

Corral Creek Ranch

186 acres+-
Trinity County, CA



Water Rights from 1888

For information on this ranch please call:
SHASTA LAND SERVICES, INC.
358 Hartnell Avenue, Suite C
Redding, CA 96002
(530) 221-8100

www.ranch-lands.com



Corral Creek Ranch

**186 acres+-
Big Bar, CA**

186 acres+- located in the heart of Trinity County, CA, just southerly from the community of Big Bar, CA. The ranches' 100 acre+- meadow below the home and headquarters irrigated from a diversion on Corral Creek, this historic ranch has water rights first filed in 1888!

Nestled amidst 186 acres in Trinity County, California, Corral Creek Ranch offers an unparalleled escape. The ranch is bordered by the Trinity National Forest, ensuring privacy and endless opportunities to connect with nature. Corral Creek, a year-round waterway, flows through the ranch, perfect for small-stream fishing for rainbow trout. Water rights established in 1888 provide irrigation for the lush 100-acre meadow, ideal for grazing livestock. Wildlife flourishes here, with deer, quail, and turkey and more finding sanctuary. At an elevation of 2,900 feet the ranch experiences all four seasons. The property and surrounding national forest provide ample opportunity for hunting enthusiasts.

Beyond its scenic beauty, Corral Creek Ranch boasts functionality. Off the grid; a generator and propane powers the 3-bedroom, 2-bath house offers beautiful views of the meadow and forested mountains. A large shop provides ample storage, and a spacious hay/feed barn ensures your animals are well cared for. Excellent opportunities for a solar array! This exceptional property presents a unique opportunity to own a piece of California paradise, perfect for those seeking self-sufficiency, relaxation, or a prime location for outdoor adventures.

The nearby Trinity River and tributary waters are themselves sources of thrills, adventure and enjoyment. All sorts of water activities abound everything from toe dabbling, fishing, gold panning or just floating lazily in an inner tube, to racing down white water riffles and rapids in a bobbing raft or kayak.

Located in the lower reaches of the Cascade Range in California, midway between Redding in Shasta County and the Northern Redwood Coast, Trinity County encompasses approximately 3,200 square miles of Granite Peak alpine grandeur. Tucked away among fir and pine forested slopes, wildflowers in season cloak remote dells with splashes of brilliant color. Clear, tumbling waters from tarns and snow packs high up under towering peaks course down through rock walled canyons. The Trinity River Scenic Byway traverses the County alongside State Route 299.

Trinity County has hundreds of miles of Forest Service roads, trails and old logging tracts open up spectacular forested mountains to hiking, horseback riding, mountain biking and motor vehicle touring. The Trinity Alps Wilderness can be accessed through many gateways for wild-stream fishing, day hikes or extended treks. Pack trips on horseback are available with local licensed guides.

Trinity Lake, the third largest reservoir in California, has over 140 miles of shoreline - coves for houseboat get-aways, long open stretches for jet and water skiing, fishing, and various inlets for canoeing. Bring your own boat or visit one of the marinas for rentals.

Trinity County Assessor Parcel Numbers: 011-080-005 and 011-080- 008

Shasta County MLS: 24-1940

ASKING PRICE: ~~\$1,395,000~~ REDUCED TO \$1,199,000 - Great opportunity for a beautiful family-oriented ranch in Northern California!

For more information and directions to see the property, please call:

BILL WRIGHT @ 530-941-8100

or

DAN RHODES @ 530-410-3336

SHASTA LAND SERVICES, INC.

358 Hartnell Avenue, Suite C

Redding, CA 96002

cell (530) 941-8100

DRE # 01402904

www.ranch-lands.com



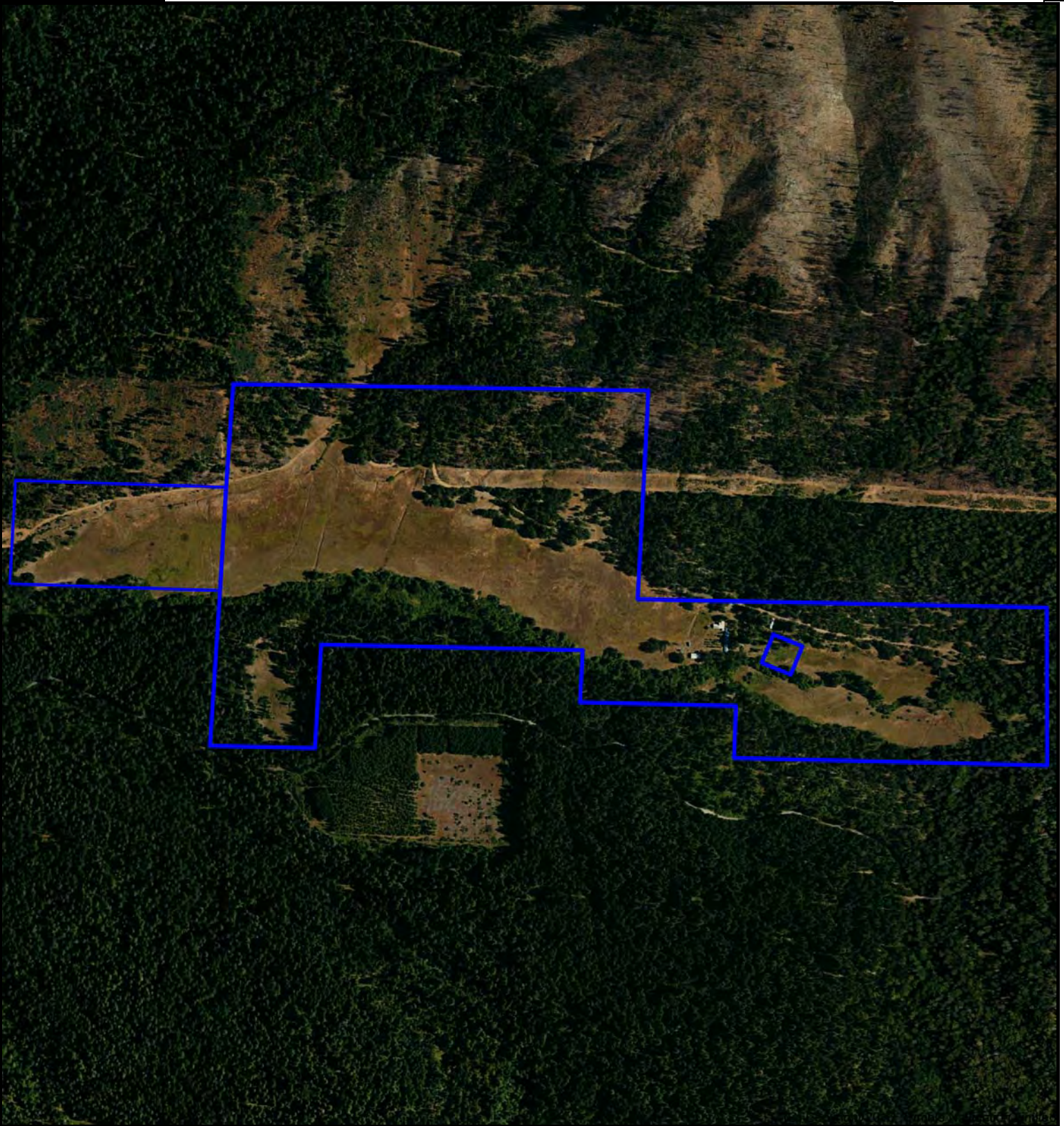
This property submittal has been prepared solely for information purposes. The information contained herein has not been independently verified by Shasta Land Services, Inc. makes no representations or warranties. Each potential investor is relying on his own independent investigation and verification, 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.



Corral Creek Ranch
186.58 +/- acres
Trinity County, CA

Bill Wright
Shasta Land Services, Inc.
530-941-8100
billwright@ranch-lands.com
www.ranch-lands.com

TNP 23046



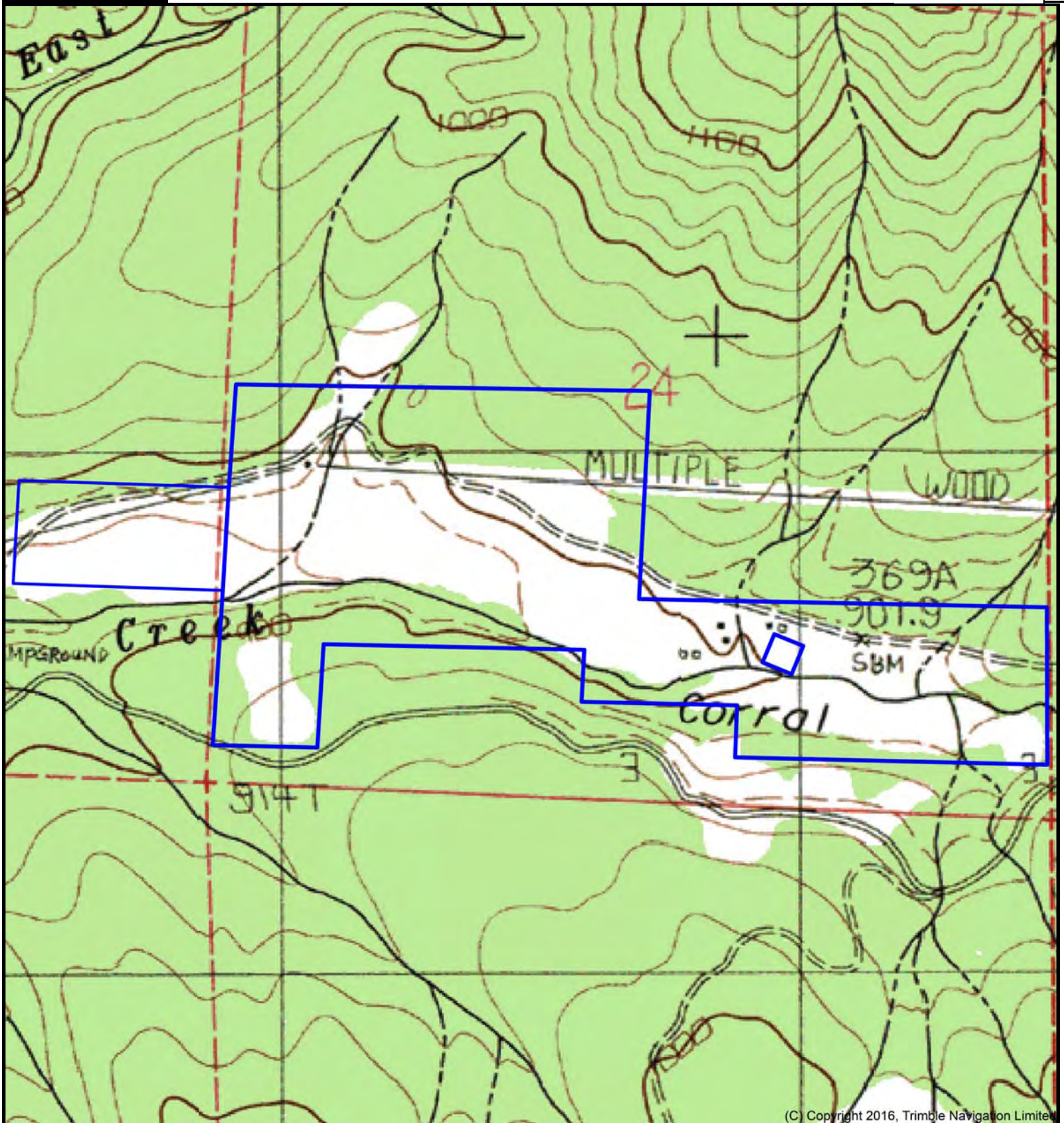
DISCLAIMER: The information contained herein is as obtained by this broker from sellers, owners, or other sources. This information is considered reliable, neither this broker nor owners make any guarantee, warranty or representation as to correctness of any data or descriptions and the accuracy of such 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.



Corral Creek Ranch
186.58 +/- acres
Trinity County, CA

Bill Wright
Shasta Land Services, Inc.
530-941-8100
billwright@ranch-lands.com
www.ranch-lands.com

TNP 23046



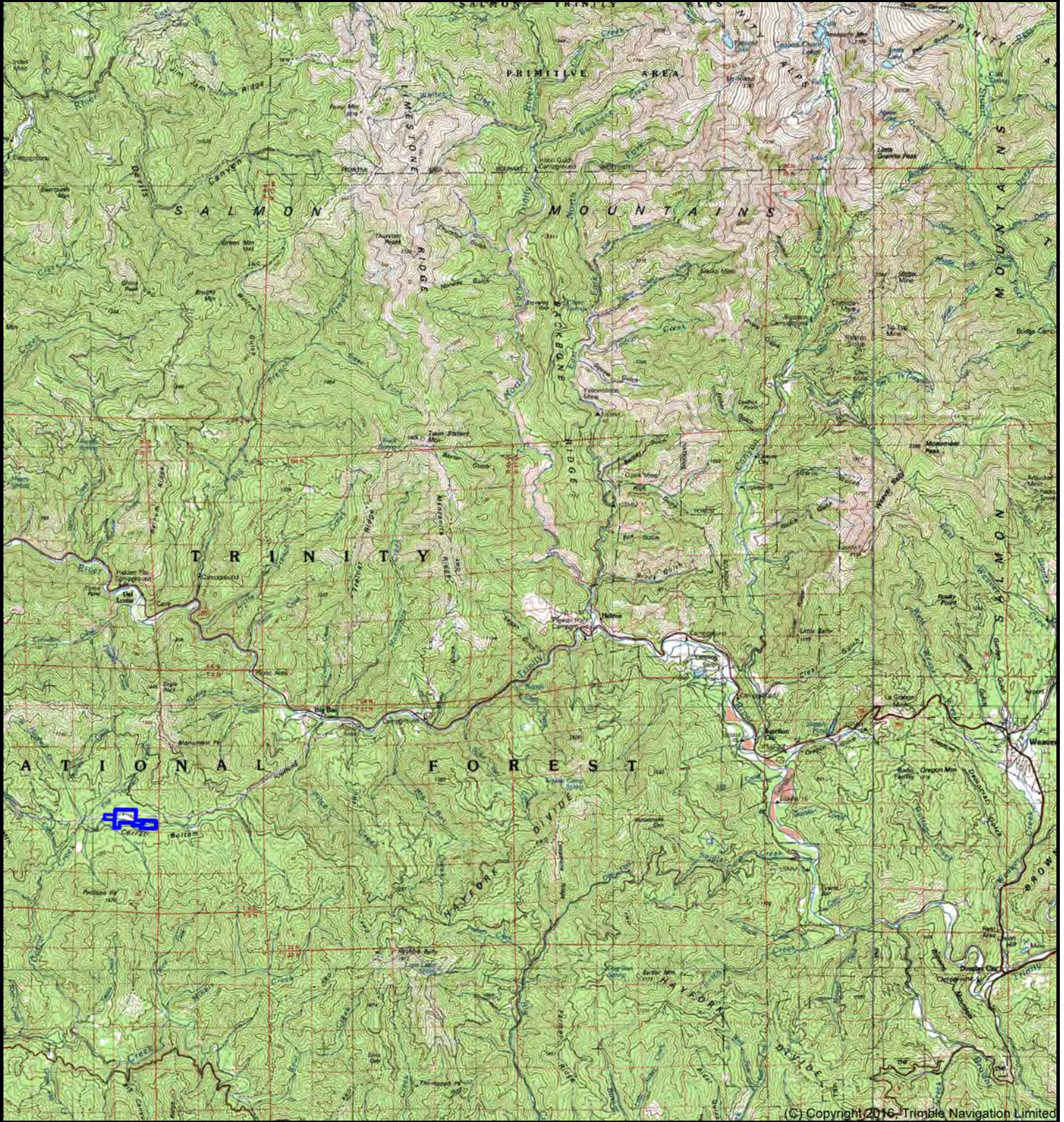
(C) Copyright 2016, Trimble Navigation Limited

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.

Corral Creek Ranch
186.58 +/- acres
Trinity County, CA

Bill Wright
Shasta Land Services, Inc.
530-941-8100
billwright@ranch-lands.com
www.ranch-lands.com

TNP 24001



(C) Copyright 2016, Trimble Navigation Limited

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.







