

Devine Ranch

Cottonwood, CA

295 acres+-



BILL WRIGHT
SHASTA LAND SERVICES, INC.

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Redding, CA 96002

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LOCATION: The Devine Ranch is located just about 15 minute drive west of Cottonwood, CA which is about halfway between Portland, OR and San Francisco, CA. Located just north of Red Bluff, CA the ranch is about a 3-4 hour drive from the Bay Area.

DESCRIPTION: The Devine Ranch consists of about 295 acres, all contiguous, fronting Cottonwood Creek. Beautiful, level fields, meadows, oak trees, with excellent access off Gas Point Road and Meadow Oak Lane to the with good roads providing interior access to the balance of the ranch.

Approximately 295 deeded acres according to the Shasta County Assessor's Office. There are two (2) Shasta County Assessor Parcel Numbers: 207-100-004 and 207-60-072

Both parcels have frontage on Cottonwood Creek. Beautiful fields and oak trees with great views of Mt. Lassen Mountain range to the east. Two (2) legally saleable parcels that are contiguous and operated as one unit, however, are legal parcels and easily separated with separate access points.

20 acres at the end of Meadow Oak Drive with the Main Home, hay barn & pen, and a shop/storage building. Very nice pool & patio overlooking the meadow below and down to the creek. Domestic well & septic. Solar system and a generator back up for the home. The lower field along the creek is farmed to grain hay each year.

275 acres with frontage on Gas Point Road as well as Cottonwood Creek is developed into cattle, horses, and grain hay farming. There are 2 homes – one large mfg home rented out & one smaller caretaker home. Both homes are in very good condition. Two domestic wells and septic systems. There is a large hay barn and a Quonset shed used for hay and equipment storage both in excellent condition. Pipe & metal corrals well set up to sort and load cattle with water troughs.

The ranch has excellent fences that have all been built over the last 10 years or so. Perimeter fenced, a fenced lane down the center of the ranch and cross fenced into 12 fields for easy rotation and gathering. Water troughs are located in each field for good cattle & horse water.

On the southerly portion of the ranch towards the creek, a 16" ag well was drilled and set up in 2008 with underground mainline & low head valves set up in 2008-2009. These fields are now dry farmed on a sharecrop basis – around 300 tons of grain hay put up each year. Typically, in the early summer, late May early June or so, the hay is harvested, and the cattle are then rotated through these fields on the aftermath through the fall.

ZONING: The easterly 275-acre portion of the ranch is zoned EA-AP (Exclusive Agriculture Agricultural Preserve) and a small portion EA (Exclusive Agriculture). This parcel is taxed under California's Land Conservation Act or "Williamson Act", which can lower the property taxes considerably. The property is assessed by its agricultural income value, not fair market value, resulting in lower annual real estate taxes.

The 20-acre parcel of the ranch with the main home, an equipment/storage barn, and a horse barn & pens, APN 207-060-072, is zoned A-1 "Limited Agriculture".

WATER: There are three (3) domestic wells on the property and one Ag well. On the west side of the ranch there is also an additional domestic well no longer in use that has been capped.

GENERAL AREA: The ranch is just about 8 miles of the small rural community of Cottonwood CA. Located right between Red Bluff to the south and Redding to the north: Cottonwood is a vibrant little town of about 3,500 in population – good schools and typical community services with shopping, banking, etc. The annual Cottonwood Rodeo is held each Mother's Day weekend for the last 63 years!

Only about 25 minutes away from the ranch is Redding - the largest city and county seat for Shasta County about 15 miles to the north. 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 "Sundial Bridge" is located in Redding on the Sacramento River near the Turtle Bay Park & 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. Recreation opportunities are superb 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.

COMMENTS: Beautiful ranch, very accessible yet private., quail, dove, wild turkeys, wild pigs, and black bears are all found on the ranch. Cottonwood Creek for wonderful family recreation and a great swimming hole. Opportunity for your new family ranch!

PRICE: \$2,595,000. Two legally separate parcels.

For more information and an appointment to see the Devine Ranch, please call:

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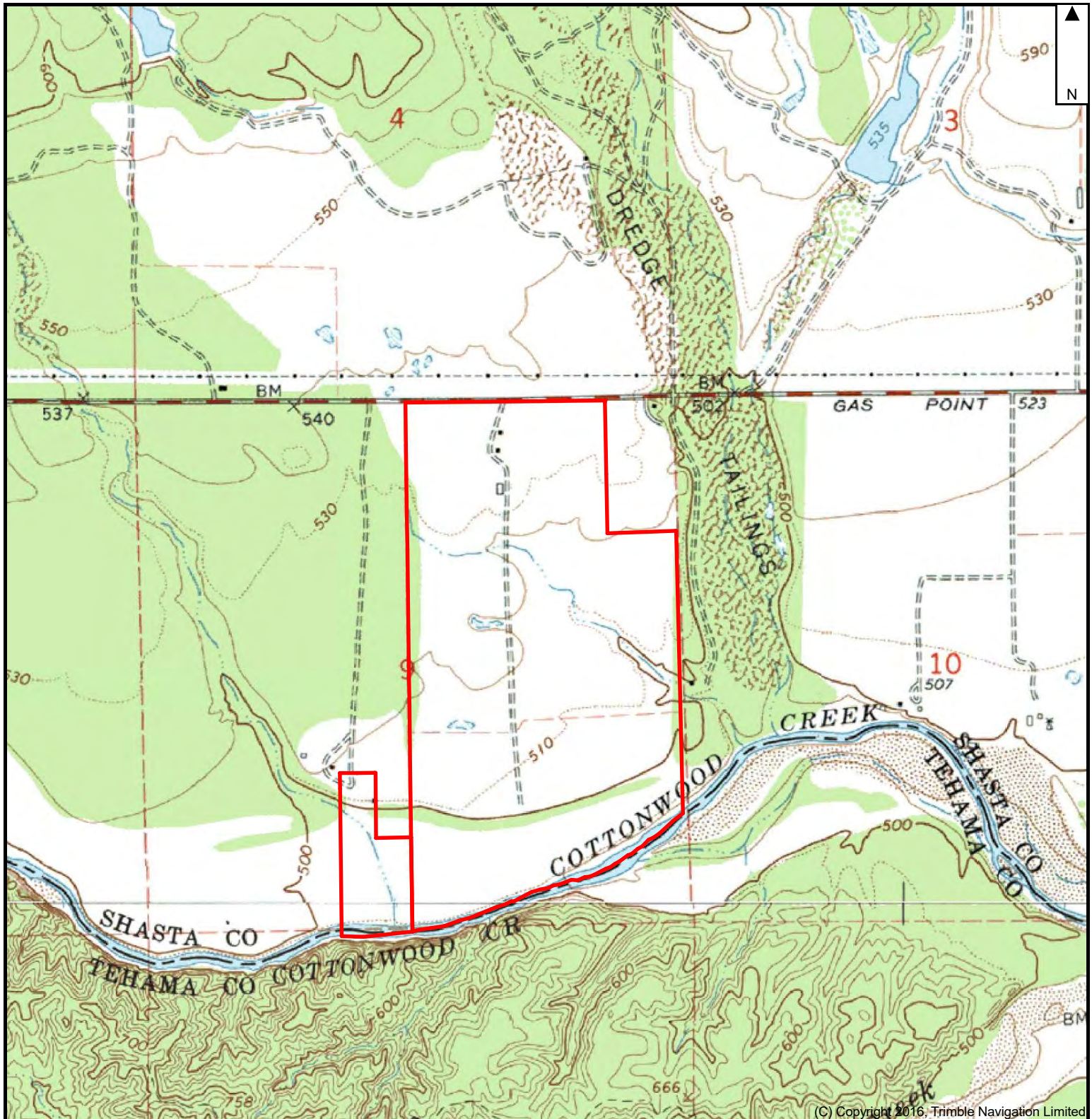
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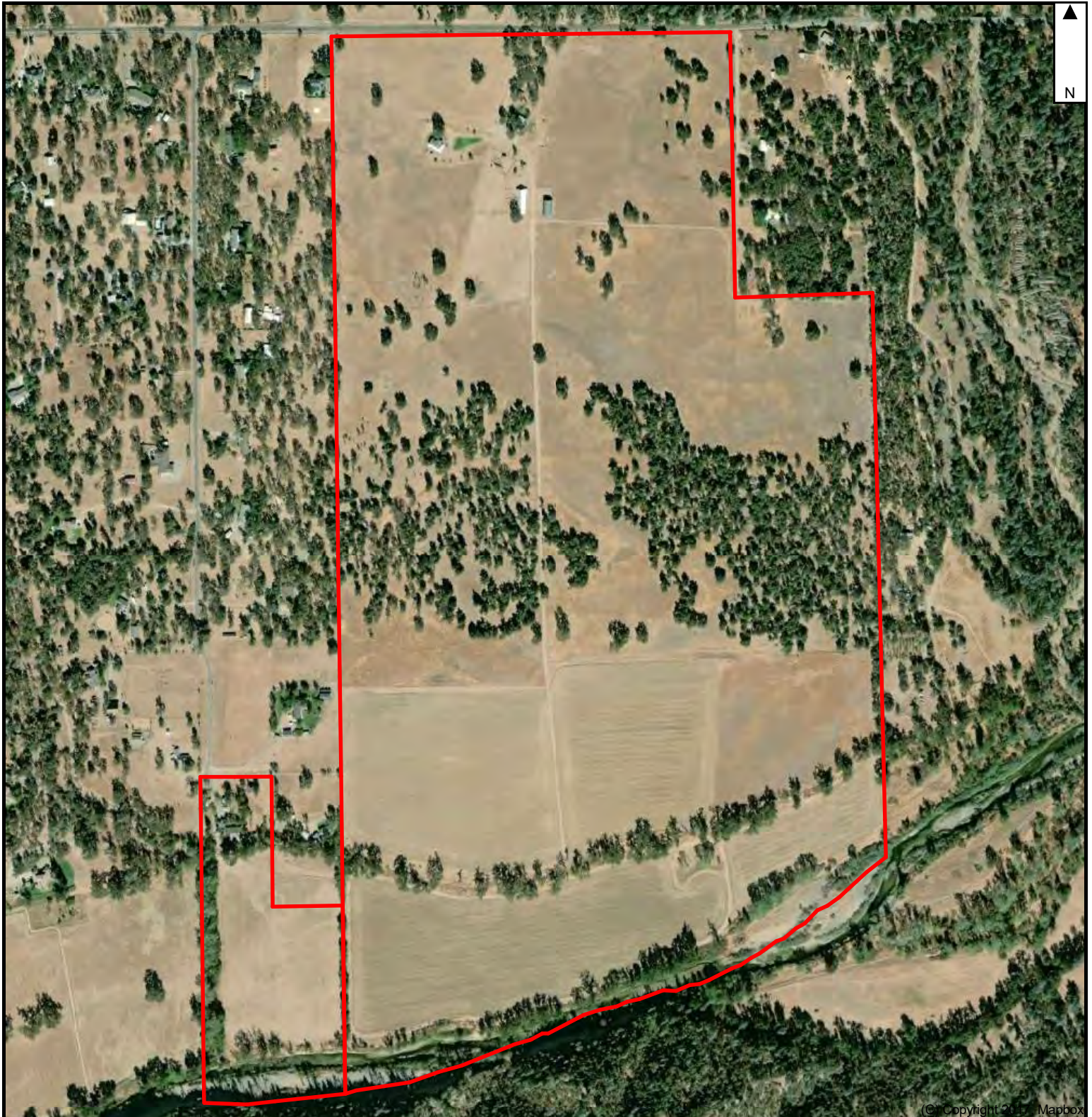
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