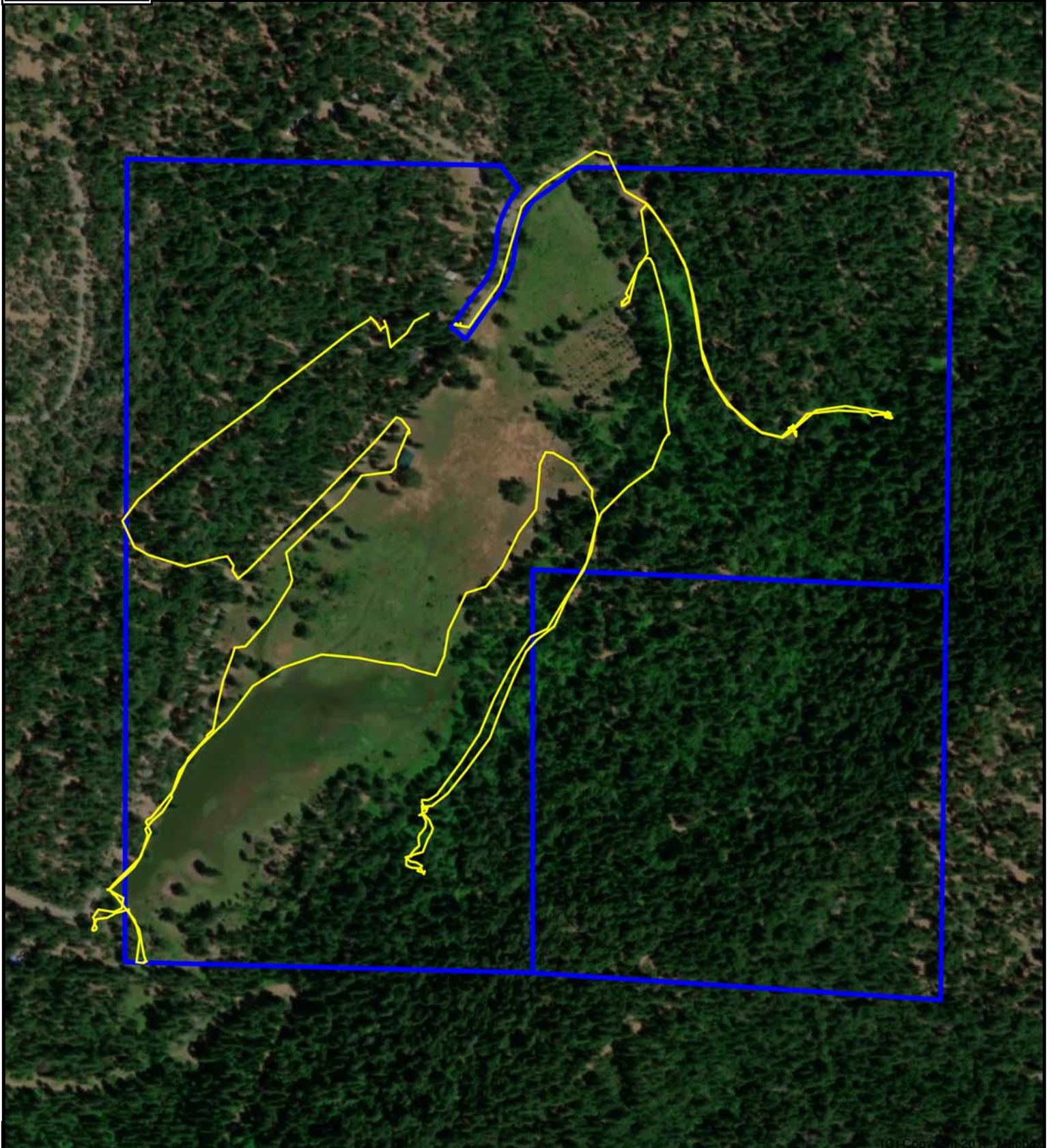
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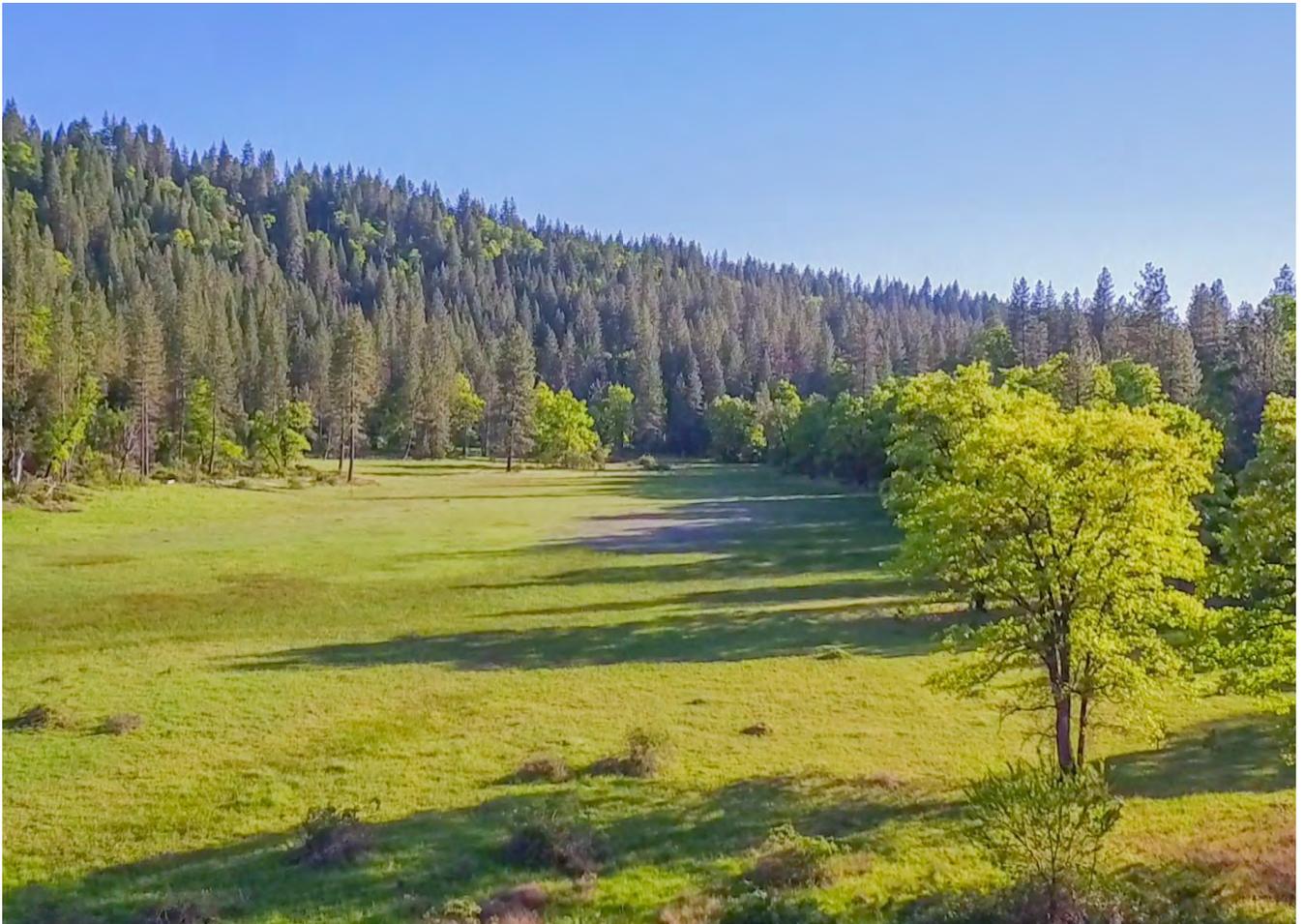
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Elk in the ranch meadow across from the house



Ranch meadows in the fall

