

Allen Ranch

Redding, CA

507 acres+-



BILL WRIGHT
SHASTA LAND SERVICES, INC.
358 Hartnell Avenue, Suite C
Redding, CA 96002
(530) 941-8100

www.ranch-lands.com

507-acre ALLEN RANCH

Redding, CA

The Allen Ranch is ideally located just a 10-minute drive west of downtown Redding, California, offering a rare combination of privacy, natural beauty, and exceptional convenience. Situated in the heart of Northern California, the property lies approximately midway between San Francisco and Portland, making it easily accessible from both major metropolitan areas while maintaining a peaceful rural setting.

Encompassing approximately 507.74 contiguous acres, according to the Shasta County Assessor's Office, the ranch consists of five separate assessor parcel numbers and presents a unique opportunity for ranching, recreation, investment, or the development of a private family retreat. The property's size, configuration, and location provide excellent flexibility for a variety of agricultural and lifestyle uses.

The landscape is characterized by gently rolling terrain, open grasslands, and scattered mature oak trees that create a classic Northern California ranch setting. Numerous elevated building sites capture sweeping views of the surrounding countryside, including spectacular vistas of the Lassen Mountain Range to the east. A beautiful 2.5± acre pond, reportedly spring-fed and located along the western edge of the property, serves as a scenic focal point while enhancing the ranch's recreational and agricultural appeal. Clough Creek, a seasonal stream, traverses the ranch from north to south, creating a natural corridor that supports abundant wildlife and provides a potential water source for livestock. These water features, combined with the property's diverse topography, contribute to its natural beauty and create excellent habitat for deer, wild turkey, quail, dove, and other native wildlife.

The ranch supports populations of blacktail deer, wild turkey, quail, dove, and other native wildlife, making it an attractive property for outdoor enthusiasts. With its combination of productive grazing land, scenic views, abundant wildlife, and close proximity to Redding's shopping, healthcare, educational institutions, and transportation services, the Allen Ranch offers a highly desirable blend of rural living and modern convenience.

Whether envisioned as a working ranch, recreational retreat, investment holding, or future estate property, the Allen Ranch represents an outstanding opportunity to acquire a substantial landholding in one of Northern California's most sought-after regions.

ASSESSOR PARCEL NUMBERS & ZONING: The ranch consists of five (5) Assessor Parcels; 078-030-004 & 005; 111-090-008 & 010; and 111-100-014. The Shasta County Assessor Maps reflect the acreage of the five parcels totals about 507.74 acres.

ZONING: The majority of the Allen Ranch is zoned by Shasta County maps as R-R-T-BA-5. Rural Residential zoning allows mobile homes/manufactured homes, with a minimum parcel size of 5 acres.

REDDING & NORTHERN CALIFORNIA: The ranch is just a few miles from the center of downtown Redding, CA. Redding is the largest city and county seat of government. Located just minutes from downtown Redding, this property enjoys convenient access to the largest city and county seat in Northern California's Shasta County. Redding serves as the region's commercial, healthcare, educational, and transportation hub, providing a full range of services while maintaining proximity to some of California's most spectacular outdoor recreation.

The area is served by multiple medical facilities, including two major hospitals and a private medical center. Educational opportunities are abundant, with Shasta College and Simpson University located nearby, along with university extension programs that provide pathways to four-year degrees through California State University, Chico.

Redding Municipal Airport (RDD) offers commercial airline service and modern aviation facilities, while the Redding Jet Center provides comprehensive private and charter aircraft services for business and recreational travelers.

One of Redding's most recognized landmarks, the iconic Sundial Bridge, spans the Sacramento River adjacent to Turtle Bay Exploration Park and Museum. Golf enthusiasts enjoy a variety of nearby courses, including several public layouts and private clubs such as The Golf Club at Tierra Oaks and Riverview Golf & Country Club.

Outdoor recreation is truly exceptional. Within a short drive, Shasta Lake, Whiskeytown Lake, and Trinity Lake provide outstanding opportunities for boating, watersports, fishing, camping, and hiking. Anglers have access to some of California's premier fisheries, including the Sacramento River, McCloud River, Hat Creek, and Fall River, all renowned for world-class trout fishing. During the winter months, Mount Shasta, Lassen Volcanic National Park, and the surrounding mountain ranges offer skiing, snowboarding, snowmobiling, and endless opportunities to explore Northern California's scenic beauty.

COMMENTS: This beautiful ranch offers the perfect blend of accessibility and privacy, creating an ideal setting for a family retreat, recreational property, or legacy ranch. Rich wildlife habitat supports healthy populations of quail, dove, wild turkey, and California blacktail deer, providing outstanding opportunities for hunting, wildlife viewing, and outdoor enjoyment. A picturesque pond adds to the property's appeal, offering fishing, recreation, and a scenic focal point within the landscape. Whether you're looking to spend weekends outdoors, create lasting family memories, or establish your own private country getaway, this exceptional property presents a rare opportunity to own a truly special piece of Northern California.

PRICE: \$1,999,999 for 507+- acres. There is also an adjoining home & 4.74 acres available to the buyer of these 507 acres that can be purchased separately.

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

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Office **(530) 221-8100**

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

DRE # 01402904

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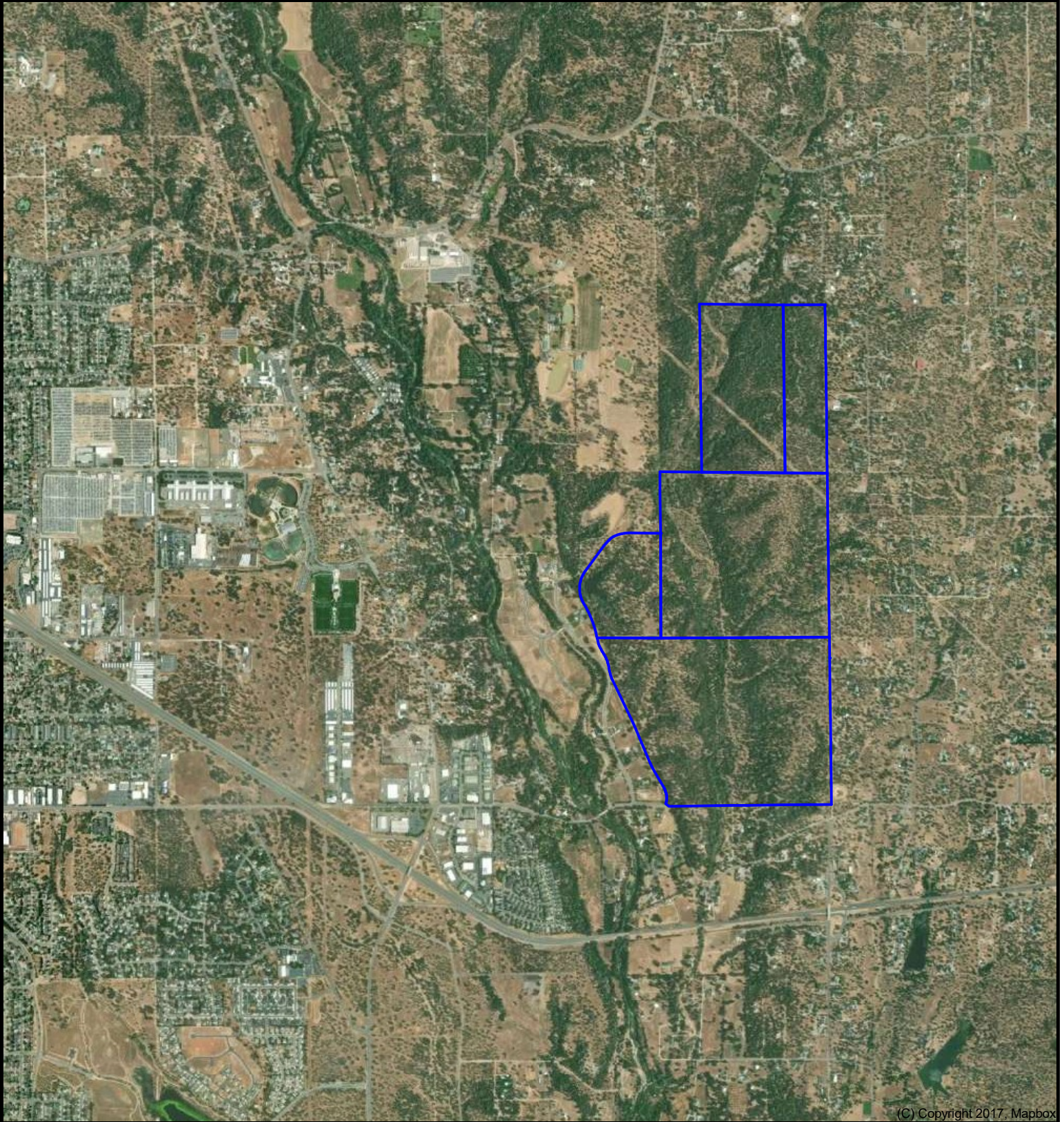
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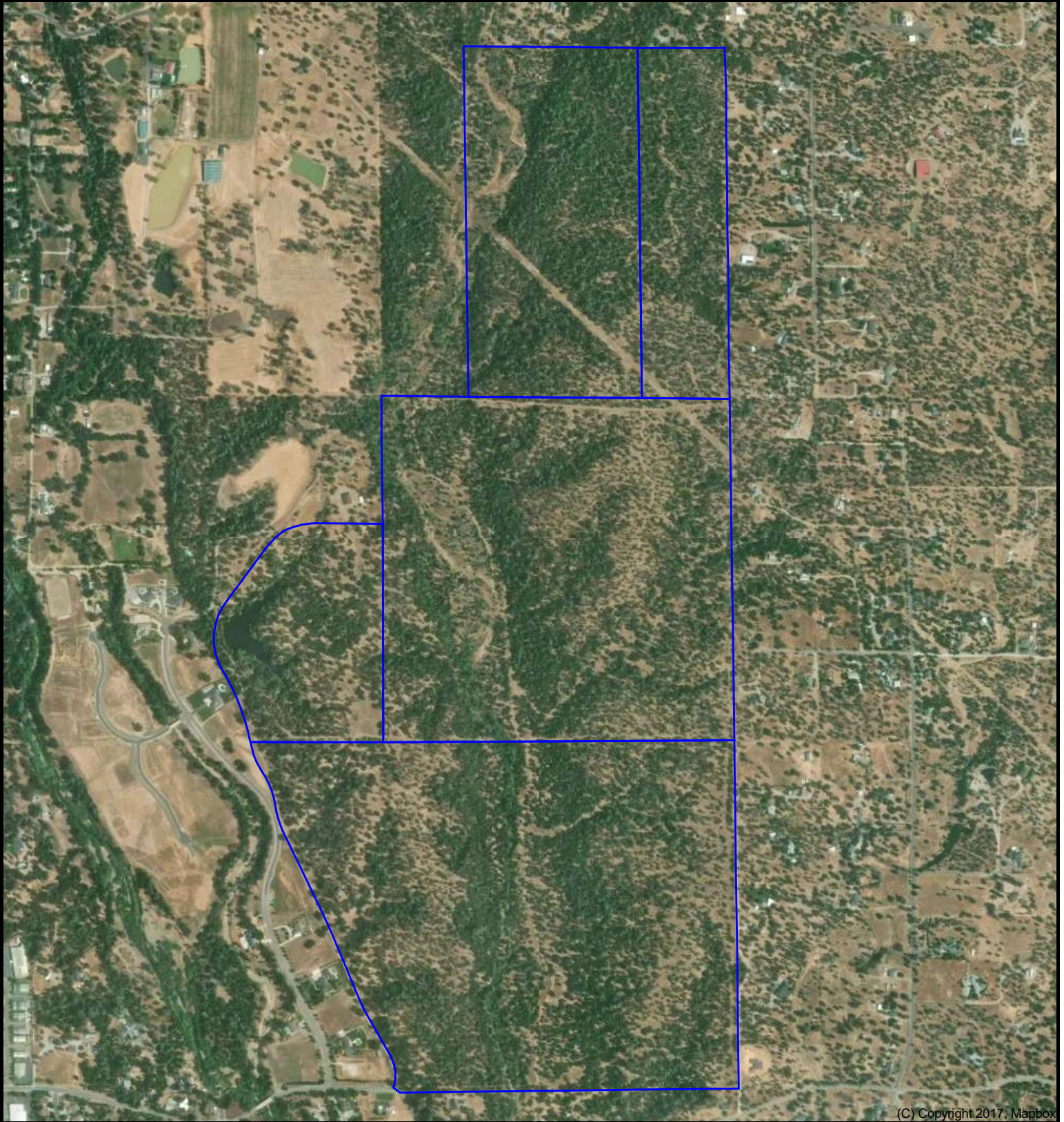
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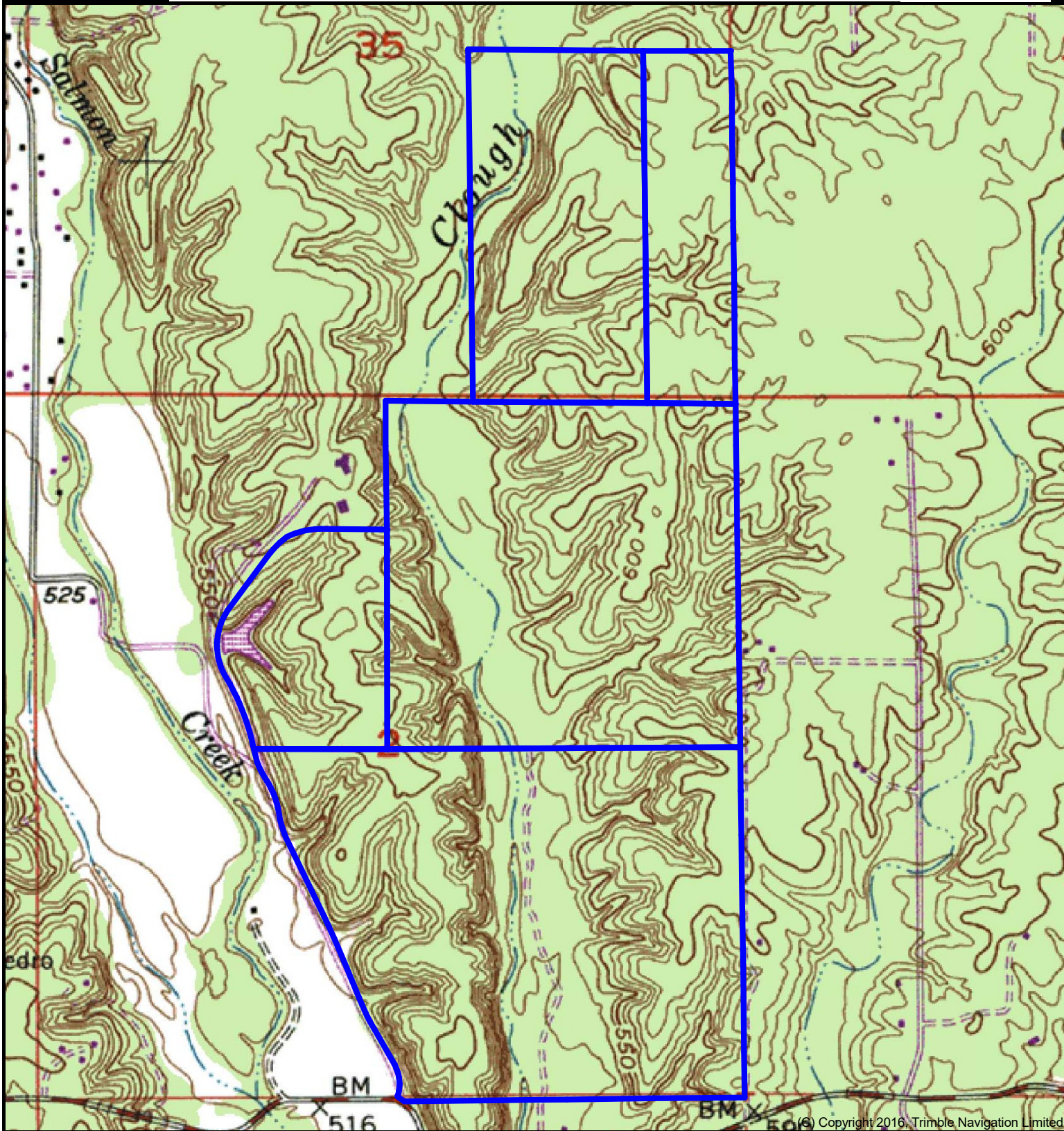
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