

96 Acres Millville Horse Ranch

Millville, CA



Bill Wright & Ben Urricelqui

SHASTA LAND SERVICES, INC.

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Description:

96+- acres with two homes located just 10 miles north of Redding, CA. Perfect for someone looking to get out of the loud fast paced city and into the peace and quiet of the country. This property has plenty of room to roam as well as numerous outbuildings. Whether it is horses and livestock, Cars and mechanicing or both this property has it all. There is a 6,000 sq. ft. shop with 3 - 16-foot & 1 - 14 foot metal roll up doors. A very nice 2,250 sq. ft. barn with 6 horse stalls each with their own turnouts, large tack room and hay loft. There is also a large pole barn great for hay or equipment storage with a new roof on it. 100'x180' arena with water and lights, used in the past as a roping arena that also has two cattle catch pens.

Location:

The property is located in Northeastern California, about a 10-minute drive east of Redding, CA near the little town of Millville, CA which is about halfway between Portland, OR and San Francisco, CA. The property is located just 10 miles from Redding, CA and 5 miles from Palo Cedro, CA. Redding is the largest city located north of Sacramento, CA and home to all major amenities – hospitals, schools, and shopping. Costco, restaurants, medical facilities are all about 10 miles away. The small town of Palo Cedro has grocery stores, pharmacies and restaurants as well and is only a 5-minute drive from the property.

Land Use:

In the past the property was used as a headquarters for a large apiary operation as well as a small cutting horse breeding facility. There are numerous outbuildings, and the current owner has invested heavily in improvements on the property. Currently leased on an annual basis for livestock grazing plus the small 2nd house is rented out on a month to month basis.

List of Improvements:

- Main Home Built in 1975, 2,475 sq. ft. 3bed 2bath
- Second Home-1,200 sq. ft. 2bed 1bath built 1980
- Shop 60'x100' built 1975
- 20'x60' pole barn/storage barn built 1980, roof replacement done in 2018
- 2,250 sq. ft. 6 stall horse barn with turnouts, hay loft and tack room built 1975
- Internet tower (Shasta Beam) \$115/month
- In ground pool, 32,000 gallons with pool house
- 2 car carport built 1979
- Storage shed next to carport built 1979
- Blacktop yard and warehouse driveway put in 1995
- Woodshed built 1985
- Deck with overhang 36'x25 on main home built 2006
- 2007 air and heating put in
- 2008 resurfaced pool with pebble tec
- 2009 new pool pump and filters
- Pipe fences installed 1997
- Replaced pump in pumphouse in 2010 (there are 2 wells and 3 septic's)
- 9x9 pump house
- 2010 main home roof replaced with a 50-year guarantee comp roof
- 2010 re stained main home with Big Suage protection

- 2014 replaced chimney and woodstove
- 2014 installed new water heaters in main house and rental house
- New gas cooking stove installed in main home in 2019 (propane)
- 2019 solar was installed
- 1980 arena was put in with lights and water
- Trailer/RV pad with septic put in 1999

Approximately 96.79 acres; Shasta County Assessor's Parcel Numbers as follows:
060-070-006

Water:

There are two (2) wells and 4 septic systems on the property. There is also a developed pond on the southeast side of the property. On very bad drought years the pond has a valve from the well so you can add water into it from one of the wells for extra wildlife habitat.

Improvements:

Residence: Ranch style home. Approximately 2,475 sq. ft., 3 bedrooms and 2 bathrooms there is a fourth room used as an office that could also make a nice bedroom. along with a walk-in mudroom and laundry room. Great room with propane fireplace, wood stove in the large kitchen dining area plus a built in brick BBQ. A porch that overlooks the in-ground pool and has a nice view of Mt. Lassen and Mt. Shasta. There is a two-car carport attached to the house as well. In ground Pebble tec pool

Second Home: 1,200 sq. ft. 2bed 1bath home. Currently used as a rental.

Shop: Approximately 6,000 sq. ft. (60' x 100') with eaves of 20 feet. Metal frame building, two sixteen foot roll up doors and concrete floor.

Hay Barn/Equipment shed: Approx. 1,200 sq. ft. (20' x 60') barn. Currently used for hay and equipment storage. New roof put on in 2018. Concrete floor.

Horse Barn: Very nice 2,250 sq. ft. 6 stall horse barn with outside turnouts. Large tack room and hay loft. Barn has both power and water and can also fit 4 blocks of hay.

Arena: Large arena (100' x 180') with power, water and two catch pins. Used in the past for cuttings. There is an announcer's box and lights as well.

Woodshed: 10'x15' can hold 5 cords of wood.

Corrals: Small set of working facilities to the south of the arena.

Concrete RV pad: Large concrete RV pad with water and septic.

Surrounding Area:

This property is near the small community of Millville, CA which only about 10 Minutes east of Redding, CA – Redding is 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 just about 2 miles north of 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 hangars. Private hangars 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 \$1,300,000. Great opportunity to acquire a country homestead in Northern California

For more information or to see the property, please call:

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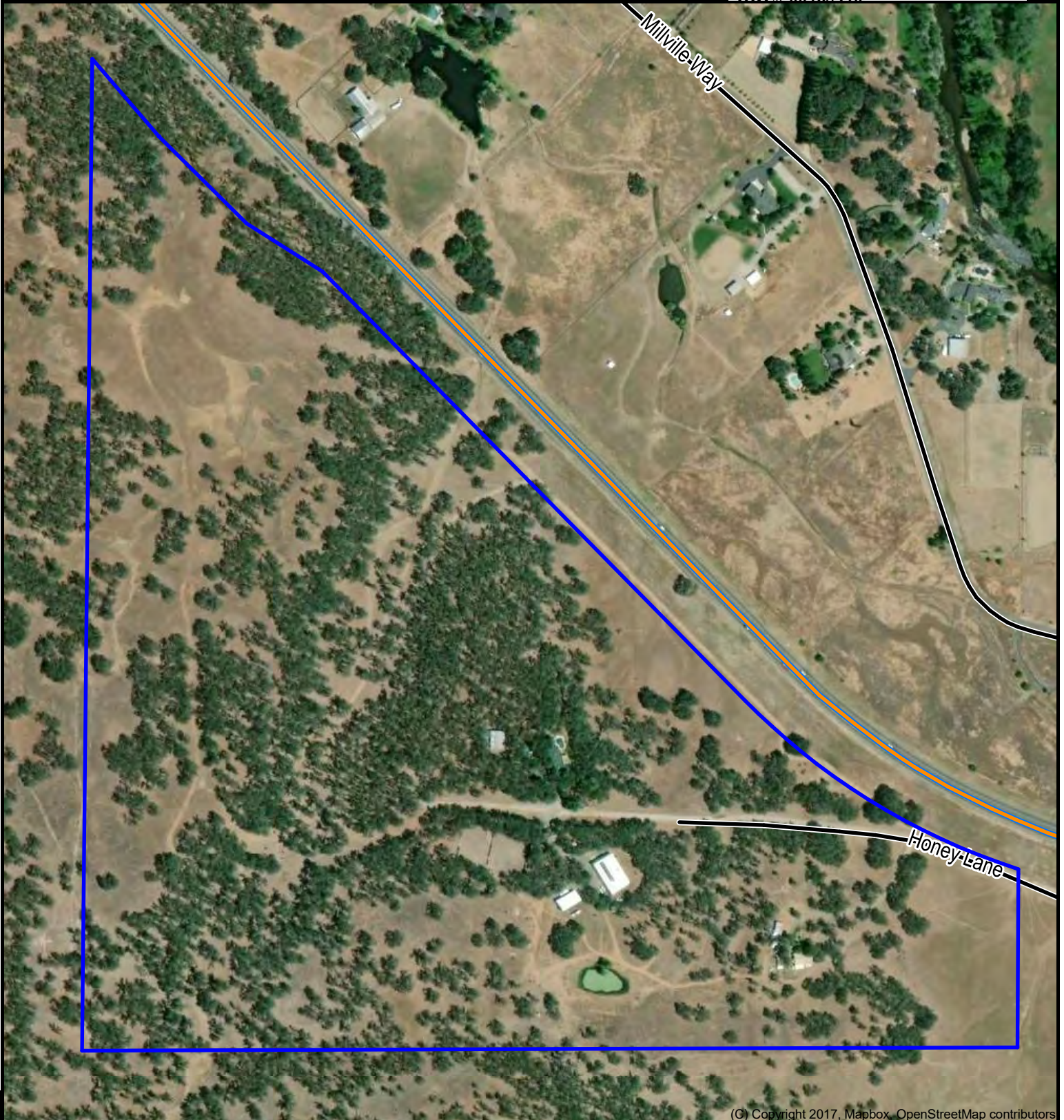
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**94.08 +/- acres
Palo Cedro, CA**

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