

# 275 acres

Cottonwood, CA



**BILL WRIGHT**  
**SHASTA LAND SERVICES, INC.**

358 Hartnell Avenue, Suite C  
Redding, CA 96002  
**(530) 941-8100**

[www.ranch-lands.com](http://www.ranch-lands.com)

# 275 Acres on Cottonwood Creek

## Cottonwood, CA

Located just 15 minutes west of Cottonwood, California, Devine Ranch offers 275 acres of beautifully managed land fronting Cottonwood Creek—complete with sweeping views of the Mt. Lassen range. This is a well-appointed cattle and horse ranch in the heart of Northern California's ranching country, offering privacy, accessibility, and a strong agricultural foundation.

### Property Features

- Gently rolling meadows, open fields, and mature oak trees
- Excellent access from Gas Point Road with interior ranch roads
- Strong perimeter fencing and cross-fencing—12 rotational pastures
- Central fenced lane for efficient cattle movement
- Water troughs in every field, supported by a livestock water system
- Approx. 60± acres are farmed annually for grain hay
- 150–300 tons of hay harvested each year (sharecropped); cattle graze the aftermath into fall
- **Equestrian-friendly layout**—ample grazing, pipe corrals, and a spacious barn with stalls and hay storage
- **Wildlife-rich setting**—Cottonwood Creek frontage attracts deer, quail, waterfowl, wild turkeys, and dove to the ranch throughout the year!

### Water & Infrastructure

- 16" ag well with underground mainline & low-head valves (installed 2008–2009)
- Two domestic wells and updated septic systems
- Large hay barn and Quonset-style shed for hay and equipment
- Additional tack room and storage barn & storage sheds
- Pipe corrals for sorting and loading cattle
- Excellent roads and easy trailer access throughout the ranch

### Residences

- 1,900± sq. ft. manufactured home (rented; tastefully remodeled)
- 900± sq. ft. caretaker home, in good condition
- Both homes are well-positioned for privacy and function

### Zoning & Tax Benefits

- Enrolled in the **California Land Conservation Act (Williamson Act)**
- Enjoy substantially reduced property taxes based on agricultural production rather than market value

---

### About the Area

Devine Ranch is just 8 miles from the historic town of Cottonwood, nestled between Red Bluff and Redding. With a population of around 3,500, Cottonwood offers a small-town western feel with schools, shopping, banking, and a strong sense of community. The town hosts the beloved Cottonwood Rodeo every Mother's Day weekend—celebrated for over 60 years.

Only 25 minutes away, Redding serves as the commercial and medical hub of the region. It's home to:

- Major hospitals and medical services
- Shasta College and Simpson University

- Airport with commercial service (RDD) and private FBO (Redding Jet Center)
- Cultural sites like the **Sundial Bridge**, Turtle Bay Exploration Park & Museum

## Recreation

Outdoor enthusiasts will appreciate nearby access to:

- Shasta Lake, Trinity Lake, and Whiskeytown Lake
- World-class fly fishing on the Sacramento River, Hat Creek, McCloud & Fall Rivers
- Hiking, boating, water sports, and snow recreation at Mt. Shasta and Lassen National Park
- Golf at Tierra Oaks or Riverview Country Club

---

### Also Available:

An adjoining **20-acre parcel** with additional Cottonwood Creek frontage and a beautifully finished 3,400 sq. ft. home can be purchased separately or together—offering even more flexibility and space for your dream ranch estate. See our web site, [www.ranch-lands.com](http://www.ranch-lands.com), for more details.

---

### A True Northern California Ranch Opportunity

Whether you're raising cattle, growing hay, or simply enjoying the quiet beauty of ranch life, Devine Ranch is a rare find.

Horse owners will especially appreciate the thoughtfully designed setup: pipe corrals, fenced pastures, water in every field, and a central lane for easy movement. The barn is ideal for both horses and livestock, with stall space, hay storage, and easy access to riding areas. There's plenty of room to ride out across open fields or along scenic Cottonwood Creek. With its natural setting, Cottonwood Creek frontage, and open habitat, the ranch is alive with wildlife—**deer, quail, dove, wild turkeys, and seasonal waterfowl** are frequent visitors. The creek also provides a wonderful swimming hole for family fun in the warmer months.

**ASKING PRICE:** \$1,700,000

To learn more about this opportunity and see the property call:

**BILL WRIGHT**  
**SHASTA LAND SERVICES, INC.**

358 Hartnell Avenue, Suite C

Redding, CA 96002

Office **(530) 221-8100**

Cell **(530)-941-8100**

DRE # 01402904

[www.ranch-lands.com](http://www.ranch-lands.com)

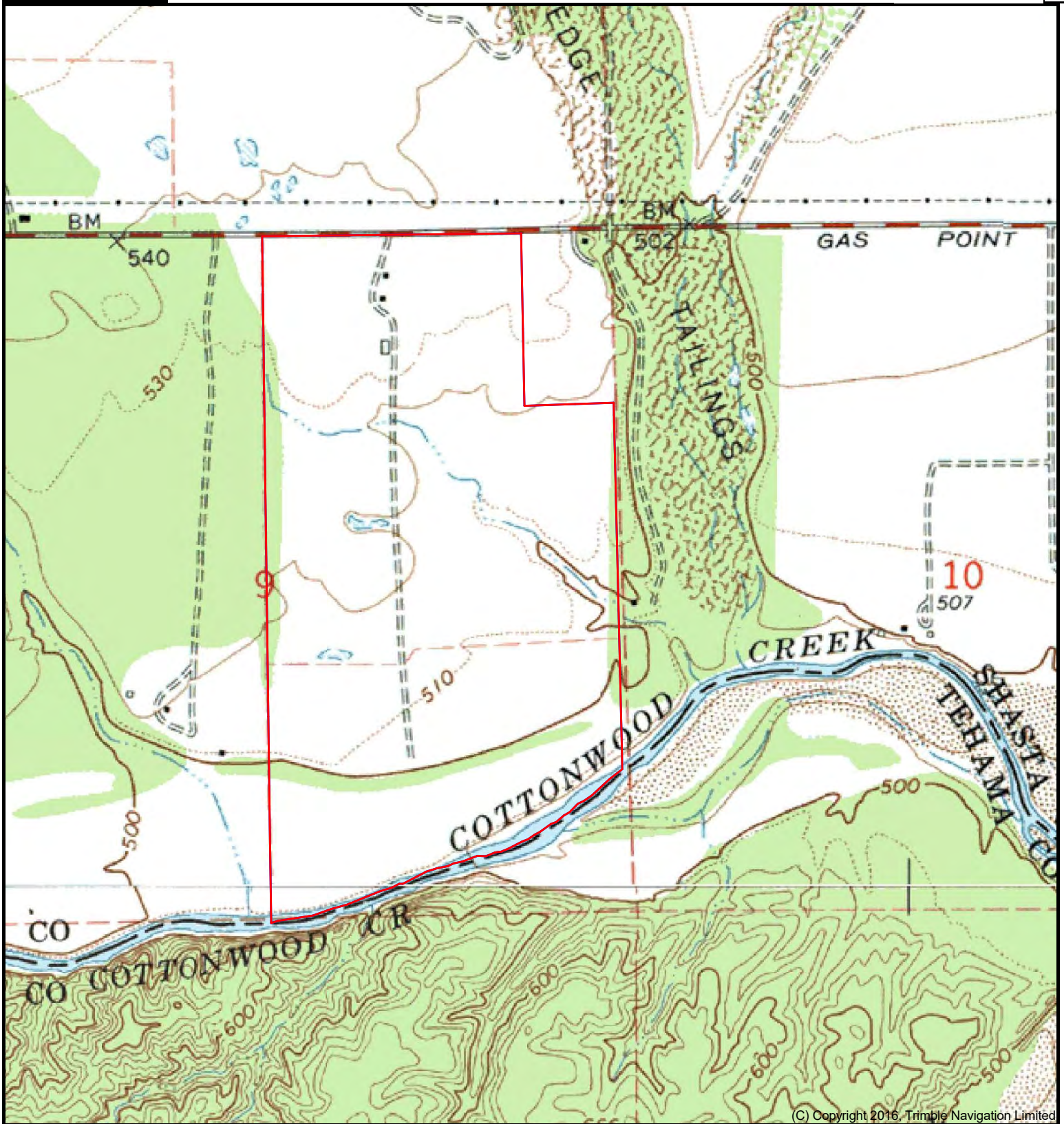
This property submittal has been prepared solely for information purposes. The information contained herein has not been independently verified by Shasta Land Services, Inc. makes no representations or warranties. Each potential investor is relying on his own independent investigation and verification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



**Devine Ranch**  
**275 +- acres**  
**Cottonwood, CA**

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

TNP 22021



(C) Copyright 2016, Trimble Navigation Limited

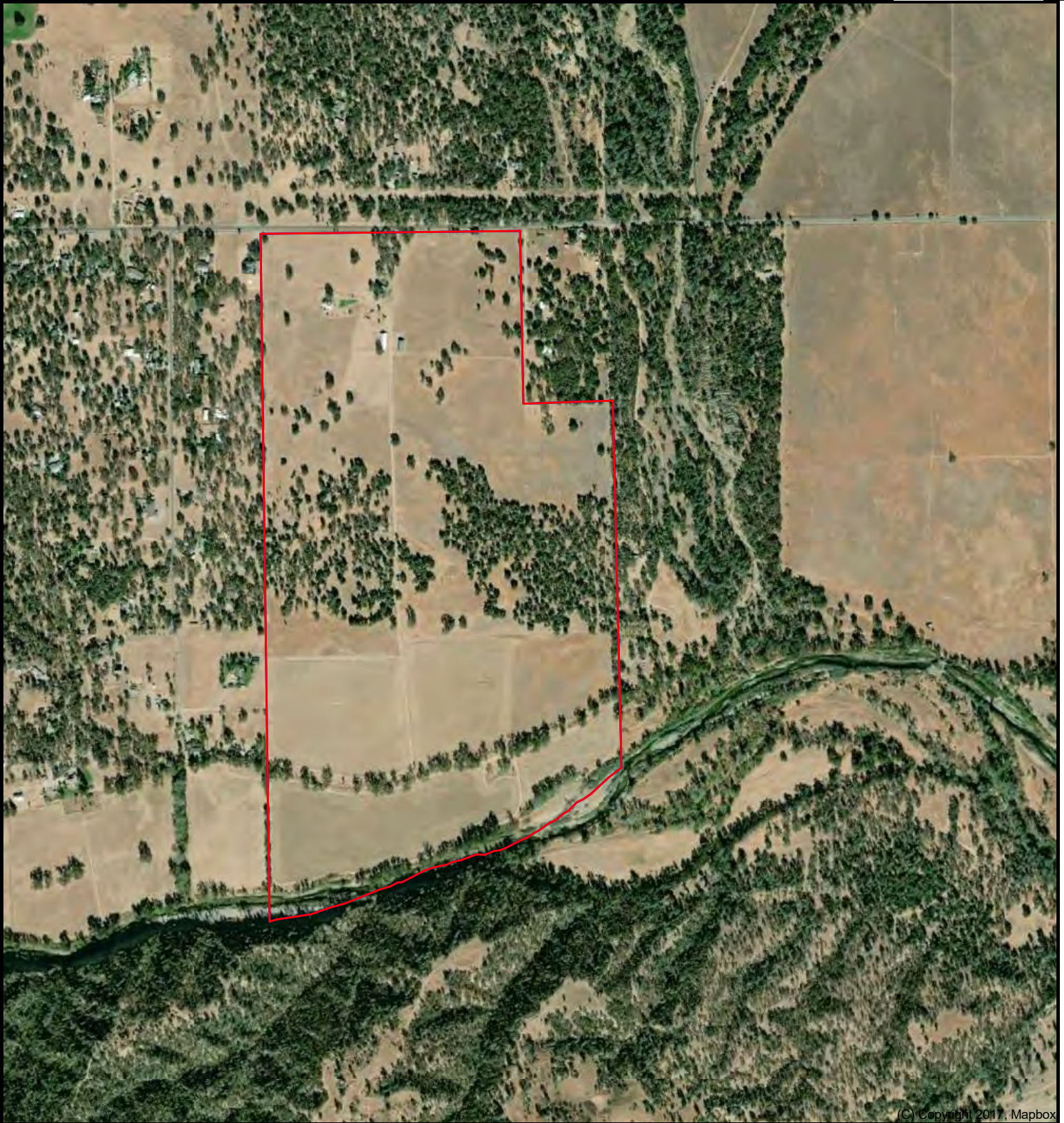
DISCLAIMER: The information contained herein is as obtained by this broker from sellers, owners, or other sources. This information is considered reliable, neither this broker nor owners make any guarantee, warranty or representation as to correctness of any data or descriptions and the accuracy of such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



**Devine Ranch**  
**275 +- acres**  
**Cottonwood, CA**

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

TNP 22021



(C) Copyright 2017, Mapbox

**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.









