

# Sacramento River

Red Bluff, CA

20 acres +- & Home



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[See the video & photos on our web site](#)

# 20 acres & Home on the Sacramento River

Red Bluff, CA

Set along a quiet stretch of the Sacramento River just upstream of Bend Bridge, this rare ±20-acre riverfront property offers the kind of setting that's getting harder to find—private, scenic, and deeply connected to the outdoors. With approximately 968 feet of river frontage, the property captures a premier section of water, with a productive riffle just downstream known locally for trout and seasonal steelhead fishing.

The land itself is classic Sacramento River corridor—most of the acreage sits on an elevated bench above the river, providing usable, level ground and sweeping views, while a gentle hillside drops down to the water's edge beneath a canopy of mature Valley Oaks. The shade, topography, and river access create a park-like environment that feels both expansive and intimate.

The home is a 1,716 sq. ft. manufactured residence (built in 2002) on a permanent foundation, offering 3 bedrooms and 2 full bathrooms. It's supported by a well and septic system, with a fenced area surrounding the home for added usability and privacy. Whether used as a full-time residence, second home, or river retreat, the infrastructure is in place to enjoy the property from day one.

This stretch of river is part of a thriving riparian ecosystem—frequent visitors include deer, wild turkey, waterfowl, osprey, hawks, and bald eagles, with salmon and steelhead runs supporting the broader wildlife cycle. Located just a few miles from Red Bluff, you're close to everyday amenities while still enjoying a true rural setting. Red Bluff is known for its agricultural roots, small-town character, and access to outdoor recreation, including the Sacramento River, Lassen foothills, and nearby public lands. It also hosts events like the Red Bluff Round-Up, one of the largest rodeos in the country, adding to the area's strong Western heritage.

It is a rare opportunity to own a substantial piece of Sacramento River frontage with a comfortable home base—ideal for those seeking space, water, and a lifestyle centered around the outdoors. Whether you're envisioning a quiet river getaway, a basecamp for outdoor recreation, or a long-term investment in Northern California land, this property offers a compelling combination of water, wildlife, and natural beauty in a highly desirable location. 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: \$899,000 – subject to a Lot Line Map to be completed. Adjoining 20+- acres available!**

**Appointment Only! Please call:**

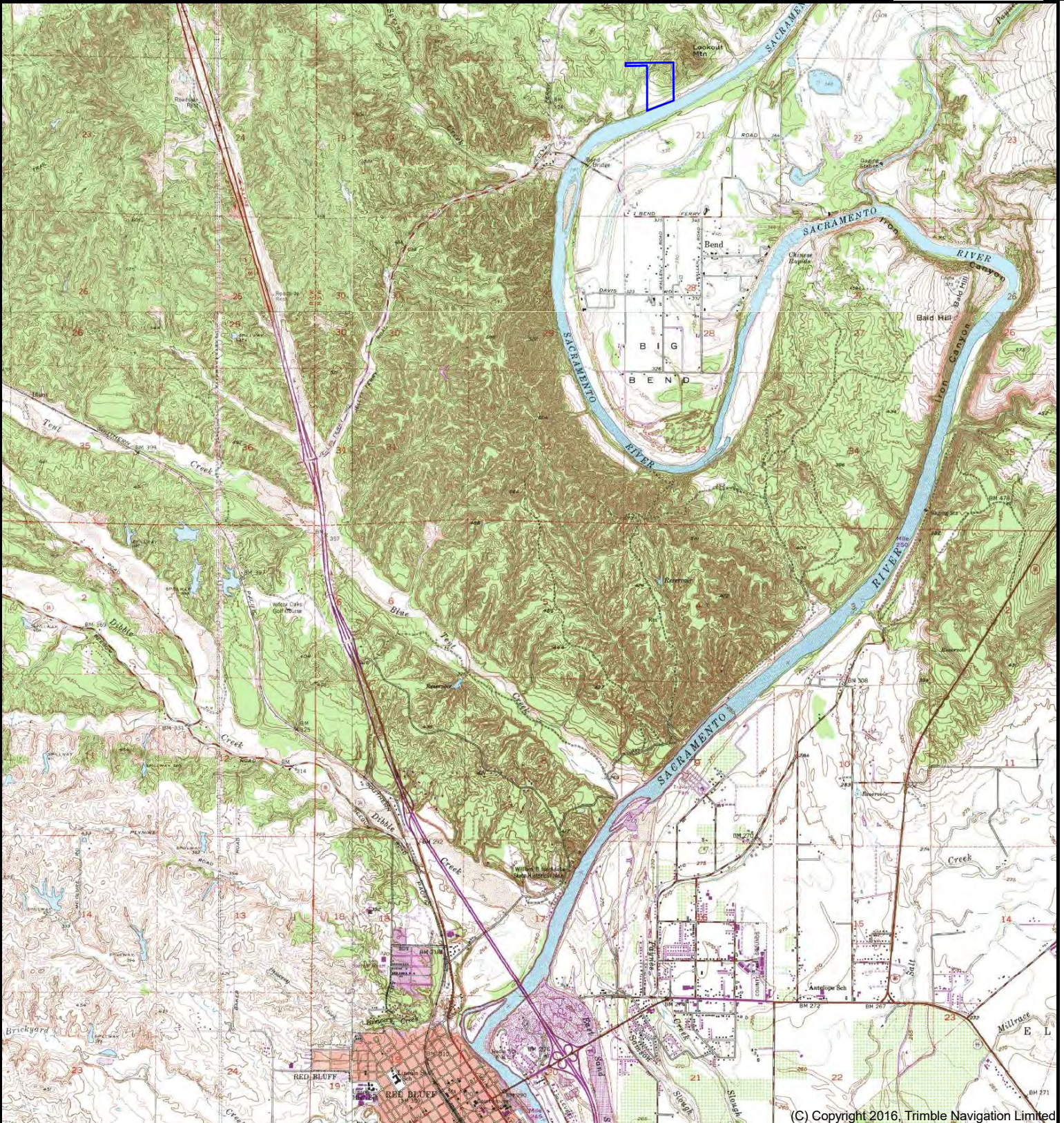
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# Sacramento River frontage 20+- acres with Home Red Bluff, CA

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TNP 26006



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20+- acres with Home  
Red Bluff, CA**

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