

**12100 Wilder Road, Red Bluff
Tehama County, CA
9.9+- acres**



**BEN URRICELQUI
SHASTA LAND SERVICES, INC.**

358 Hartnell Avenue, Suite C • Redding, CA 96002

Cell: (530) 949-8217 • Office: (530) 221-8100

DRE #02108958

www.ranch-lands.com

Where Master Craftsmanship Meets Functional Country Living

Welcome to this meticulously custom-built home crafted by a master builder, offering 3 spacious bedrooms, 2 full bathrooms, and exceptional attention to detail throughout. The heart of the home is an expansive open-concept kitchen and living sanctuary featuring stunning, custom walnut and bubinga wood finishes that infuse unmatched warmth and refined character. Designed for efficiency, comfort, and peace of mind, the residence boasts a brand-new roof (2026) and energy-efficient mini-split climate control systems throughout.

BEDROOMS / BATHROOMS

3 Beds / 2 Baths

ATTACHED SHOP / GARAGE

1,275± Sq. Ft.

RIDING ARENA

280' x 150'

ROOF & CLIMATE

New Roof (2026)

EQUESTRIAN & WORKSHOP FACILITIES

Beyond the luxury custom residence, the acreage is fully equipped to support high-level livestock operations, equestrian training, hobbies, and complex projects. The complete infrastructure setup includes:

- **Expansive Attached Shop:** A 1,275± sq. ft. garage/shop provides incredible space for vehicles, equipment, machinery, and workspace setups.
- **Main Horse Barn:** A full 24x48 barn complete with a dedicated tack room and direct turnout access.
- **Hay Barn:** A separate 12x36 hay storage barn designed for easy access and optimal feed protection.
- **Massive Riding Arena:** An expansive 280x150 riding arena suitable for multiple discipline riding, training, and working horses.
- **Paddocks & Stalls:** 3 horse paddocks fitted with individual stalls ensuring safety and comfort for livestock.
- **Dedicated Utility Spaces:** Features a full 10x10 laundry and mudroom area designed for practical daily farm life.

OWNER'S FEATURE & INFRASTRUCTURE BREAKDOWN

1. **Master Builder Craftsmanship:** Custom constructed with premium structural framing and fine wood joinery throughout.
2. **Custom Exotic Wood Finishes:** Stunning walnut and bubinga wood features in key living areas and kitchen spaces.
3. **New Roof (2026):** Brand-new roof installation providing total weather protection and structural longevity.

4. **Zoned Climate Control:** High-efficiency mini-split heating and cooling systems throughout the residence.
5. **Open-Concept Living:** Seamless flow between gourmet kitchen, dining area, and spacious main great room.
6. **Substantial Workshop:** 1,275± sq. ft. attached garage/shop with space for heavy equipment, tools, and storage.
7. **Equestrian Barn Setup:** 24x48 horse barn with dedicated secure tack room and integrated turnouts.
8. **Dedicated Hay Barn:** 12x36 storage unit structured specifically for hay bales and farm equipment.
9. **Professional Size Arena:** 280x150 riding arena with excellent footing and turnout capacity.
10. **Livestock Stalls & Paddocks:** 3 well-constructed horse paddocks with shade and stall infrastructure.
11. **Dedicated Laundry Facility:** 10x10 utility room outfitted with storage and heavy-duty appliance capacity.
12. **Move-In Ready Country Setup:** Rare turnkey combination of luxury home finishes and ready-to-use livestock infrastructure.

SURROUNDING AREA & LOCATION HIGHLIGHTS

Located in Tehama County, Red Bluff serves as a gateway to Northern California's rich agricultural and outdoor paradise. Known for its strong equestrian heritage and annual Red Bluff Round-Up, the area offers ideal conditions for horse enthusiasts and country living. Residents enjoy easy access to the Sacramento River for world-class fishing and boating, nearby hunting grounds, and extensive trail systems, all while remaining a short drive from medical facilities, shopping, and regional transport in Redding and Chico.

SUMMARY & ACQUISITION OPPORTUNITY

Properties offering this level of refined residential craftsmanship paired with comprehensive, turnkey equestrian and shop infrastructure are rarely available in the Northern California market. Whether you are looking for a full-time working equestrian estate or a private rural sanctuary with expansive shop facilities, this Red Bluff property delivers uncompromised quality and versatility.

Approximately 9.9 +/- acres; Tehama County Assessor's Parcel Number as Follow:

024-320-052-000

ASKING PRICE
\$1,200,000

FOR MORE INFORMATION OR PRIVATE SHOWING

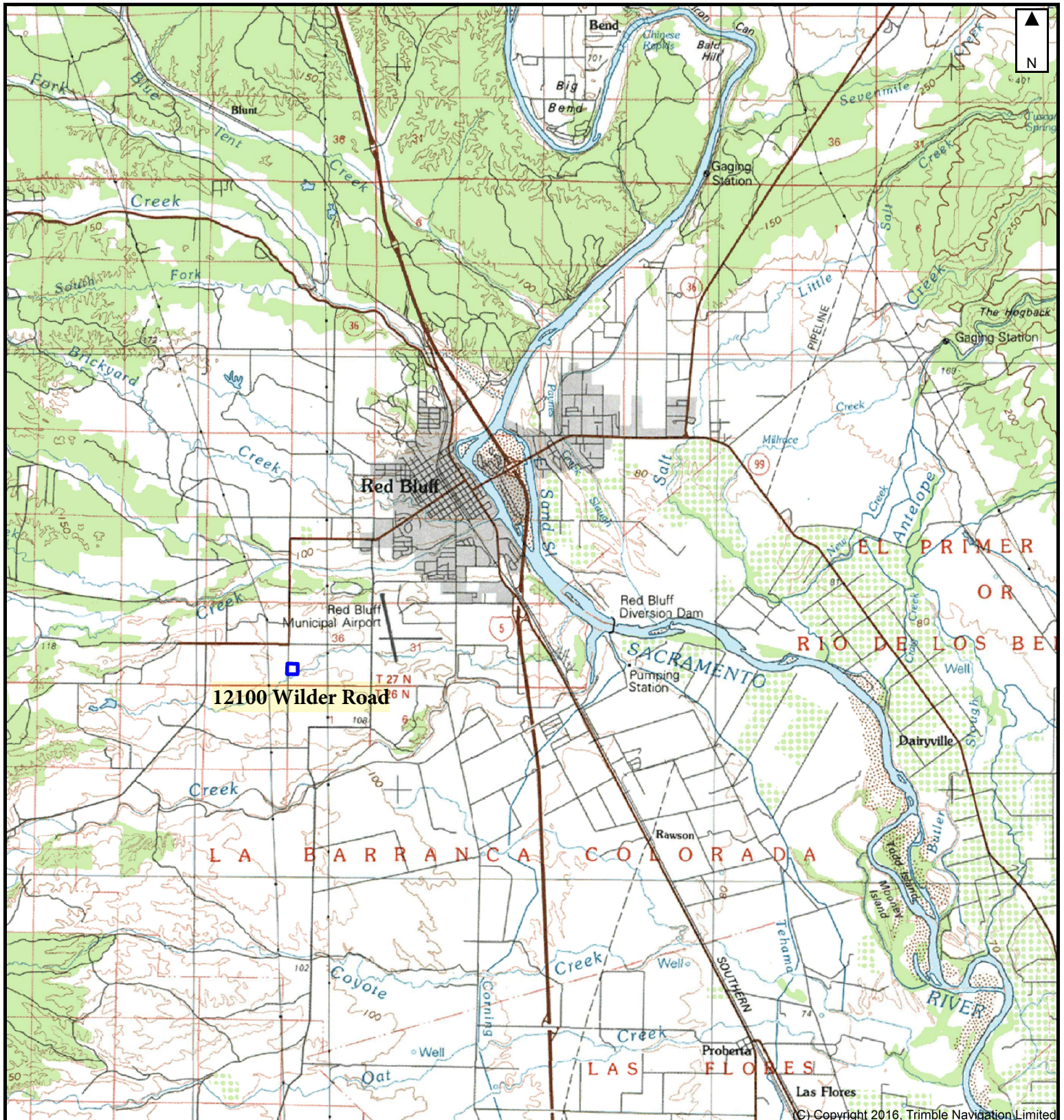
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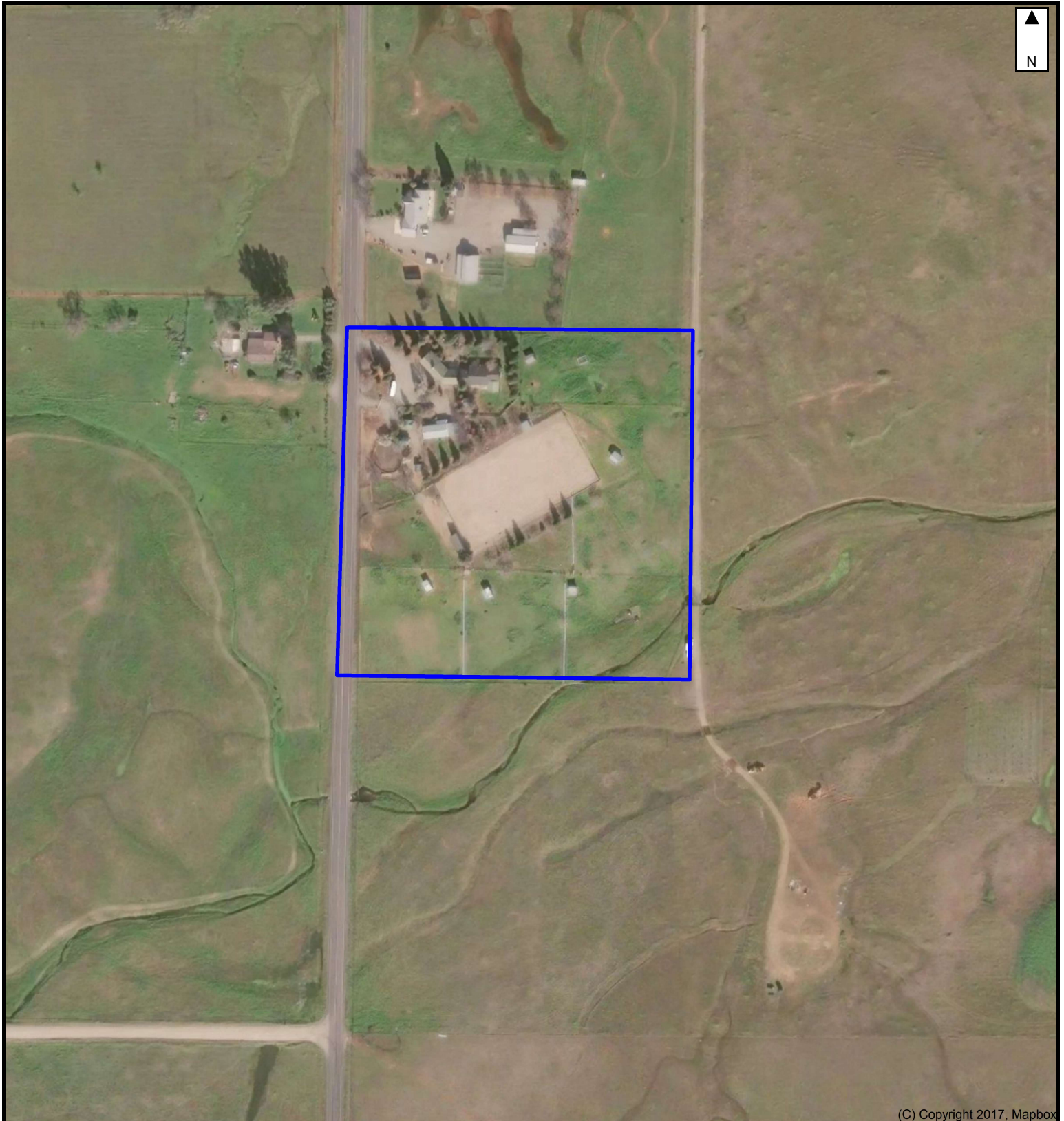


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