

Reese Reservoir Ranch

375 acres +/-

Redding, CA



BILL WRIGHT
SHASTA LAND SERVICES, INC.
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Redding, CA 96002
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LOCATION: The Reese Reservoir Ranch is located just west of the city limits in Redding, CA off Placer Road. Just a few miles from a major hospital, Macy's, and Costco! Redding is the largest city in California north of Sacramento and is located about halfway between Portland, OR and San Francisco, CA. See below for more information on Redding's services and amenities including the airport facilities.

DESCRIPTION: The Reese Reservoir Ranch consists of about 375 acres. Reese Reservoir gravity feeds sprinkler irrigated pasture ground along with gently rolling oak covered hillsides, open more level areas, and some steeper rangeland areas – this is a combination winter and summer cattle ranch. Elevations range from about 700 feet to 830 feet. Interior access is provided by a gated entrance off of Simmons Road and dirt roads around the ranch.

ACREAGE: Approximately 375.78 deeded acres according to the Shasta County Assessor's Office. There are two (2) Shasta County Assessor Parcel Numbers: 208-120-001 & 208-120-004

WATER: The ranch has a beautiful reservoir that is licensed and inspected annually by the State of California. **Reese Reservoir was licensed as of 1876 for 195 acre feet.** The surface area is about 22 acres or so – fishing, hunting, and habitat can be outstanding!

There is also a spring located next to the old residence that has been used for domestic water for many years.

LAND USE: An operating ranch and terrific home site for a family, the ranch is currently running about 30 pair year round with some winter supplemental hay.

IMPROVEMENTS: There is a small residence on the ranch in poor condition near the irrigated meadow area. There is also a barn and misc. sheds. A new owner well most like remove the residence and could rebuild in that location.

GENERAL AREA: 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. Commercial and personal banking needs are met by a number of institutions. Two Redding hospitals as well as a private hospital serve the area's medical needs. Shasta College is located just east of Redding and offers associate degrees in a variety of fields. Simpson College, located just west of 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 hanger

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 Recreation opportunities are superb 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.

COMMENTS: Outstanding water resources, very accessible yet private. The wildlife habitat is tremendous with the ranch water. Deer, quail, dove, wild turkeys, wild pigs, and black bears are all found on the ranch. Very private but close in to schools, shopping, and medical services, Reece Reservoir Ranch also provides excellent fishing and recreational opportunities for you and your family!

PRICE: Asking Price is \$1,495,000

For more information and an appointment to see the ranch, please call:

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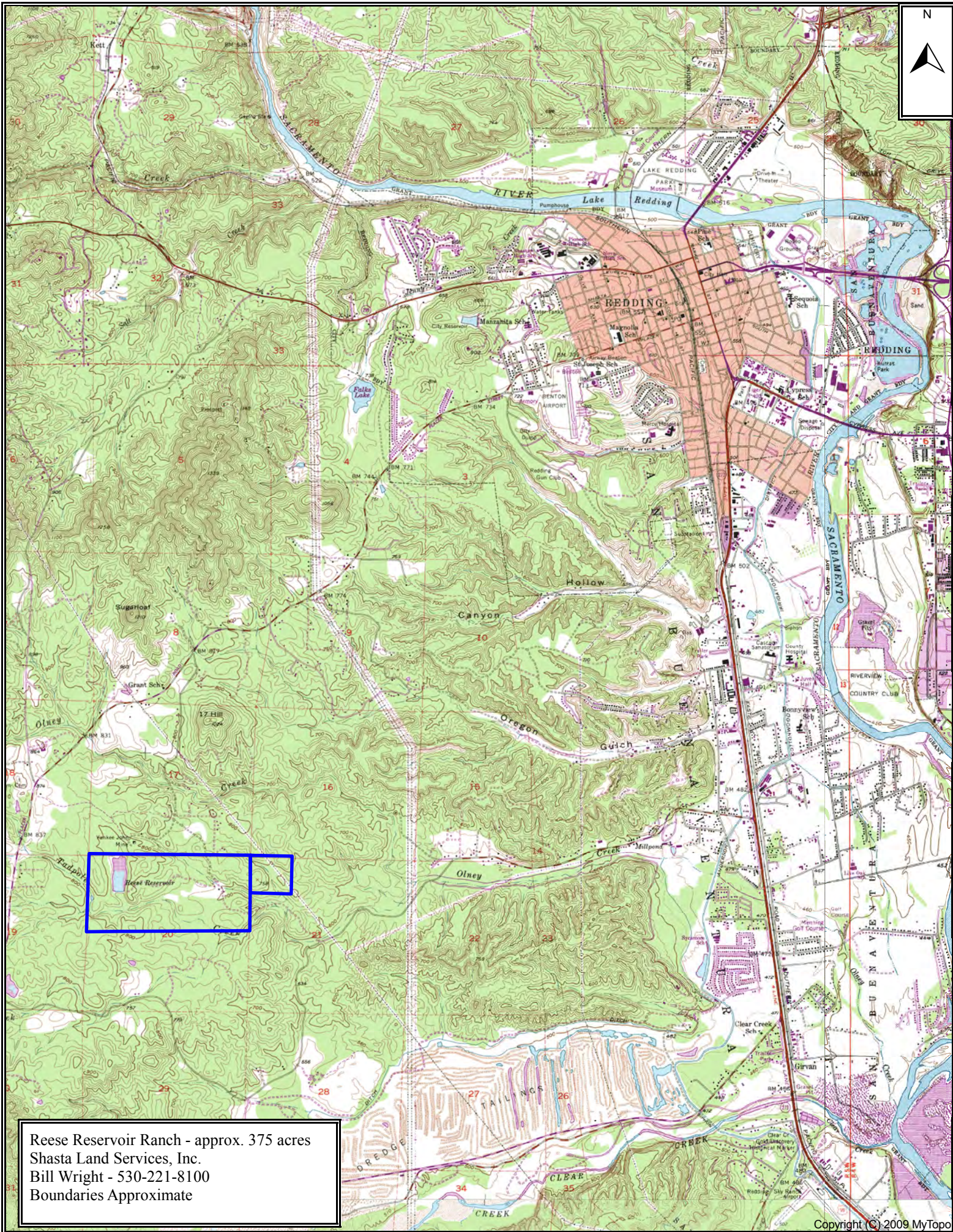
Redding, CA 96002

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BRE # 01402904

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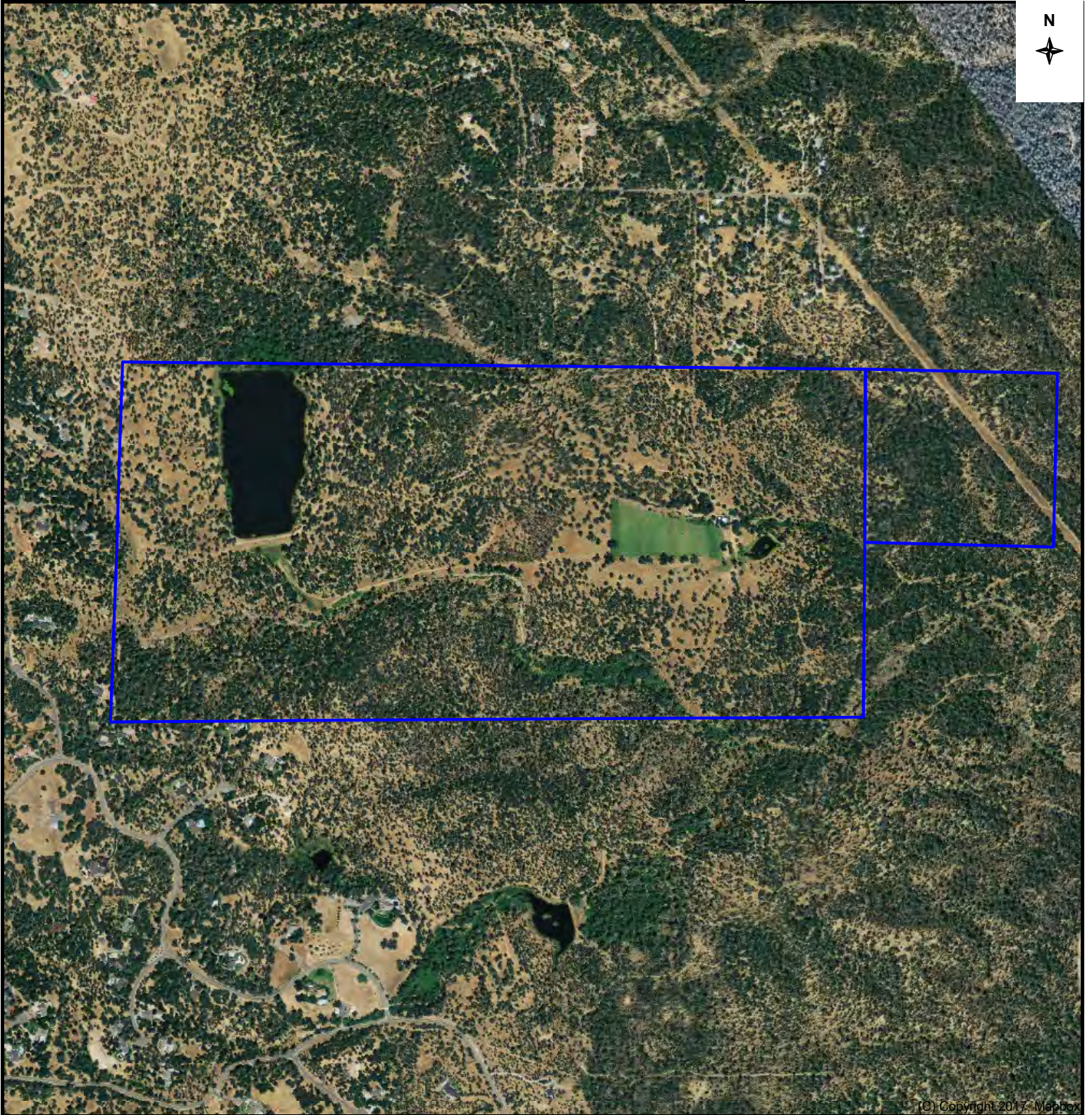
Reese Reservoir Ranch - approx. 375 acres
Shasta Land Services, Inc.
Bill Wright - 530-221-8100
Boundaries Approximate



Reece Reservoir Ranch

375acres +-

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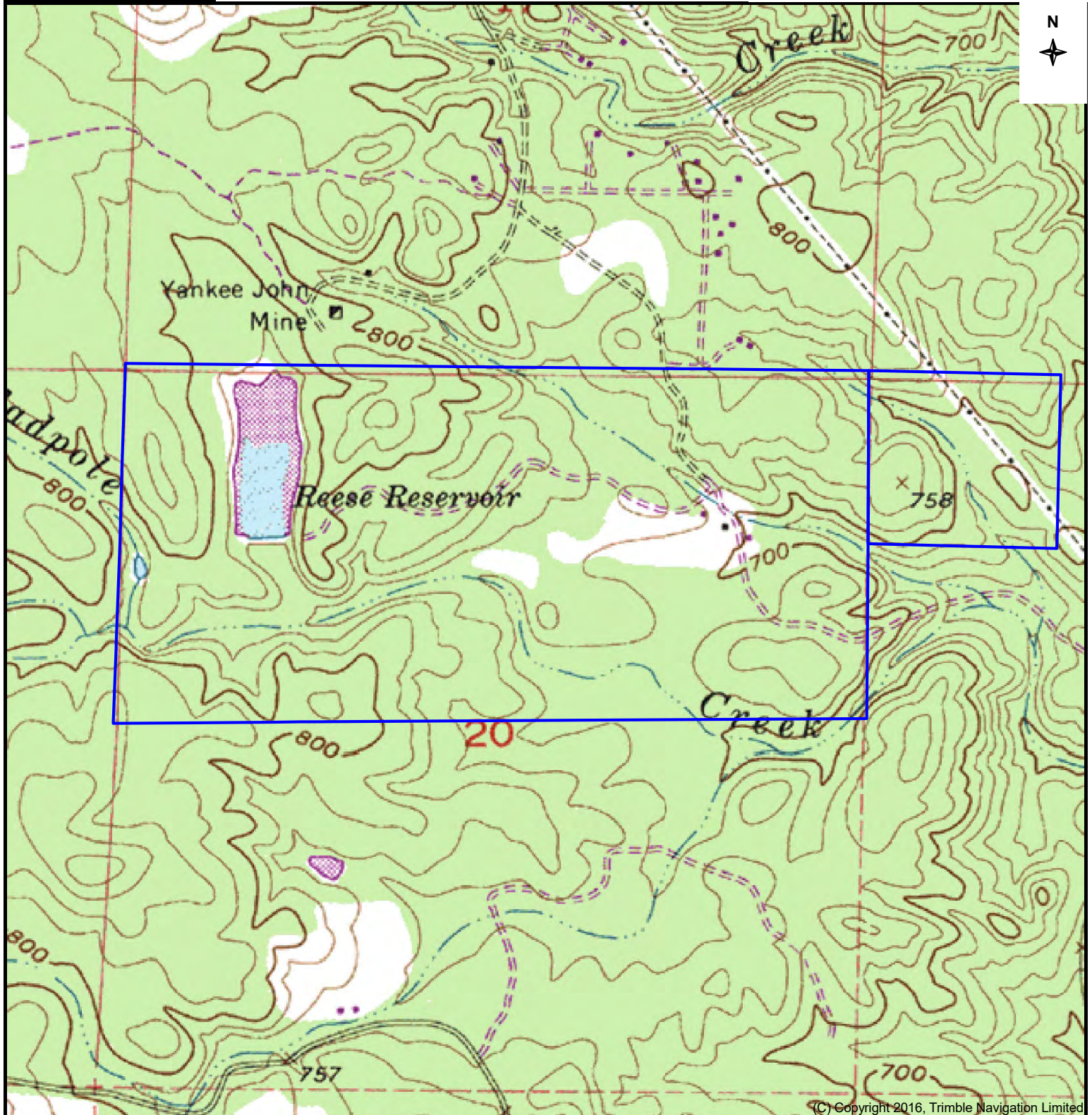
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Reece Reservoir Ranch

375acres +-

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Reese Reservoir, licensed in 1876, provides a tremendous water resource





Rolling oaks, open meadows, along with some brushy areas provide great habitat and livestock grazing





Entrance off Simmons Road and below a typical trail thru the property for your jeep, ATV or horse!

