

# 2,822 acres

Tehama County, CA



**BILL WRIGHT**  
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## 2,822 acres

West of Red Bluff & Cottonwood, CA

2,822-acre winter range located just about 30-minute drive east of Red Bluff and Cottonwood, CA which is about halfway between Portland, OR and San Francisco, CA.

Family and friends have enjoyed terrific hunting for deer, wild pigs, wild turkeys, bear, quail, and dove for several generations. Very private but good access – currently a family hunting & livestock ranch. Great spots for that hunting cabin with great views of the rolling hills and on to Mt. Shasta.

There is a locked gated entrance off of CA State Highway 36 West with a good access road into to the ranch. The ranch has a good system of roads and trails through the interior of the ranch.

Good quality winter range ranch with rolling to some steep oak and covered hills, open more level areas, and some steeper rangeland areas Usually running about 170 + AU for the typical winter grazing season of Nov – May. The ranch has been leased out on an annual basis to a neighbor for many years.

Stock ponds and seasonal drainages provide great wildlife habitat. Elevations range from about 800 feet to 1,000 feet. Winter temperatures are cool but not high elevation cold with a little snow just occasionally.

Groundwater also appears to be good and available in the area of the ranch. Neighbors have drilled reportedly good wells powered by solar over the last several years to provide both wildlife and livestock water.

**ASSESSOR'S PARCEL NUMBERS:** Approximately 2,822 acres; 8 Tehama County Assessor's Parcel Numbers 003-040-06, 003-040-07, 003-070-06, 003-080-01, 003-080-02, 003-080-003, 003-080-06, and 003-120-01

**IMPROVEMENTS:** No improvements yet. Plenty of room to build cabins or even a home, tremendous views!

**RE TAXES:** The ranch is in the "Williamson Act", resulting in lower real estate taxes - taxes are computed based upon a properties agricultural income rather than assessed on current market value and the purchase price of the property. Real Estate Taxes in 2022-2023 were a total of about \$5,989

**GENERAL AREA:** Located about 30 minutes west of either Red Bluff, CA to the southeast or Cottonwood, CA to the northeast. Cottonwood, with a population of about 3,600, is a small country town with K-8 schools, a high school, banks, grocery shopping, etc. Red Bluff is a larger little city, population of about 14,000 as of the last census, and is the county seat for Tehama County. Red Bluff is home to the world-famous Red Bluff Round Up, reputed to be the largest three-day rodeo in the country!

Recreation opportunities are superb within a short distance from the ranch: Shasta Lake, Whiskeytown Lake and Trinity Lake offer tremendous recreation; boating, water skiing, hiking, camping, and fishing, while the Lower Sacramento River, the McCloud River, Hat Creek, Pit

River, and the 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.

About an hour drive from the ranch to the north is Redding - 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 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'. 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

**COMMENTS:** Great ranch and recreational opportunity! Deer, quail, dove, wild turkeys, wild pigs are all found on the ranch. Plus bass fishing in the largest pond.

**PRICE:** Asking Price \$2,074,170 – about \$735 per acre.

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

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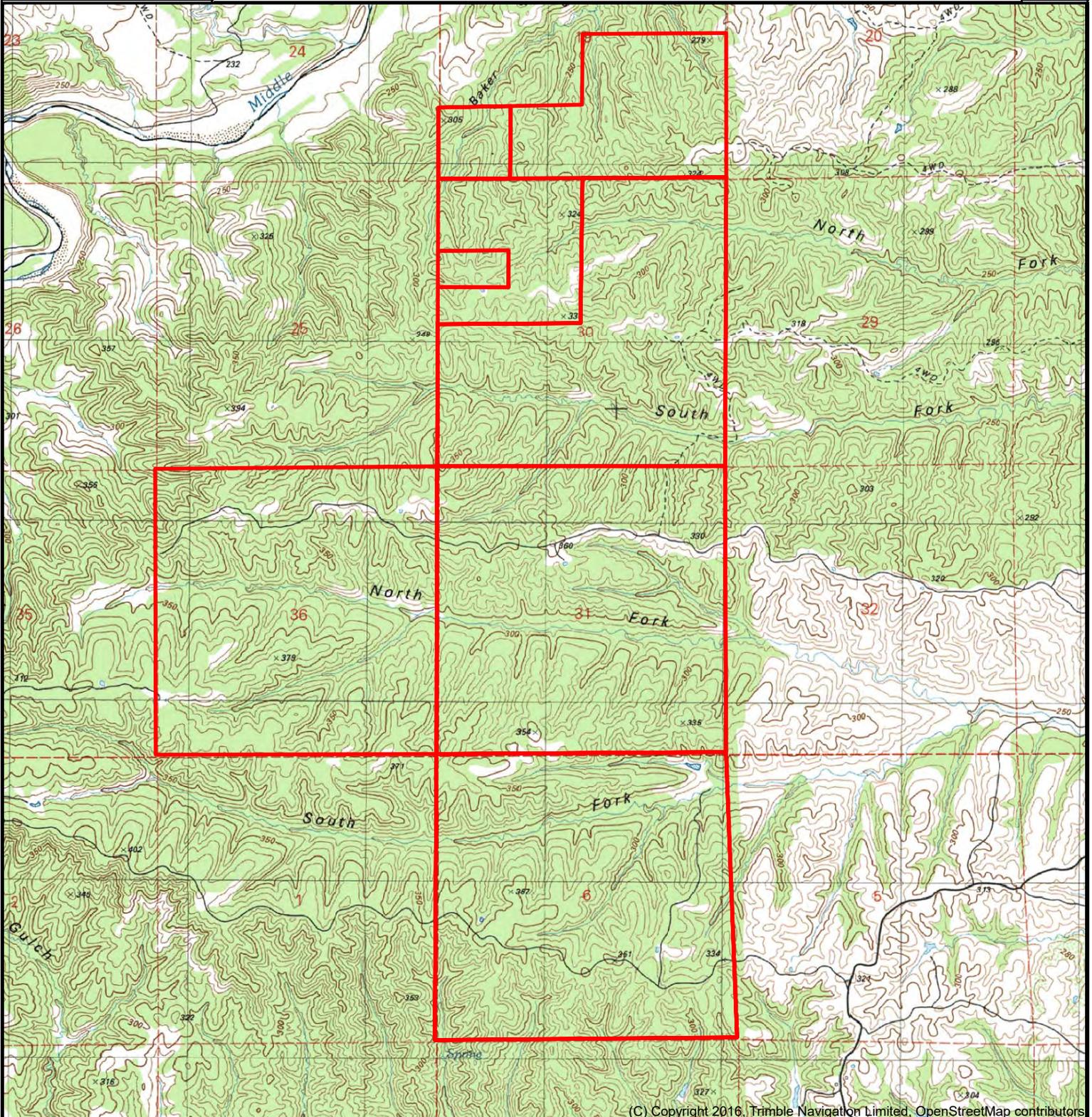
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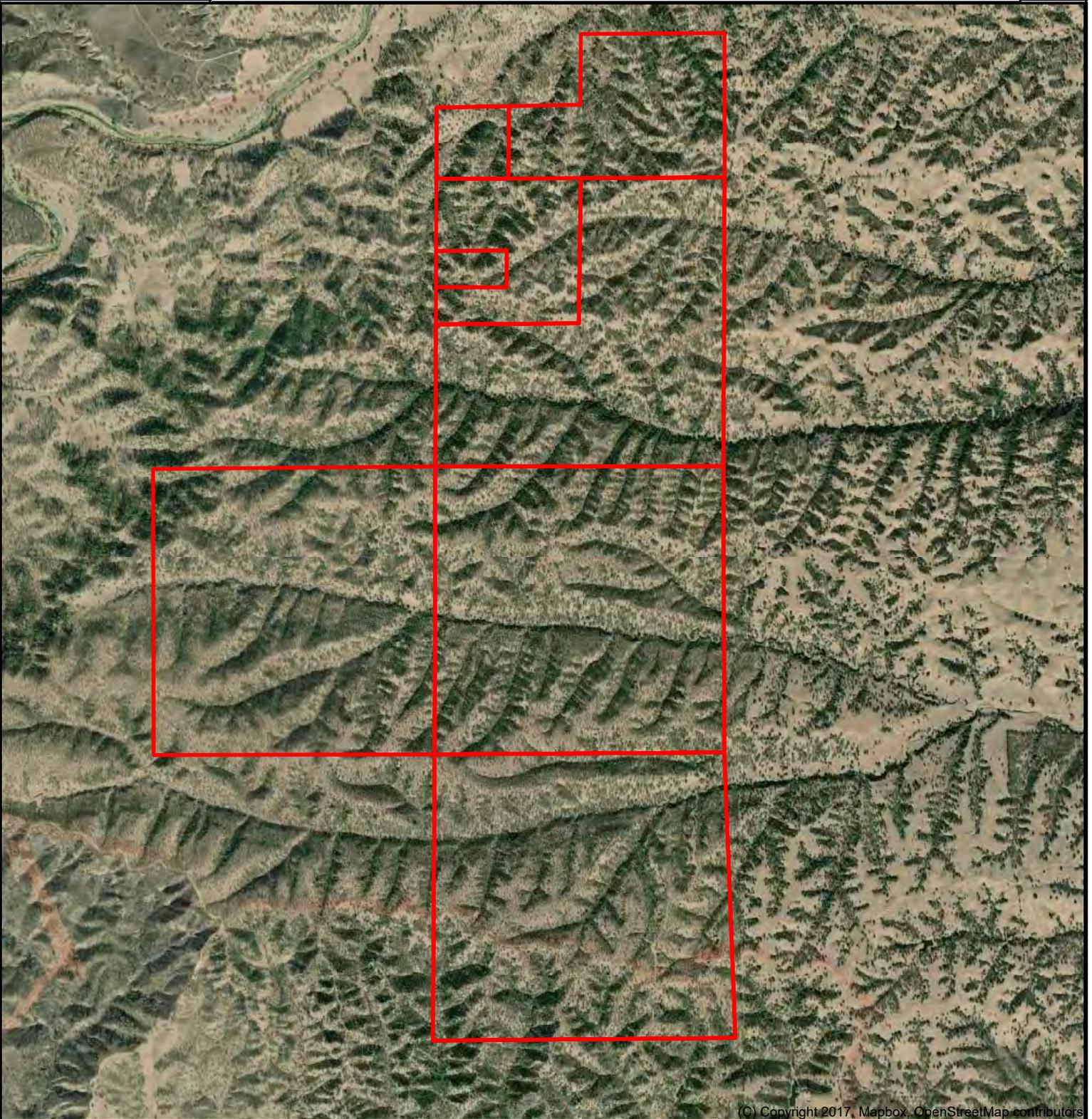


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