

QUIET HILLS RANCH

3,871 ± ACRES



CONTACT:

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QUIET HILLS RANCH

LOCATION: The Quiet Hills Ranch is located west of the Northern California town of Corning. Corning is located in Tehama County in the Northern California Sacramento Valley, approximately 100 miles north of Sacramento. The Interstate 5 freeway passes thru the town (in a north/south direction) on its way to Oregon. Corning is an agriculture based area with large areas devoted to crops, orchards, and irrigated pastures. The ranch is at the end of Weston Road off of Corning Road just to the south of the rural community of Flournoy, CA.

DESCRIPTION: The Quiet Hills Ranch has been owned by the same family for three generations and has been used for recreation and winter range for cattle. The ranch has constructed stock reservoirs, built excellent fencing, and generally improved wild life habitat and livestock grazing over the years. Several seasonal creeks flow through the ranch. Ranch roads allow easy access to most of the ranch. Topography is gently rolling hills, long valleys to steeper areas. Fencing is in great shape.

ACREAGE: The Quiet Hills Ranch contains approximately 3,871 acres per the Tehama County Assessor's maps. Assessor Parcel numbers are as follows:

059-240-21 059-240-25 059-240-31

085-060-02 085-060-04 085-060-05

085-060-06 085-060-08 085-060-09

There are no structures on the ranch. The fences are in good to excellent condition and the ranch is fenced into three (3) fields.

The Quiet Hills Ranch is a portion of a larger ranch and this sale is subject to obtaining the parcel spilt from the County.

The ranch real estate taxes in Tehama County fall under the "Williamson Act" contract which lowers the real estate taxes considerably - property taxes are assessed on agricultural income values, not fair market value. For more information about the Williamson Act and how the real estate taxes are formulated please call the Tehama County Assessor at 530- 527-5931

GRAZING: Quiet Hills Ranch has been used as a winter range ranch and has had only two long term tenants throughout its ownership by the family. The ranch has a history of supporting 300 to 350 spring calving cows for the 6 month

winter grazing season. Rents would be at market for winter ranches, and tenants are easily secured.

WATER: The Quiet Hills Ranch has 5 stock reservoirs and several seasonal creeks that provide good stock water and wildlife habitat. The neighbors have traditionally irrigated pastures along the creek and the Quiet Hills Ranch appears to have that capability as well with development.

RECREATION: The ranch has bass in the reservoirs and great blacktail deer, wild turkey, pigs, and quail hunting. It has just the right amount of oak tree cover and open pastures for optimum habitat and hunting opportunities.

PRICE: Asking price is \$1,050 per acre or \$4,064,000

For more information and an appointment to see this outstanding ranch:

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OAK COVERED HILLS AND 2 OF THE RANCH RESERVOIRS





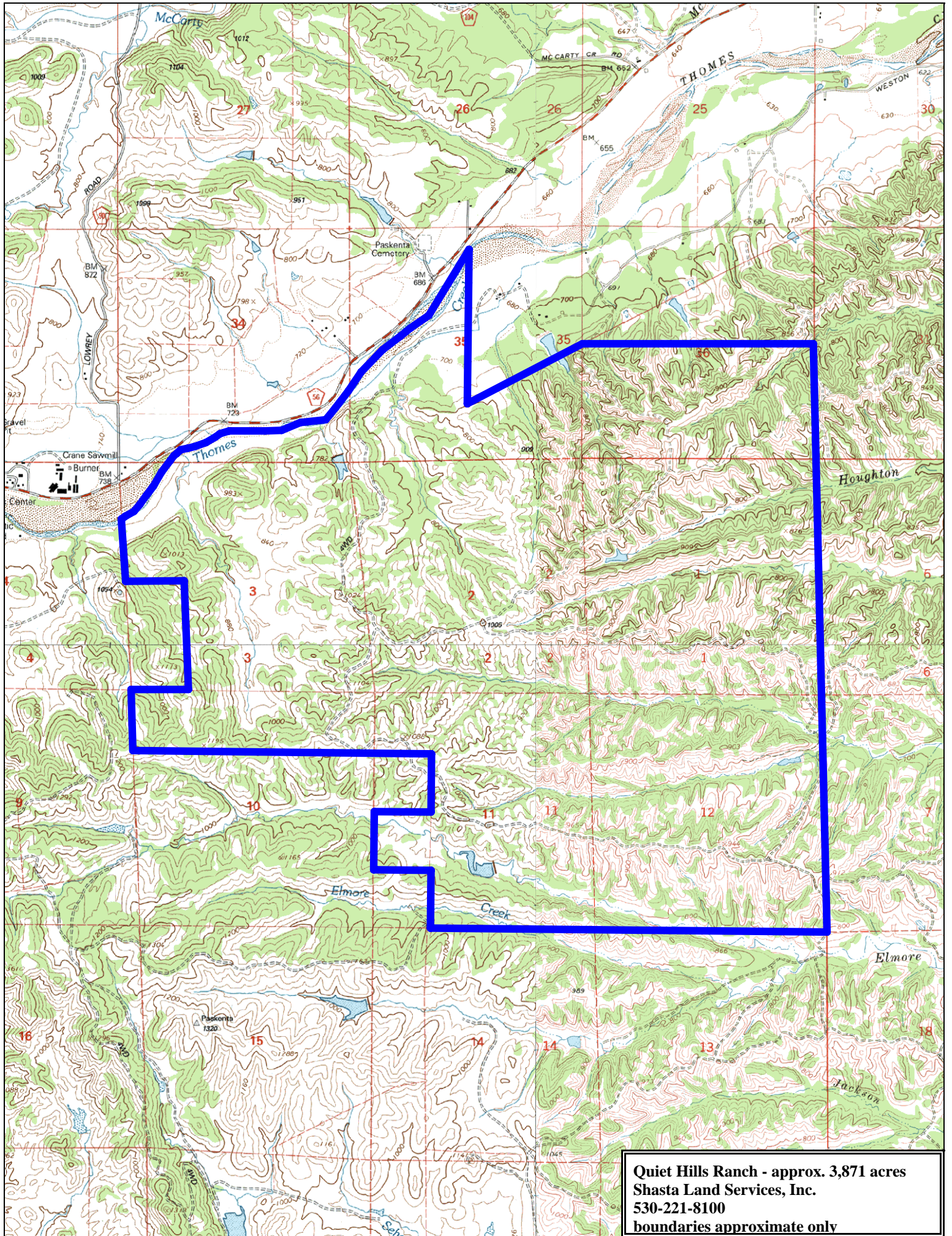
TYPICAL OAK COVERED HILLS & TYPICAL EXCELLENT CROSS FENCE



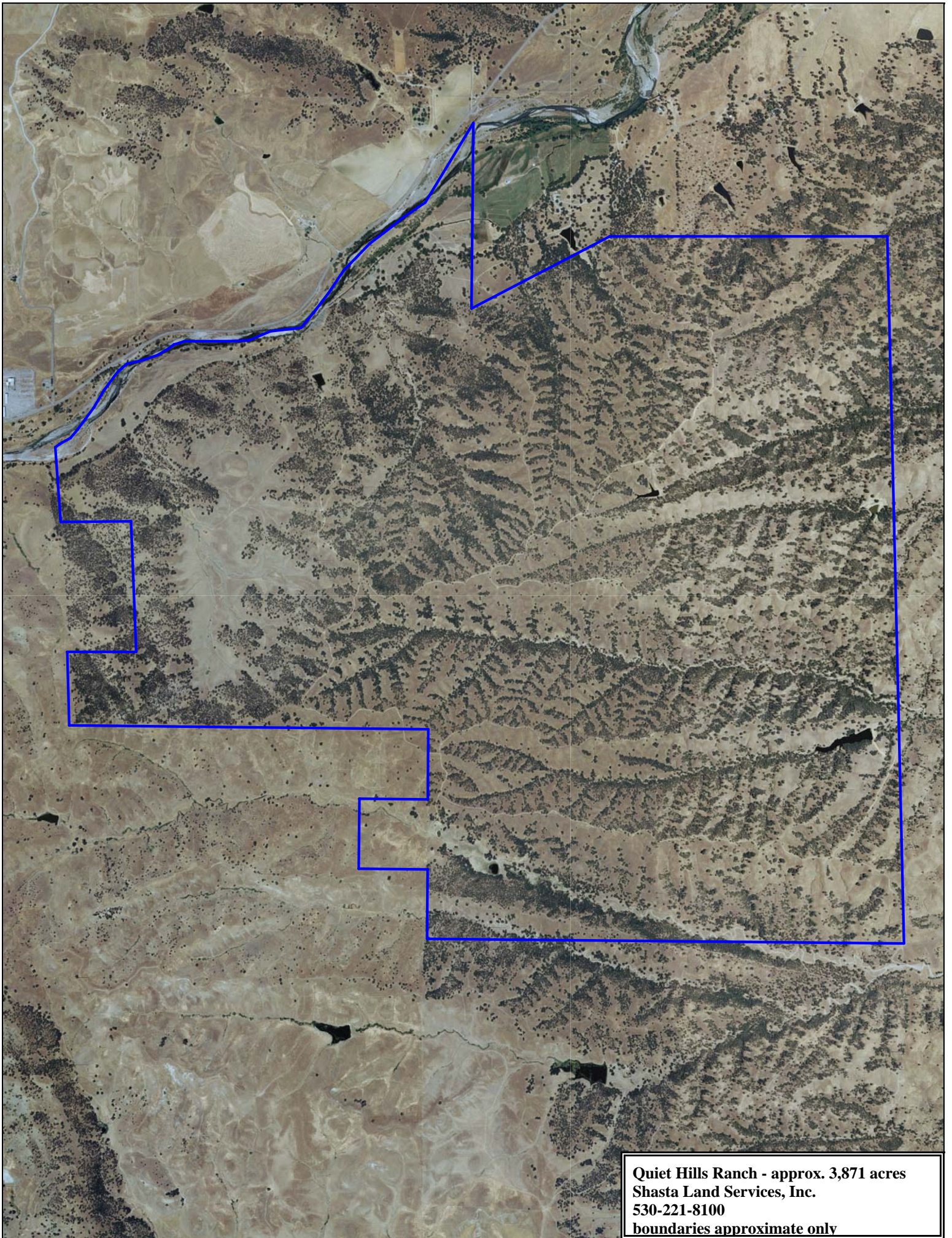


THOMES CREEK AT THE NORTH & A TYPICAL RIDGELINE ROAD





Quiet Hills Ranch - approx. 3,871 acres
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boundaries approximate only



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