

Sacramento River

Red Bluff, CA

20 acres +/-



**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 on the Sacramento River

Red Bluff, CA

Located just upstream of Bend Bridge along the Sacramento River, this ±20-acre parcel offers a beautiful and versatile canvas in one of the area's most desirable riverfront settings. With approximately 400 feet of frontage, the property enjoys direct access to a stretch of river known for trout fishing and seasonal steelhead runs, with a productive riffle just downstream.

The landscape is defined by a mix of level ground sloping off the hillside and descending to the river, dotted with large, mature oaks that provide both shade and character. The setting feels natural and undisturbed—ideal for those looking to create a private retreat, recreational property, or future homesite.

A seasonal creek runs through and along the west side of the property, feeding a small pond and adding another layer of water, habitat, and visual appeal. Combined with the river frontage, this creates a diverse environment that supports abundant wildlife typical of the Sacramento River corridor, including deer, wild turkey, quail, waterfowl, raptors, and occasional sightings of river otter and other native species. Power is on the property in addition to an older ag well.

Just a short drive from Red Bluff, the property benefits from both convenience and seclusion. Red Bluff provides essential services, shopping, and dining, while maintaining a strong connection to agriculture and outdoor living. The surrounding region offers easy access to fishing, boating, hunting, and exploring the nearby foothills and public lands.

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: \$599,000 – adjoining 20+- acres upstream with a home also be available!

Appointment Only! Please call:

Bill Wright or Dan Rhodes
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DRE# 01402904

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**Sacramento River frontage
approx. 20 acres
Red Bluff, CA**

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TNP 26006



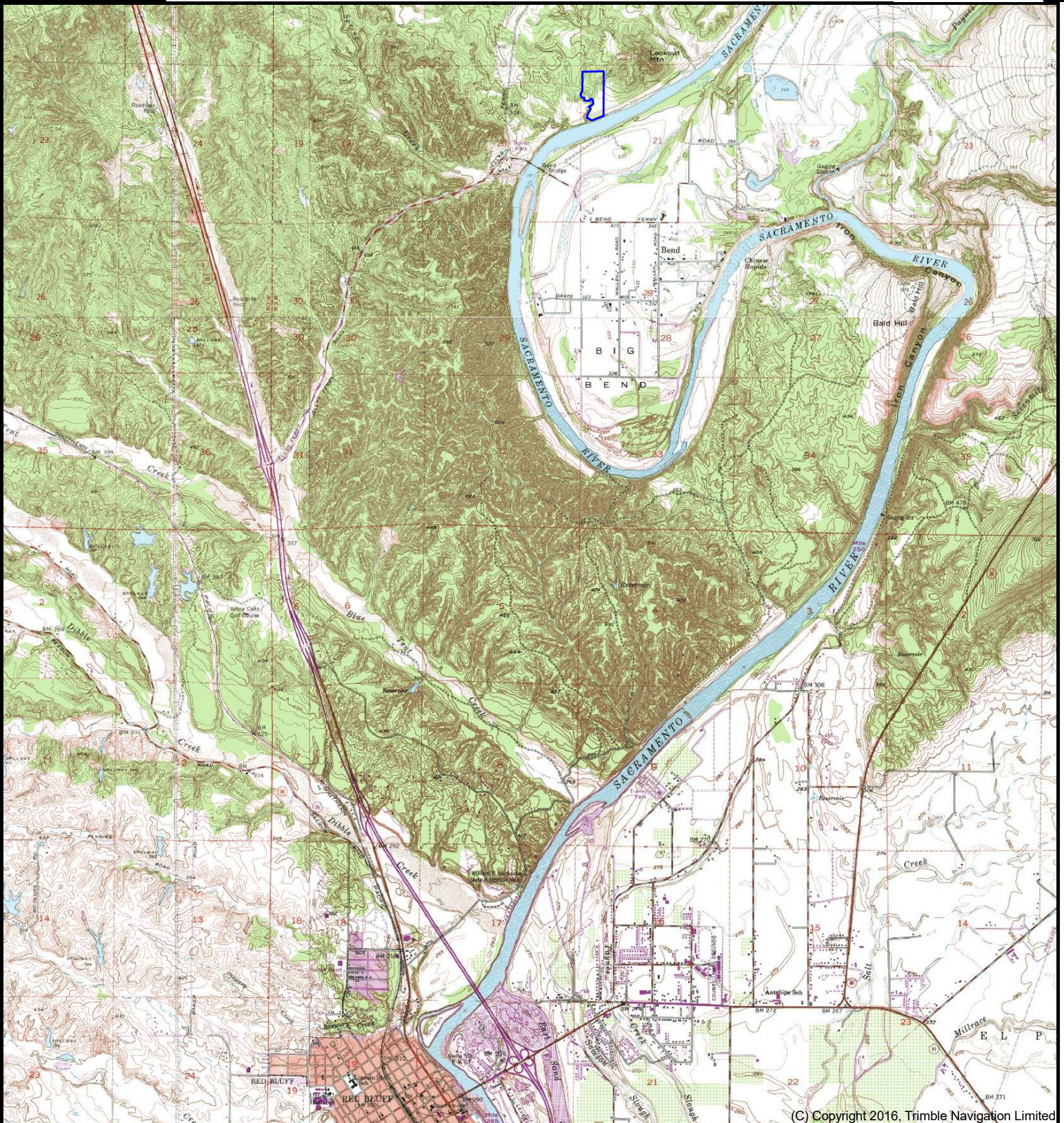
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*OUTLINES ARE APPROXIMATE

