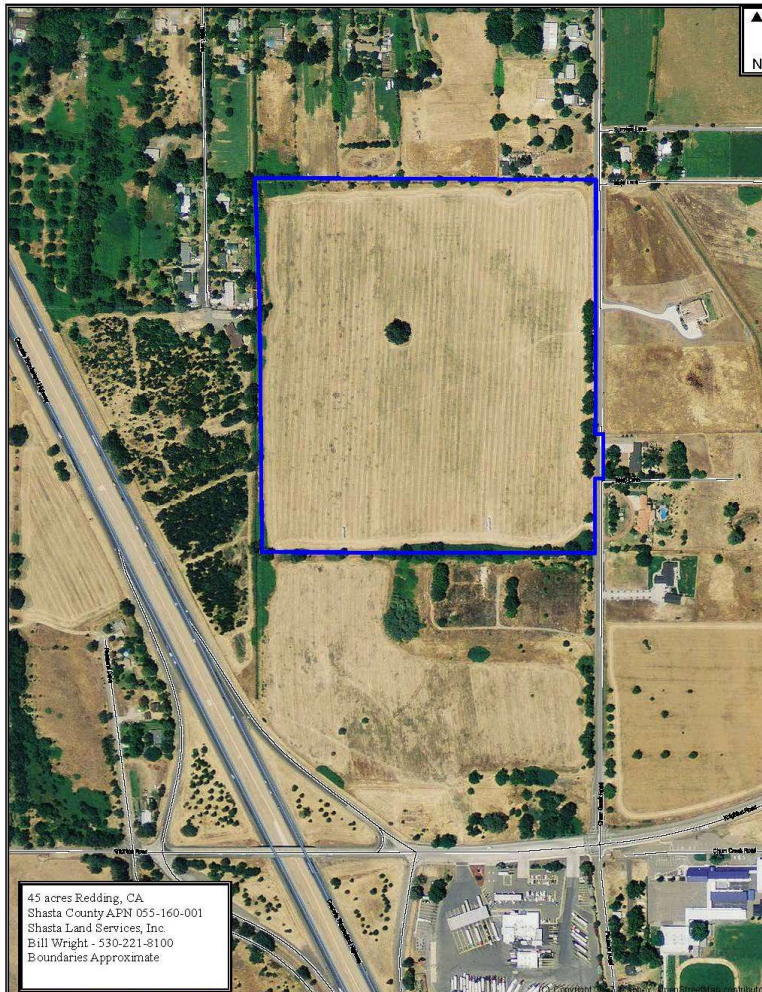


45+- acres

Redding, CA



Now \$700,000

For more information and an appointment to see this property, contact:

Bill Wright
SHASTA LAND SERVICES, INC.
358 Hartnell Avenue, Suite C
Redding, CA 96002
(530) 941-8100
BRE# 01402904

www.ranch-lands.com

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ACREAGE: According to the Shasta County Assessor's office, there are approximately 45 acres contained in one assessor's parcel, 055-160-001. According to the Shasta County Planning Department currently the property has a zoning designation of PD – Planned Development although the Shasta County Planning Department indicates that the Shasta County General Plan is A-1, as adjacent lands in the area, with minimum parcel sizes of from 1 to 5 acres with actual minimums determined by the County development standards at the time or rezoning.

WATER: The property appears to have access to the Anderson Cottonwood Irrigation District laterals on three sides with excellent low cost water available for irrigation. The Churn Creek area also has very good wells in the area with reportedly good ground water.

LAND USE: Currently annually leased out to a local farmer who has planted an annual crop of dryland grain hay. The majority of the property is Churn loam, and is generally capable of all area crops usually grown – irrigated pasture, hay, orchards, etc.

GENERAL AREA: Redding is the largest city and county seat for Shasta County and is about 20 miles to the west of Whitmore. 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 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'.

The "Sundial Bridge" is in Redding on the Sacramento River near the Turtle Bay Museum and a new 4star Sheraton Hotel. 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.

PRICE: \$700,000. Build your home, farm, ranch, orchard with future development potential!

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