

Sacramento River

Red Bluff, CA

20 acres +- & Home



**BILL WRIGHT & DAN RHODES
SHASTA LAND SERVICES, INC.**

358 Hartnell Avenue, Suite C

Redding, CA 96002

(530) 941-8100

billwright@ranch-lands.com

www.ranch-lands.com

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 – adjoining 20+- acres downstream may also be available!

Appointment Only! Please call:

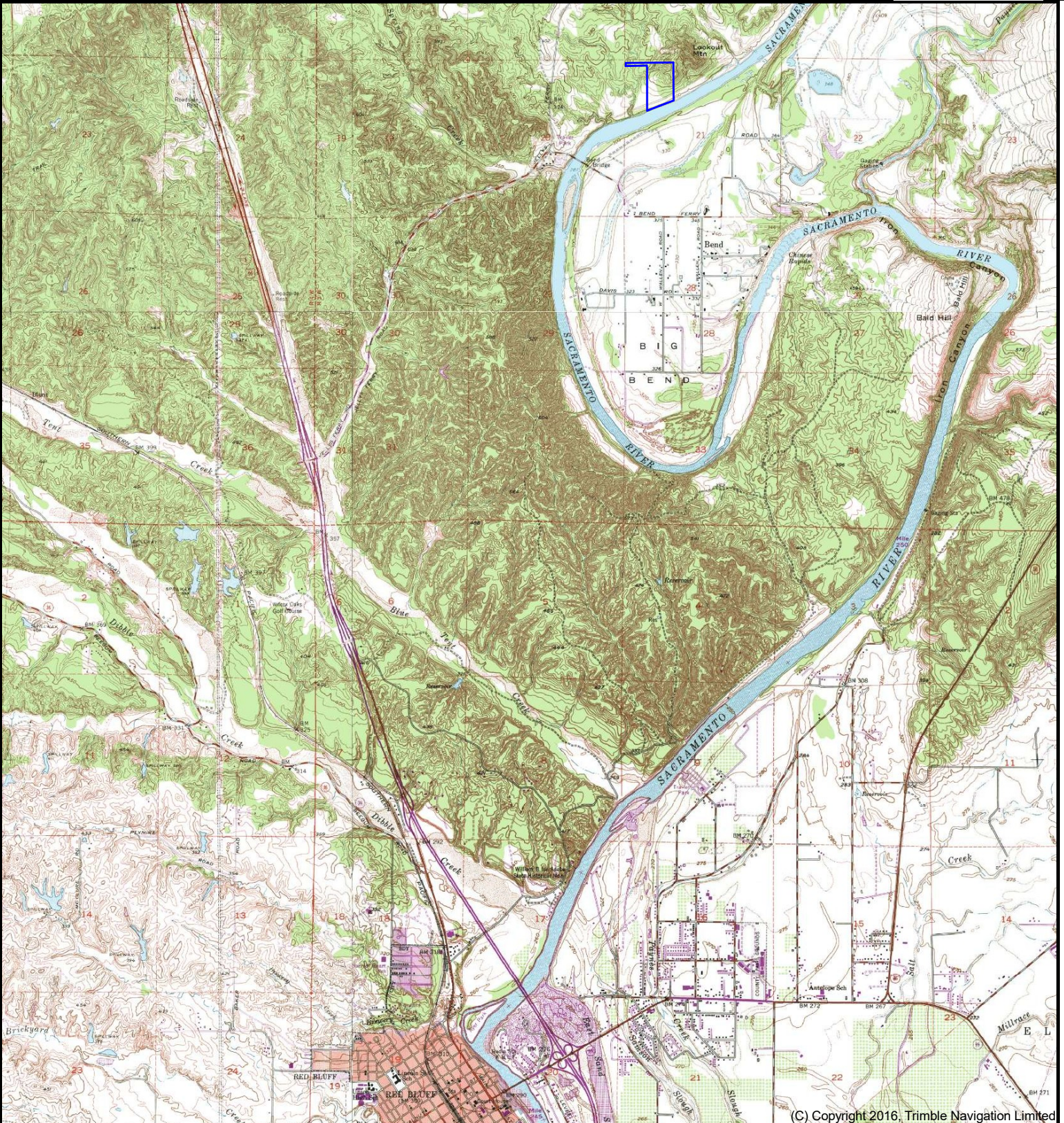
Bill Wright or Dan Rhodes
SHASTA LAND SERVICES, INC.
358 Hartnell Avenue, Suite C
Redding, CA 96002
(530) 941-8100
DRE# 01402904
www.ranch-lands.com

This property submittal has been prepared solely for information purposes and 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.

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

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

TNP 26006



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.

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

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

TNP 26006



(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.



*OUTLINES ARE APPROXIMATE









