

Rabbit Foot Ranch
15401 Diamond Star Road
Red Bluff, CA



Dan Rhodes
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riversedgeproperties.com

38.73 Acres in Red Bluff

15401 Diamond Star Road

Red Bluff, CA

Rabbit Foot Ranch is your country getaway, both rural and refined, just 15-minutes from I-5 and the bustling cowboy town of Red Bluff, CA – only 40-minutes from Redding Regional Airport.

Rabbit Foot's centerpiece is Lake Meeker, a 3.5 surface acre bass and bird preserve created by damming Hooker Creek more than 70 years ago. Nature flaunts its magnificence every day here, whether it's Bald Eagles stealing fish, or Spotted Bass jumping for Dragonflies. Wild pigs, deer, bobcats, and other animals also visit the lake often.

Wrapping around the lake are more than 2-miles of chip-sealed nature trails, inviting you to breathe the country air and take in the bird-song quiet of the North State hills. The trails lead to even more fun, like the 1.5-acre prograde shooting range.

At night, you'll stargaze on the multiple docks and decks offered by the lake cottage and the ranch house, or maybe cozy up in a rocking chair around the outdoor fireplace.

Main House:

Rabbit Foot's lodging satisfies even the most discriminating city mouse.

The ~1,700 sq ft ranch house offers 2 bedrooms and 2.5 baths of Hickory floors and high-end finishes. In the kitchen, full splash Silestone counters cap Birch Shaker cabinets, framing the Bertazzoni appliances perfectly. The 24-inch Blanco sink overlooks the lake and driveway, and catches the sunrise perfectly every day.

The second-story bedrooms offer the best views. Both feature walk-in closets and ample light. The primary bedroom has a dual vanity, massive 32 sq ft shower, and Lassen views from its balcony. The second bedroom overlooks the garden. Both baths feature Grohe and Toto fixtures.

The ranch house also includes a 400 sq ft lpe deck, offering outdoor lounging and dining, and convenient grilling right off of the kitchen. The deck leads down to >.25 acre of field turf, fenced and shaded for all day yard games.

If you or the kids want to sleep under the stars, the ranch house includes two large bathrooms in the back yard, each with 2 showers, a toilet, and 2 sinks.

The ranch also includes two full RV hookup stations, one in the large shop and one near the cottage.

Guest Cottage

A short walk from the ranch house, Rabbit Foot Cottage is a self-contained 1 bedroom, 1 bathroom, including full kitchen and laundry, perched on the lake with a wonderful covered deck. Two Aspen trees rustle you to sleep in the 400 sq ft cottage, which stretches its spaces under 15 ft vaulted ceilings.

Surrounding Area:

Red Bluff is a small city in Northern California, located about 45 miles north of Chico and 30 miles south of Redding. The city has a population of about 15,000 people and is known for its agricultural heritage, its Victorian architecture, and its proximity to the Sacramento River.

There are many things to do in Red Bluff and the surrounding areas. Visitors can enjoy hiking, biking, fishing, and boating on the Sacramento River. There are also several wineries in the area, as well as a number of historical sites, including the Tehama County Museum and the Ide Adobe.

People like to live in Red Bluff for a variety of reasons. The city is a great place to raise a family, with good schools and a safe community. Red Bluff is also a great place to retire, with a low cost of living and plenty of activities to keep retirees busy.

Here are some of the reasons why people like to live in Red Bluff:

- **Low cost of living:** The cost of living in Red Bluff is significantly lower than in many other parts of California. This makes it a great place to live for people on a budget.
- **Friendly community:** Red Bluff is a very friendly and welcoming community. People are always willing to help out their neighbors, and there is a strong sense of community spirit.
- **Beautiful scenery:** Red Bluff is located in a beautiful part of California. The city is surrounded by rolling hills, vineyards, and orchards. There are also several lakes and rivers nearby, which offer plenty of opportunities for outdoor recreation.
- **Variety of activities:** Red Bluff offers a variety of activities for people of all ages. There are several parks and recreation facilities, as well as a number of museums, theaters, and restaurants. There are also several wineries and breweries in the area, which offer tours and tastings.

If you are looking for a small town with a friendly community and a variety of activities, Red Bluff may be the perfect place for you.

PRICE: Asking Price \$975,000.

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

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38.73 acres +/-
Tehama County, CA

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