

# Troxell's Big Red Orchard

40 +- acres – Montgomery Creek, CA



*Historic orchard • Pre-1914 water rights • 400+ mature fruit trees •*

*Year-round Montgomery Creek*

**Bill Wright & Ben Urricelqui**  
**SHASTA LAND SERVICES, INC.**

358 Hartnell Avenue, Suite C

Redding, CA 96002

DRE#01402940

**530-221-8100**

**Ben Urricelqui cell (530) 949-8217**

**19269 Montgomery Valley Road  
Montgomery Creek, CA 96065**

Troxell's Big Red Orchard offers approximately 40 acres in the Montgomery Creek area, combining productive orchard ground, historic water, year-round creek frontage, mature fruit trees, pasture, country improvements, and generations of family history. The property provides an unusual opportunity to continue an established orchard tradition while also offering room for a family homestead, livestock, horses, recreation, gardening, or other rural pursuits. The ranch consists of two (2) adjoining legal parcels and has a two story 3 bedroom 2 bath 1930's circa home, expansive sales area, shop, and apple processing shelter.

Rolling meadows, mature timber, seasonal blossoms, nearby mountain scenery, wildlife, and the sound of Montgomery Creek create a distinctive four-season Northern California setting. Highway 299 provides convenient access while the property retains the atmosphere and privacy of the countryside.

Please review the video's available on our web site: <https://ranch-lands.com/property/troxells-big-red-orchard/>

**Property Highlights:**

**40± Acres**

Fertile land with orchard, pasture, timber, creek frontage, and room for future possibilities.

**400+ Mature Fruit Trees**

Apples, cherries, Italian plums, persimmons, figs, chestnuts, and other fruit.

**Established Orchard**

Irrigation system, fruit storage refrigeration, and working apple dumper/sorter.

**Pasture & Livestock**

Pasture suitable for horses or livestock, with potential for additional livestock water.

**Pre-1914 Water Rights**

Rare senior water rights with abundant gravity-fed irrigation.

**Montgomery Creek**

Year-round creek along the south side of the property.

**Country Improvements**

Original farmhouse, greenhouse, storage building, equipment barn, fencing, and garden areas.

**Convenient Setting**

Easy Highway 299 access and walking distance to the local elementary school.

**Surrounding Area:**

The property is in Northeastern California, near the small community of Montgomery Creek. There is a small general store, post offices, and K-8 school. The general area offers numerous opportunities for hunting, fishing, camping, water sports, hiking and backpacking. Shasta Lake, Whiskeytown Lake and Trinity Lake offer tremendous recreation; boating, water skiing, hiking, camping, and fishing, while the Lower Sacramento River, the McCloud River, Hat Creek, Pit River, and the 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.

About an hour drive to the South is Redding - the largest city and county seat for Shasta County. Redding offers goods and services by local merchants and a variety of national franchises. Commercial and personal banking

needs are met by a number of institutions. Two hospitals as well as a private hospital serve the area's medical needs. Shasta Community College is located in Redding and offers associate degrees in a variety of fields. Simpson College, located just beyond Shasta College, also offers a four-year degree program as well as credential programs for teachers. University extension programs are also available for those wishing to pursue a four-year degree from CSU Chico. Redding (RDD) has a modern airport with airline connections – 2 runways; the longest runway is 7,003' x 150'. There is also a private FBO air facility, Redding Jet Center, available for both private and charter service with a 32,000 sq. ft. building and hanger.

Approximately 40 acres; Two (2) legal parcels - Shasta County Assessor's Parcel Number: 027-070-005 & 027-280-002

**PRICE:** Asking Price \$699,000 ,000. Great opportunity to acquire a true recreational retreat in Northern California with two (2) legal parcels. All interested parties must be prequalified by the seller through the listing broker prior to an appointment to see the ranch. Broker Cooperation welcomed.

For more information or to see the property, please call:

## **SHASTA LAND SERVICES, INC.**

358 Hartnell Avenue, Suite C

Redding, CA 96002

**Ben Urricelqui Cell (530)949-8217**

**Office (530) 221-8100**

DRE # 01402904

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

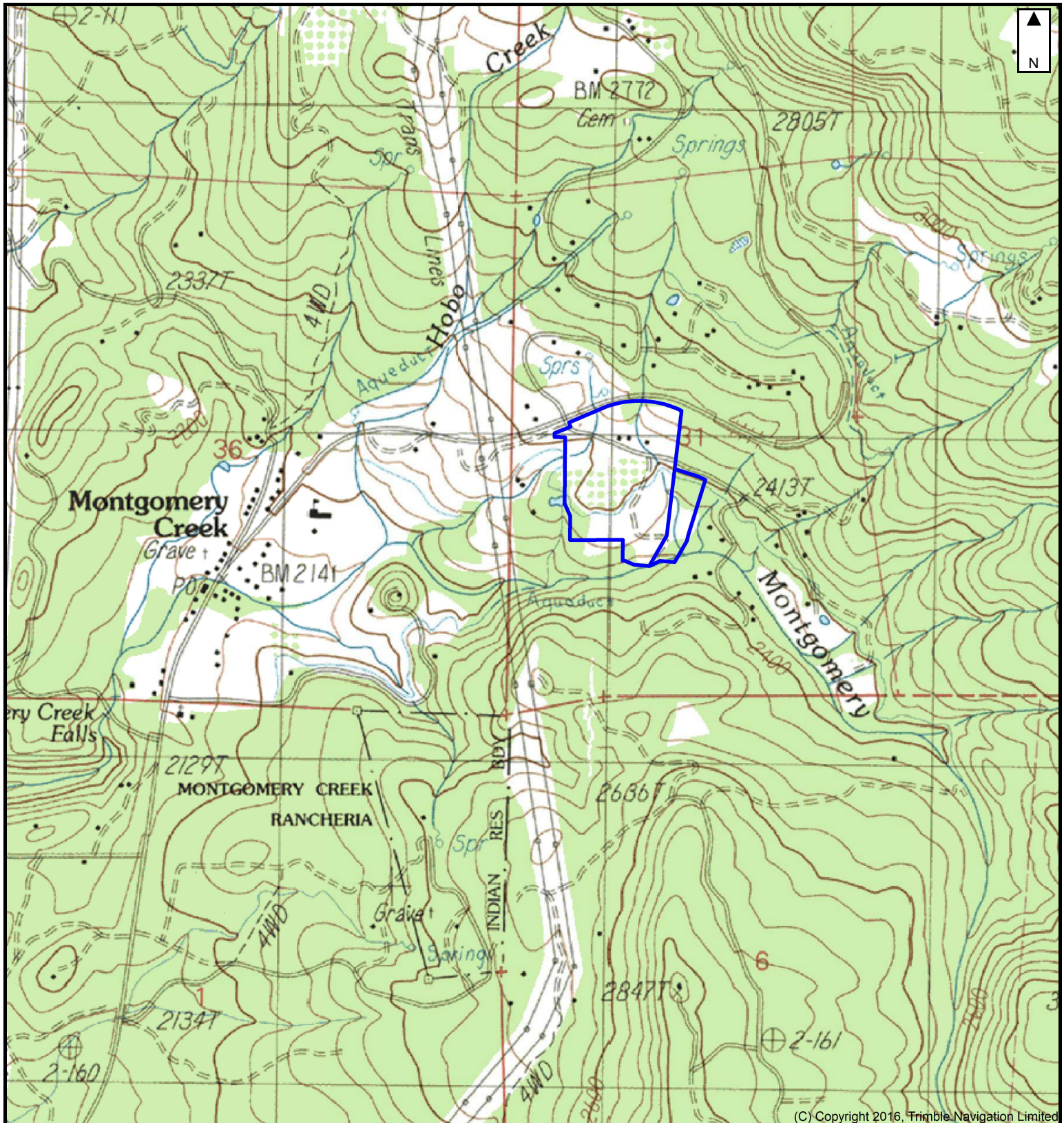
This property submittal has been prepared solely for information purposes and Shasta Land Services, Inc. makes no representations or warranties. Each potential investor is relying on his own independent investigation and verification and should obtain independent legal and tax advice regarding all aspects 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 case, 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.



# Troxell Big Red Orchard

40+- acres  
Montgomery Creek, CA

Bill Wright  
Shasta Land Services, Inc.  
Cell: 530-941-8100  
[www.ranch-lands.com](http://www.ranch-lands.com)  
TNP 26011

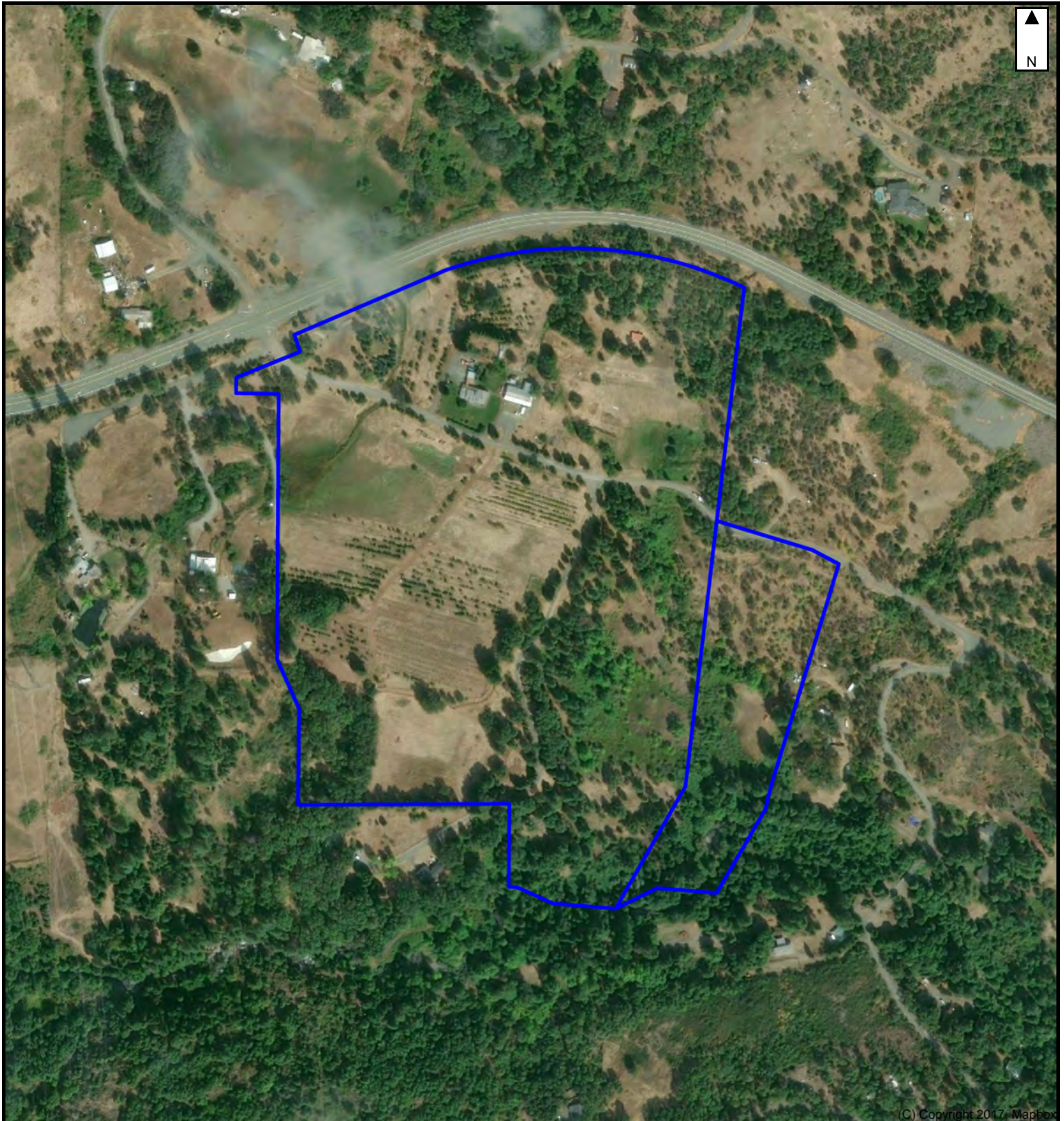


DISCLAIMER: The information contained herein is as obtained by this broker from sellers, owners, or other sources. This information is considered reliable, neither this broker nor owners make any guarantee, warranty or representation as to correctness of any data or descriptions and the accuracy of such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



**Troxell Big Red Orchard**  
**40+- acres**  
**Montgomery Creek, CA**

**Bill Wright**  
**Shasta Land Services, Inc.**  
**Cell: 530-941-8100**  
**[www.ranch-lands.com](http://www.ranch-lands.com)**  
**TNP 26011**



(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.









