

# Clover Creek Ranch

Shasta County, CA

MLS 25-1032

911 acres +/-



**BILL WRIGHT**  
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**[See the video & photos on our web site!](#)**

# 911 ac Clover Creek Ranch

Oak Run, CA

The Clover Creek Ranch is located about 30-minute drive east of Redding, CA just a few mile past the small town of Oak Run, CA which is about halfway between Portland, OR and San Francisco, CA. Oak Run, CA is just a few miles down the road towards Redding and has a grocery store, elementary school, and the post office.

The ranch has about 460 acres with Timber resources validated with an opinion by a registered professional forester reflect 98% Ponderosa Pine (over 2.8 million mbf) and about 2% Incense Cedar. The ranch has tremendous wildlife habitat with over a mile of Clover Creek flowing through the ranch. Very accessible yet private. The wildlife habitat is tremendous with Clover Creek flowing through the ranch, springs, an irrigation ditch, the Murphy ditch, traverses the property providing additional water for wildlife. Topography, Timber, Water & vegetation all create a wonderful and diverse landscape. Fishing on Clover Creek. Deer, quail, dove, wild turkeys, wild pigs, even Elk are all on the ranch. Appears to be a good opportunity for the California PLM (Private Lands Management Program) which in return for wildlife habitat improvements can extend hunting seasons and tag opportunities.

**HYDRO PLANT ROYALTY:** The ranch has a monthly royalty income generated from a Hydro Plant on Clover Creek located just to the southwest of the ranch.

**REAL ESTATE TAXES & SAVINGS:** The ranch is in the “Williamson Act” which results in lower real estate taxes - taxes are computed based upon a properties agricultural income rather than assessed on current market value. For instance, the real estate taxes in 2024 were \$1,100 on the entire ranch. Approximately 911.62 acres; Shasta County Assessor’s Parcel Numbers as follows: 098-230-016, 098-230-044, 098-600-013, and 098-600-016

The entire ranch is contiguous – a small portion of APN 098-230-044 is across the Oak Run to Fern Road, approximately 10 acres or so.

**GENERAL AREA:** The 911ac Clover Creek Ranch is near the small community of Oak Run, CA and only about 30 minutes or so to the west from the ranch is the City of Redding - the largest city and county seat for Shasta County. Redding offers goods and services from local merchants and a variety of national franchises. Two Redding hospitals as well as a private hospital serve the area’s medical needs. Two college campuses are in Redding. Shasta College offers associate degrees in a variety of fields. Simpson University is a private university serving California for nearly 100 years also and also offers four-year degree programs, as well as credential programs for teachers. University extension programs are also available for those wishing to pursue a four-year degree from California State University, 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 hangers. There are also private hangers situated at the airport for both rent and sale.

The celebrated “Sundial Bridge” is also located in Redding on the Sacramento River near the Turtle Bay Exploration Park along with the McConnell Arboretum & Botanical Gardens. 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. Recreation opportunities are superb all within a short distance: Shasta Lake, Whiskeytown Lake, and Trinity Lake offer tremendous recreation; boating, water skiing, hiking, camping, and fishing, the Sacramento River, the McCloud River, Hat Creek, 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.

**ASKING PRICE: \$2,495,000** Shasta County MLS 25-1032 Great opportunity for a recreation property with hunting & fishing plus hydro plant royalty income – design your own cabin or home and enjoy!

For more information and to tour the ranch, please call:

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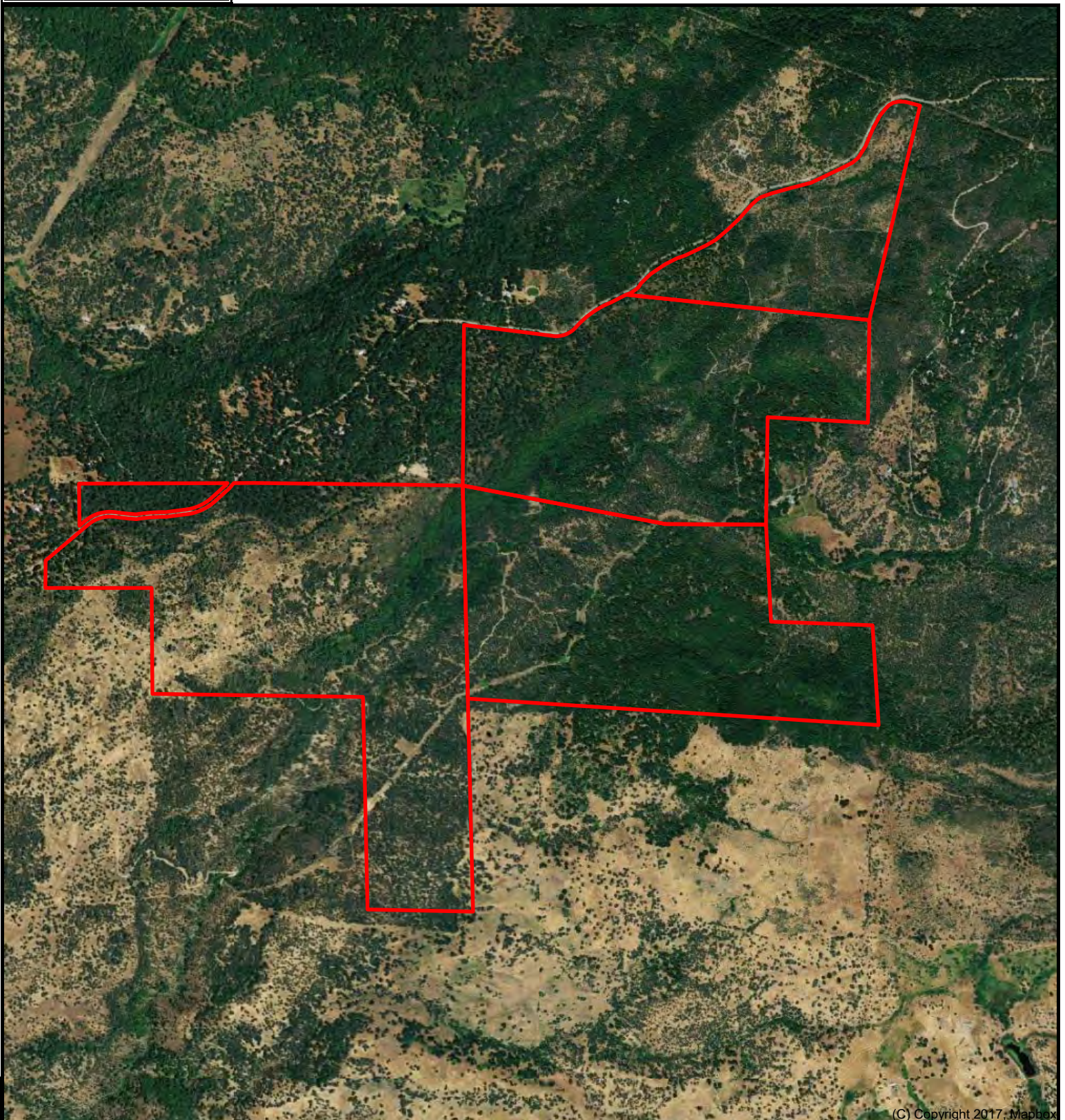
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**Clark Ranch**  
**Oak Run, CA**  
**911 acres +-**

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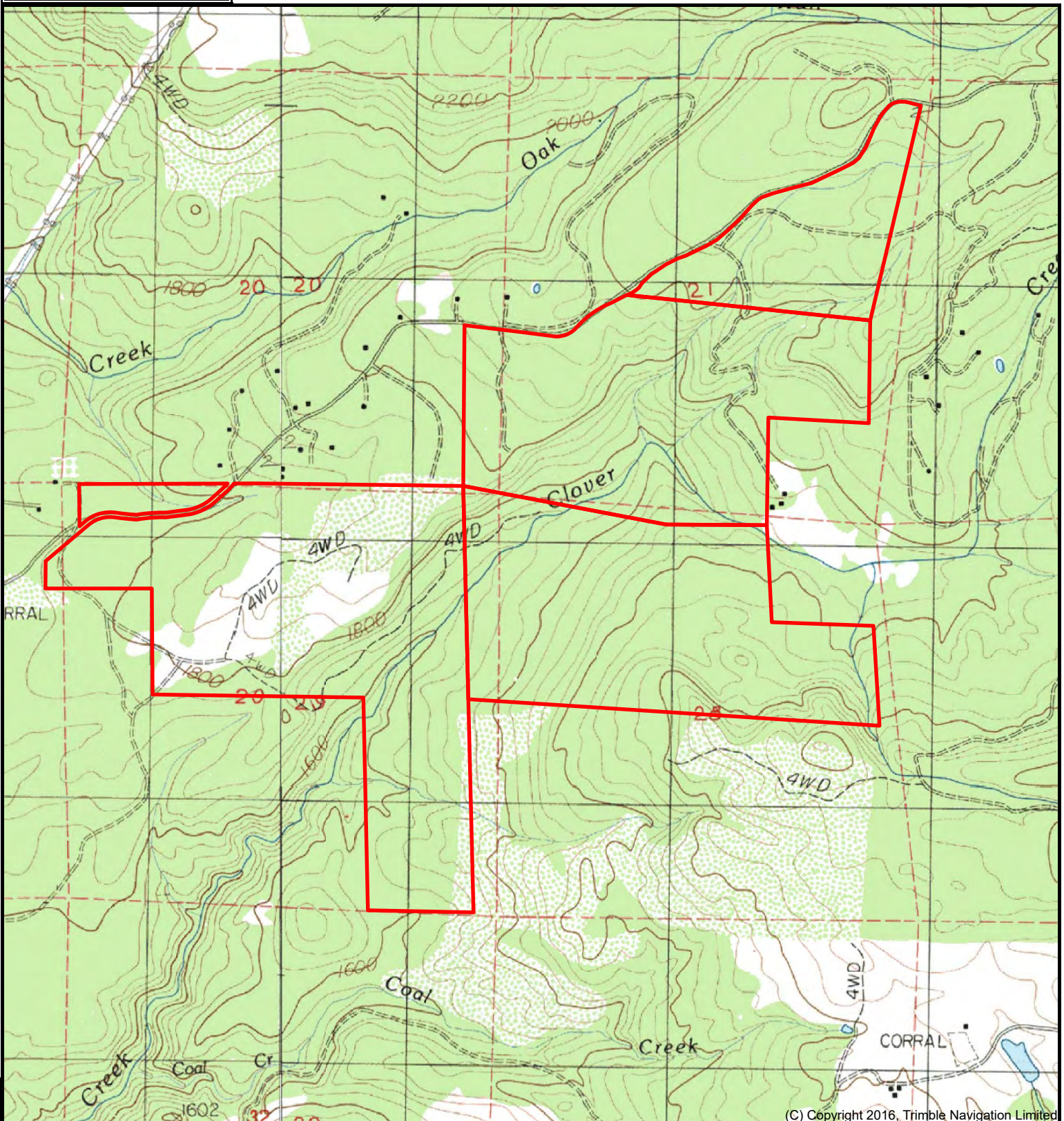
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