



ELDER CREEK RANCH

Tehama County, CA



California
OUTDOOR PROPERTIES

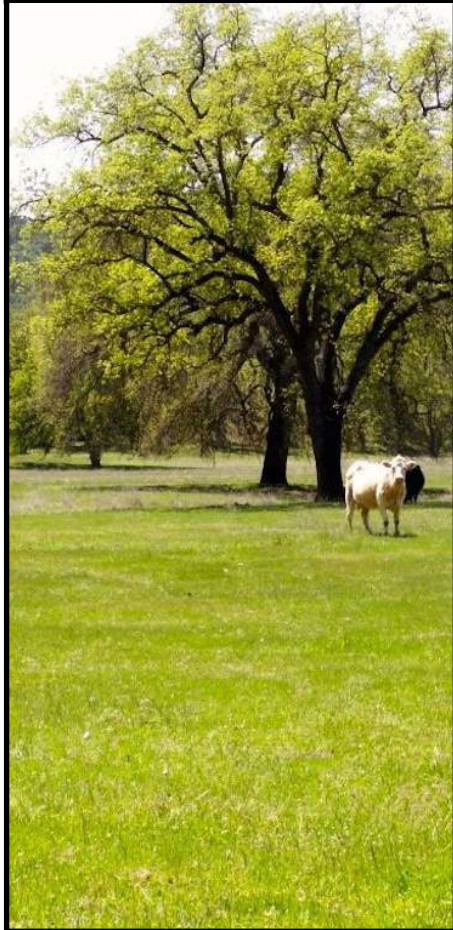
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The ELDER CREEK RANCH

is indisputably one of the prettiest ranches on the market.

The property encompasses 5,844 +/- acres and is located 17 miles southwest of Red Bluff in Tehama County, CA.

Originally established in the late 1800's by U.S. government grants to benefit Civil War veterans, the ranch has since served as a winter grazing operation for 400-500 pair. No chemicals have been used on the pasture, making an all natural/organic beef operation a near-term possibility.

Exceptional water resources are evident on this property, with 3.5 miles of year-round Elder Creek, 3 miles of seasonal Digger Creek, and twelve reservoirs. The largest of these are over 3-acres each in size and well-stocked with fish.

The privacy afforded by the size and topography of the ranch is magnificent. Unspoiled habitat and game corridors make this an ideal hunting retreat. Fish for bass and trout; hunt for trophy Blacktail deer, pigs, turkey, quail, dove, and predators. The gentle terrain makes it perfect for exploring by foot, horseback, or vehicle.

This is a once in a lifetime opportunity, waiting for the right buyer to purchase a living piece of California history.

Above, main: Gentle rolling hills

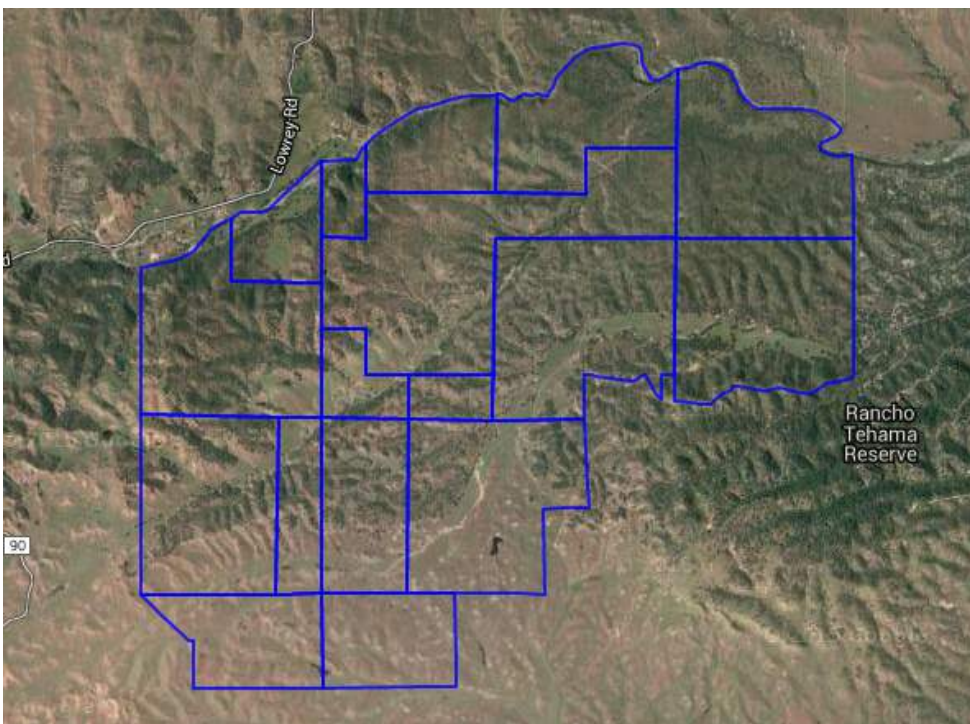
Above: A resident mother cow



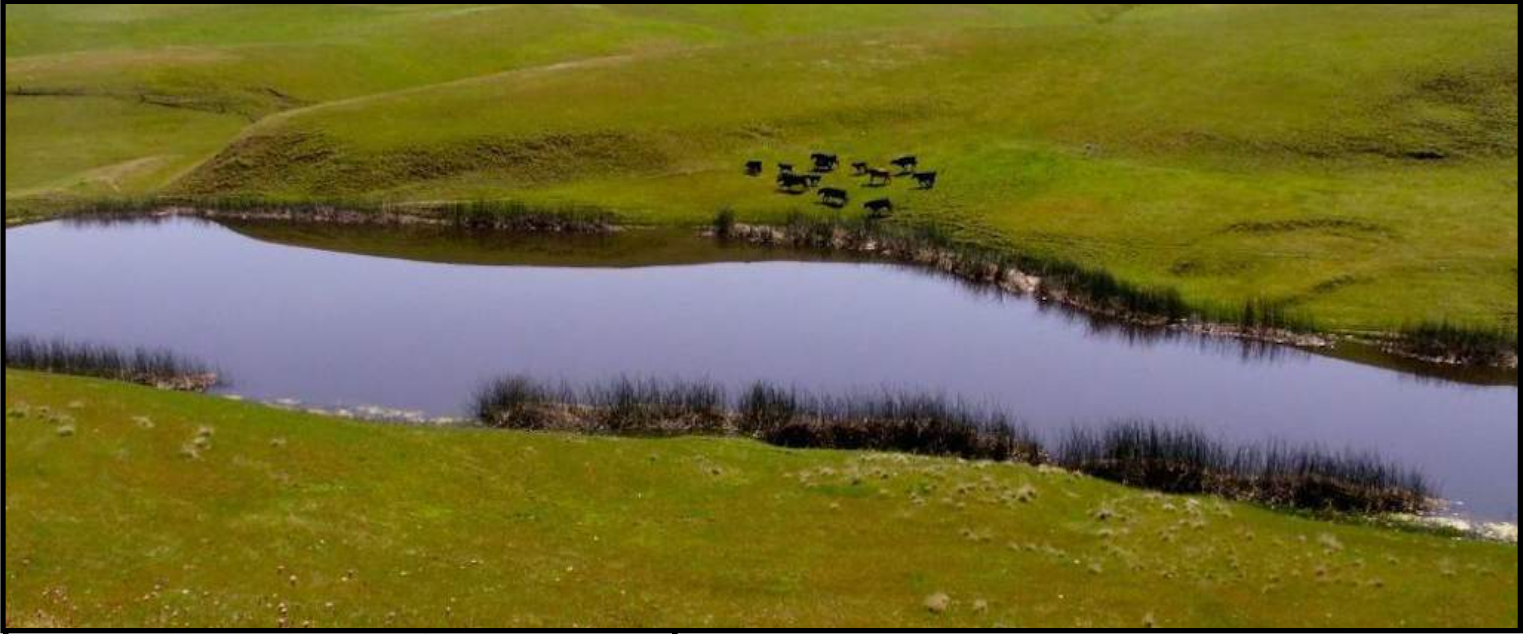
Size and Description

The ranch consists of 5844 +/- acres in 16 parcels, and sits at approximately 1,000 feet elevation. The ranch has a varied terrain that gives it a lot of character. You drive into the property in a nice narrow valley that is surrounded by oak trees and grasslands. The narrow valley opens up into the grass hills that cover approximately 1000 acres. A majority of the ranch is rolling oak grasslands with some nice flat pastures that rise until the property boundary of Elder Creek. Parts of the ranch have dramatic steep cliffs that go down to the creeks bottom.

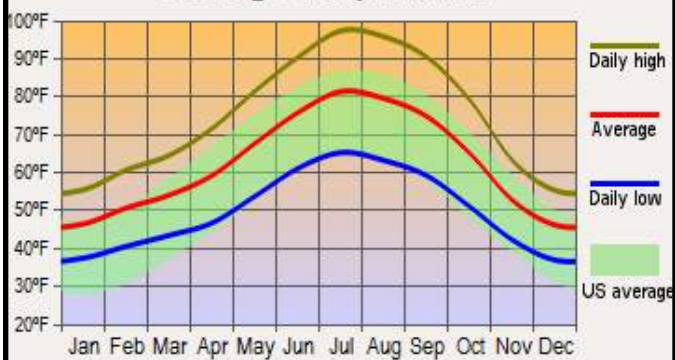
The property is zoned AG-1 (Agricultural/Upland District) and is currently on non-renewal for the Williamson Act. The AG-1 zone has a broad base of permitted uses, and allows for residential development, the keeping of livestock and horses, agricultural pursuits including agritourism and homestays, and commercial recreation/hunting. A large number of legal parcels allow the ranch to be subdivided if desired.



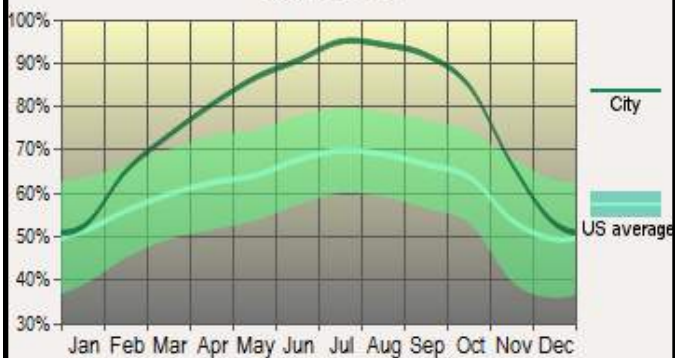
APN# 059-080-010 567 acres
APN# 059-080-026 350 acres
APN# 059-080-027 229 acres
APN# 059-080-028 800 acres
APN# 059-080-029 70 acres
APN# 059-080-030 147 acres
APN# 059-080-031 557 acres
APN# 059-080-032 80 acres
APN# 059-080-033 120 acres
APN# 059-120-006 250 acres
APN# 059-120-009 240 acres
APN# 059-120-015 480 acres
APN# 059-120-016 160 acres
APN# 059-120-017 320 acres
APN# 059-120-018 560 acres
APN# 061-030-002 448 acres
APN# 061-030-007 534 acres
APN# 062-080-016 1.44 acres



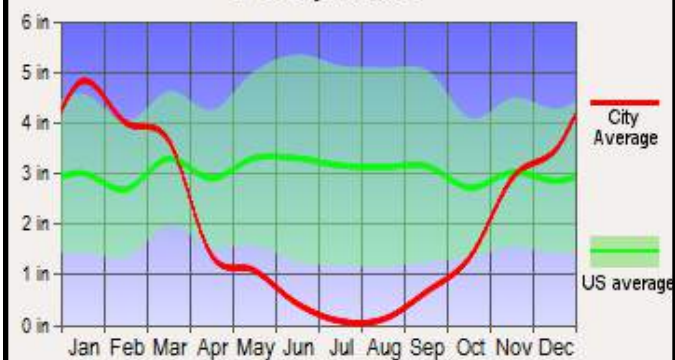
Average Temperatures



Sunshine



Precipitation



Water Resources and Climate

The ranch is well watered with over 3 1/2 miles of year-round Elder Creek and over 3 miles of seasonal Digger creek. Numerous unnamed seasonal streams criss-cross the ranch, and there are 12 established reservoirs. Many of the reservoirs are spring fed and last all year. Three of the reservoirs are over 3 acres in size.

The reservoirs are well constructed and have been a big enhancement for wildlife, stock water and fishing. There is great potential for many more reservoirs on the property.

There is a house well at the front of the ranch. In addition, at the old headquarters in the center of the property, there is a working well.

Counter-clockwise from above:

A year-round reservoir known as "the duck pond"; the region's average temperatures, sunshine and precipitation



Ranch Improvements

The property provides a relatively blank canvas for its future owner.

An older barn and water tower provide storage while the ranch awaits further development.

Fencing and cross fencing divide the property into multiple fields for horses and livestock and support the current cattle operation.

Well-developed reservoirs allow for the management of water resources in both the wet and dry seasons.

At the front of the ranch there is power and a working well, along with a septic system for a previous manufactured home.



Above, main: The ranch's large barn, still in use

Left: The old watertower building

Right: Views of Mt. Lassen



Recreational Attributes

The Black Ranch is truly a recreational wonderland for sports enthusiasts of all kinds.

For the hunter, the rolling grasslands and ample water provide optimum habitat for trophy Black Tail deer, wild pig, turkey, quail, dove, and predators.

The large reservoirs are loaded with fish, as is Elder Creek, which can be fished year round. Take your pick of a number of fantastic swimming holes or canoe across one of the many ponds.

The gentle terrain makes this ranch an equestrian's dream. Miles of trails and beautiful scenery make the camping, hunting, fishing, swimming and horseback riding fantastic experiences, all without ever leaving your own ranch!

Clockwise from above:

*Swimming at year-round Elder Creek; horses in repose;
bigmouth bass; a herd of wild pigs*





Above, top to bottom:

Lassen Volcanic National Park provides year-round recreational opportunities

The Red Bluff Bull and Gelding Sale celebrates its 75th consecutive year in 2016

Olive groves. More olives are grown in this region than anywhere else in the country

Surrounding Area and Access

The Ranch is located about 17 miles southwest of Red Bluff, CA and approximately 135 miles northwest of Sacramento, CA. The closest airport would be in Rancho Tehama, which is two miles from the Ranch. This 3750 ft x 40 ft oil and chip runway is in good condition. The closest commercial airport would be Redding, CA which is around 40 miles from the ranch. Easy access from Interstate 5, coupled with friendly terrain make this entire property accessible by vehicle.

Red Bluff, California is the Tehama County seat and just 17 miles from the ranch. Red Bluff is located on the Sacramento River, which provides endless varieties of outdoor recreation. The Sacramento River is well known for being one of the largest salmon spawning rivers in the world. Red Bluff holds a "Bull and Gelding" sale every January and also hosts a rodeo in the spring which is one of the largest in the nation.

From the Tehama County website: "Standing watch over the Northern Sacramento Valley is the majestic shape of Lassen Peak, the keystone of Lassen Volcanic National Park, one of the most spectacular settings in the nation. Looking out over its domain, you see deeply carved valleys of ancient lava flows, dropping into the inviting spread of orchards, open fields and meandering streams which flow into the Sacramento River. Tehama Country is not just a place, it's a lifestyle. It's playing in the great outdoors, whether your passion is fly fishing, hiking, horseback riding, snowmobiling, kayaking or seriously leaning your motorcycle over in that never ending series of curves called Hwy. 36. If your passions lean more to the tame side, gear up to hunt that trophy antique, shop at a roadside produce stand, taste wines grown from rich volcanic soil, or taste olive oil from century-old olive groves.

Offering Price

~Please call us for a price ~



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