

**Clover Road  
Lower Sacramento River  
Redding, CA**



**Dan Rhodes**  
**SHASTA LAND SERVICES, INC.**

358 Hartnell Avenue, Suite C  
Redding, CA 96002

**Office (530) 221-8100**

DRE # 01775146

[riversedgeproperties.com](http://riversedgeproperties.com)

# Clover Road

## Lower Sacramento River

### Redding, CA

This 4.98 acres of serene river setting is the perfect place to watch the Lower Sacramento River flow by. This large, private parcel sits amongst beautiful mature oak trees in the gated Riverland Estates community of upscale homes. Rural river environment provides beautiful views and easy access to wade into some of the river's finest trout fishing. The Lower Sacramento River is a renowned world-class fishery, and this stretch provides a lot of accessible river to wade during the lower flows of Fall, Winter and Early Spring. Well is in. Owner states there may be ACID irrigation water available. Kum Bay Xerel open space trail runs along the river in front of the property, providing a lovely walking path to stroll along the river in the cool riparian corridor. Located just minutes from downtown Redding.

#### **Surrounding Area:**

Redding, California is a city of about 90,000 people located in the northern part of the state. It is known for its natural beauty, its proximity to outdoor recreation opportunities, and its relatively low cost of living.

Nearby are a number of lakes, including Shasta Lake, Whiskeytown Lake, and Keswick Reservoir. These lakes offer opportunities for boating, swimming, fishing, and waterskiing. The mountains surrounding Redding provide a stunning backdrop for the city and offer a variety of outdoor activities, including hiking, biking, fishing and camping.

In addition to its natural beauty, Redding is also home to a number of cultural attractions, including the Redding Art Museum, the Redding Civic Center Theater, and the Turtle Bay Exploration Park.

Redding has a relatively low cost of living compared to other parts of California. It is a great place to live for people who enjoy the outdoors, who are looking for a relatively low cost of living, or who want to be close to family and friends.

Here are some of the reasons why people like living in Redding:

- Natural beauty: Redding is surrounded by mountains, lakes, and rivers, which provide endless opportunities for outdoor recreation.
- Low cost of living: Redding is a relatively affordable city, especially when compared to other parts of California.
- Family-friendly: Redding has a number of great schools and family-friendly activities.
- Friendly community: Redding is a welcoming city with a strong sense of community.

If you are looking for a beautiful, affordable, and family-friendly city to live in, Redding is a great option.

**PRICE:** Asking Price \$399,000

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

**Dan Rhodes**  
**SHASTA LAND SERVICES, INC.**

358 Hartnell Avenue, Suite C

Redding, CA 96002

**OFFICE (530) 221-8100**

DRE # 01775146

riversedgeproperties.com

**This property submittal has been prepared solely for information purposes and Shasta Land Services, Inc. makes no representations or warranties. Each potential investor is relying on his own independent investigation and verification and should obtain independent legal and tax advice regarding all aspects of the proposed investment. This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal.**

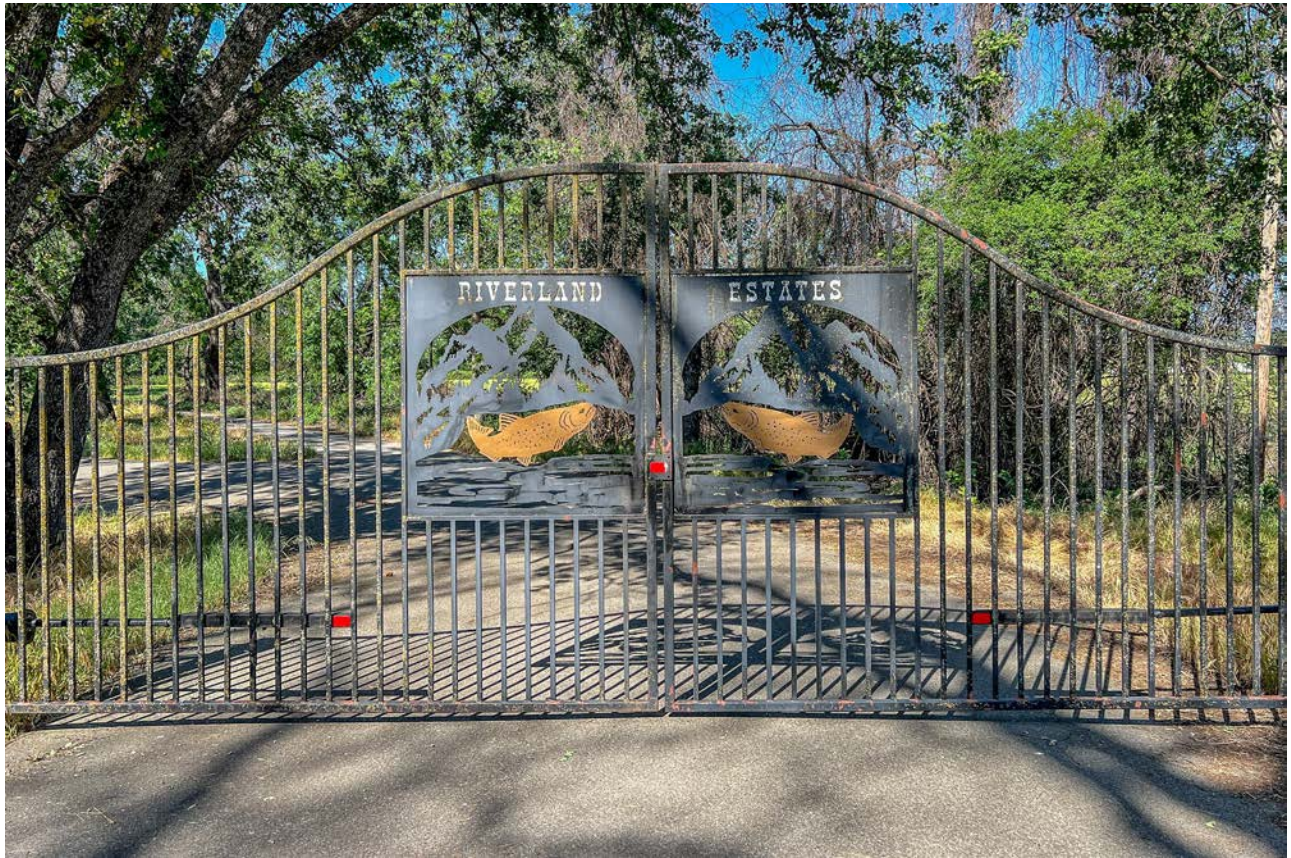
**Shasta Land Services, Inc. reserves the right to submit the property to additional clients on terms that may or may not be identical to the terms contained herein. Accordingly, competing interests may develop in connection with offers on the property. In such case, Shasta Land Services, Inc. expressly disclaims any obligation to advance the interest of any client at the expense of any other client who may receive this submittal.**















**This property submittal has been prepared solely for information purposes and Shasta Land Services, Inc. makes no representations or warranties. Each potential investor is relying on his own independent investigation and verification and should obtain independent legal and tax advice regarding all aspects of the proposed investment. This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. Shasta Land Services, Inc. reserves the right to submit the property to additional clients on terms that may or may not be identical to the terms contained herein. Accordingly, competing interests may develop in connection with offers on the property. In such case, Shasta Land Services, Inc. expressly disclaims any obligation to advance the interest of any client at the expense of any other client who may receive this submittal.**



# Sacramento River - Clover Road

4.98 acres +/-  
Shasta County, CA

Dan Rhodes  
Shasta Land Services, Inc..  
530-410-3336  
[www.ranch-lands.com](http://www.ranch-lands.com)

TNP 23042

N



© Copyright 2017, Mapbox

DISCLAIMER: The information contained herein is as obtained by this broker from sellers, owners, or other sources. This information is considered reliable, neither this broker nor owners make any guarantee, warranty or representation as to correctness of any data or descriptions and the accuracy of such statements. The correctness and / or accuracy of any and all statements should be determined through independent investigation made by the prospective purchaser. Any offer for sale is subject to prior sale, errors and omissions, change of price, terms or other conditions or withdrawal from sale in whole or in part, by seller without notice and at the sole discretion of seller. Readers are urged to form their own independent conclusions and evaluations in consultation with legal counsel, accountants, and/or investment advisors concerning and all material contained herein.