

45 acres Sacramento River Home



Appointment Only! to see this property, contact:

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

www.ranch-lands.com

Lower Sacramento River Home with pre-1914 Water Rights

Welcome to your very own Lower Sacramento River country paradise! Remarkable 45-acre property, nestled in the heart of Shasta County, Northern California, offers a unique opportunity to embrace a lifestyle that seamlessly combines tranquility, natural beauty, and endless recreational possibilities. With its pre-1914 water rights from Battle Creek, fertile soils perfect for cultivating, and an idyllic riverfront location, this is a dream property for those seeking an extraordinary waterfront retreat. Adjoining lands to the south are owned by the Bureau of Land Management.

Overlooking the majestic Lower Sacramento River, this charming 2,864 sq ft home embodies the essence of country living at its finest. As you step inside, you'll immediately be captivated by the warm and inviting atmosphere. The interior features three bedrooms and two baths. The hickory hardwood floors exude elegance and durability, adding a touch of rustic charm to the home.

One of the highlights of this remarkable property is its extensive river frontage, boasting over a quarter mile of prime fishing access. For avid anglers, this is an absolute paradise. The Lower Sacramento River is renowned for its exceptional fly-fishing opportunities, offering world class rainbow trout and salmon fishing. Imagine spending your days casting your line, surrounded by the serene beauty of the river, as you create unforgettable memories with friends and family.

The upstairs primary bedroom presents an oasis of serenity, providing breathtaking views of the river and direct access to a private balcony. Wake up to the soothing sounds of nature and savor a cup of coffee while basking in the golden sunlight that dances upon the water's surface. Downstairs, a spacious office also offers river views, ensuring that even work becomes a delightful experience in this unparalleled setting.

Designed with entertaining in mind, the home features a spacious kitchen, dining, and living room area. Whether you're hosting a cozy dinner with loved ones or a lively gathering with friends, this open-concept layout creates the perfect ambiance for every occasion.

Stepping outside, you'll discover a riverside gazebo and patio that beckon you to indulge in the simple pleasures of life. Picture yourself lounging beneath the shade of the gazebo, relishing a good book or simply immersing yourself in the tranquil surroundings. The patio area provides an ideal space for al fresco dining or hosting summer barbecues, where laughter and conversation effortlessly flow against the backdrop of the flowing river.

Located in the charming community of Anderson, CA, this property offers a gateway to a myriad of outdoor adventures. Explore the vast natural beauty of the region with hiking, biking, and horseback riding along scenic trails. Embark on boating excursions, paddleboarding expeditions, or leisurely kayak rides, all just steps away from your doorstep.

In addition to its enchanting natural surroundings, this property is conveniently located within close proximity to modern amenities. Enjoy easy access to local schools, shopping centers, and dining establishments, ensuring that you can effortlessly balance the tranquility of country living with the conveniences of everyday life.

Don't miss the opportunity to call this Lower Sacramento River home your own. With its coveted pre-1914 water rights, riverfront location, and a plethora of recreational activities at your fingertips, this property embodies the ultimate waterfront lifestyle. Immerse yourself in the serenity of the river, indulge in the joy of fly fishing, and create lasting memories against a backdrop of natural beauty.

If you are looking for a place to escape the hustle and bustle of city life and enjoy the simple things in life, then this property is perfect for you. Contact us today to schedule a showing.

ASKING PRICE: \$1,250,000

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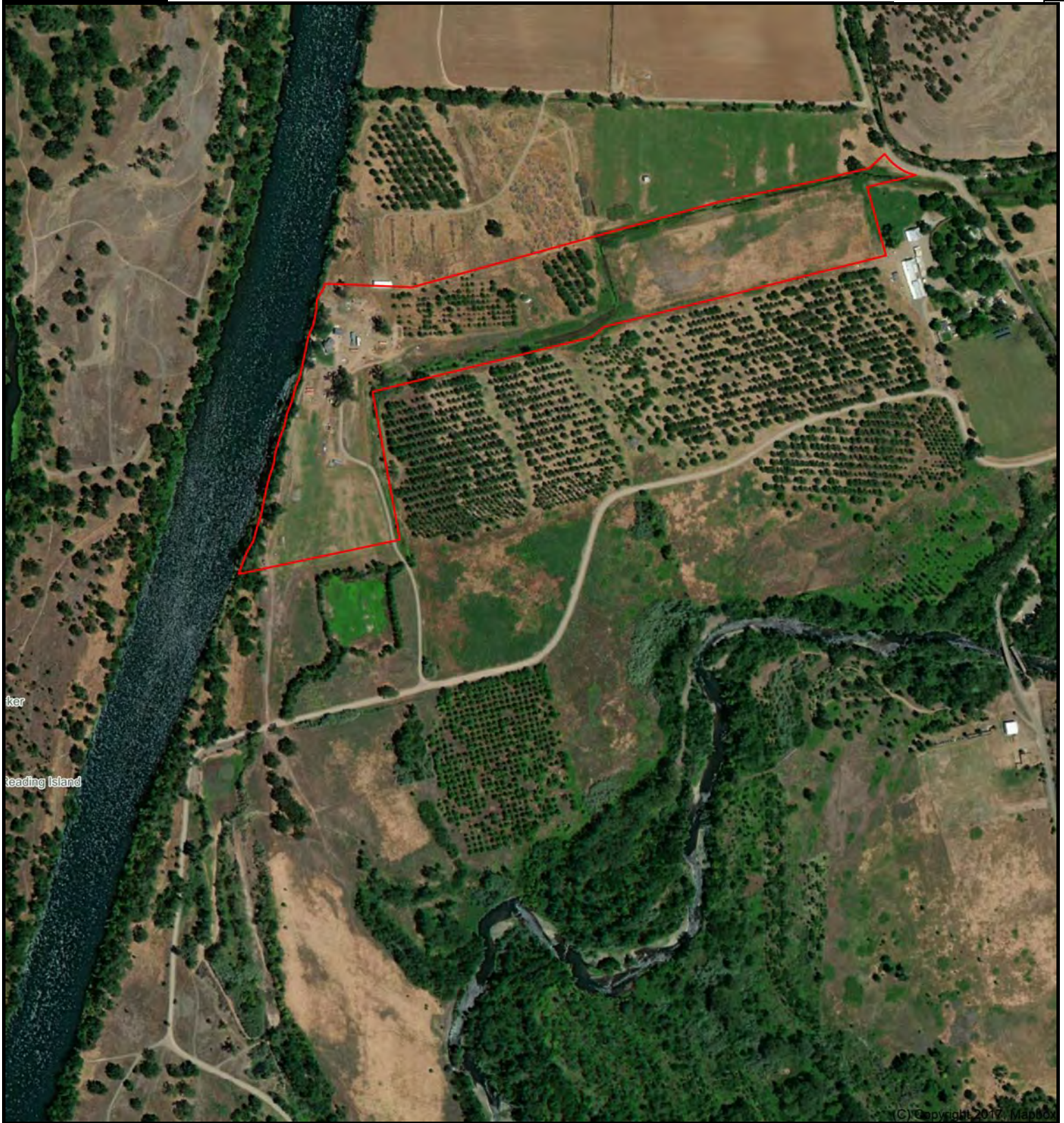
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