



Coal Gulch Ranch

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Participating with



Introduction



Lodge and horse shoe pit

This 466 +/- acre property is located in Shasta County about 25 miles from the town of Redding, CA and 14 miles from Millville, CA. Redding is a town with over 80,000 people and has all the major box stores, hospitals and airport. California's state capital Sacramento is 190 miles away. Take Highway 44 out of Redding and head east toward Lassen Park. Go 11.1 miles and turn left on Old 44 Drive. Go about .8 miles and turn right on Whitmore Rd. Then go about 11.3 miles and turn left on Fern Rd. In 2.9 miles you will arrive at 12347 Fern Rd. There is a locked gate and appointments will be needed to view the ranch. This ranch has it all. A beautiful 3380 sq ft home with 4 bedrooms and 3 bathrooms, a 2000 sq ft ranch house, 600 sq ft guest house, lodge and four-plex behind the lodge, 3000 sq ft new metal shop, an 8 acre pond, and 110 acres of irrigated ground. Ranching, hunting, fishing, horseback riding, family compound, retreat center, dude ranch... the list can go on and on.

Size and Description



View of surrounding mountains

The ranch consists of four parcels APN# 099-020-063 (216 acres), APN# 099-020-064 (80 acres), APN# 099-360-086 (130.44 acres), and APN# 099-020-057 (40 acres), for a total of 466.5 acres. The property is zoned Habitat protection and is not in the Williamson act.

You drive into the property through a nice metal entrance gate. The gravel road will lead you down to the ranch house with spectacular views of the ponds, pastures and hillsides. As you drive by the ranch house, lodge and guest units you will notice the beautifully landscaped yards and outside entertainment area that is currently used for weddings and events. You will continue on the gravel road and go to the east side of the pond and you will see the small vineyard and the lovely two story home with commanding views. The property has nice rolling oak covered hillsides, pastures, several ponds, and even a waterfall that flows into Coal Gulch.

The House



Back of house

No expense was spared in the 3380 sq ft English Tudor style 4 bedroom/3 baths home that was completed in 2005. Featured throughout the house is custom lighting to create whatever mood you like. Also featured is a whole house fan, whole house vacuum, bull-nosed corners throughout house, ceiling fans in every room and a $\frac{3}{4}$ wrap around porch. On the first floor is the kitchen, dining room, great room, bar, laundry room, office/bedroom, and full bath. The kitchen has beautiful granite countertops, oak wood floors, Alder-stained Cherry cabinets with matching custom-paneled refrigerator, Jenn-Air stove, Whirlpool trash compactor, Bosch dishwasher, microwave, and Dacor oven, and prep sink in island. There is a walk-in pantry and built-in desk area. Enjoy peaceful views from the kitchen overlooking the vineyard and pond. The kitchen opens into the Great Room. The Great Room features a beautiful stone propane gas fireplace and views of the vineyard and pond. Opening into the Great Room is your own private bar, equipped with mini refrigerator, dishwasher, sink and kegerator. Built-in surround sound in the Great Room is a great entertaining addition. The 16ft high walls open up to a two story cathedral ceiling with overlook from the upstairs. The 22ft high picture windows have their own remote control blinds. French doors

in the Great Room open onto the back covered patio, perfect for barbequing. The patio has ceiling fans and is wired for outdoor speakers. French doors also open onto the $\frac{3}{4}$ wrap around porch from the dining room next to the kitchen. The office/bedroom is located down the hall and has beautiful Brazilian cherry wood floors. The laundry room, with cabinetry and laundry shoot from upstairs, is down the hall as is a full bath with granite countertops. A beautiful grand staircase leads to the second floor where the bedrooms and family room are located. The family room features an inside balcony that looks down to the Great Room. The master bedroom suite features a fireplace, his and hers walk-in closets, Jacuzzi tub, French doors to outside deck overlooking pond, granite bathroom countertops, tile floors and shower, and private toilet. There are two more bedrooms upstairs and a full bath.



Shop



Front of Lodge



Back of Lodge



Lawn



Pasture in winter



Pasture in spring



Cows on pasture



Shop, lodge four-plex

The list of structures is endless. A 3000 sq ft new metal shop has concrete floor, 3 automatic roll up doors at 14 ft high with openings of 10'ft, 12'ft, and 14'ft. The 1440 sq ft lodge has a nice big fireplace and is currently used for weddings, parties and banquets. They also have a 4 unit guest quarters out the back. The 2000 sq ft ranch house with 3 bedrooms and 2 bathrooms is currently rented out for \$600 a month. There is also a one bedroom guest house, a barn, tack building, corrals, and several outbuildings.

Water



Lodge landscaping

The property has gravity fed irrigation with adjudicated water rights at 1.41 cubic feet per second. The water ditch traverses the ranch and provides for fresh water for habitat. Water is gold and this ranch has lots of it. The ditch provides for about 60 acres of irrigation and the tail water and pond provide for another 50 acres of irrigation.

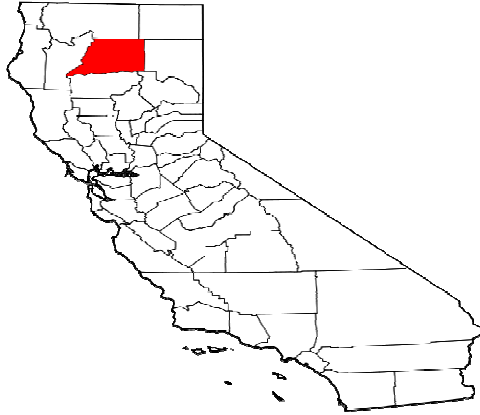
Recreation



Three deer in spring

The property is definitely in a recreational wonderland. The 8 acre pond provides for trophy bass fishing. The ditch water traversing the property provides for great habitat for game. The owner also shared that the property is quite the expressway for deer migrating from the Lassen area in the fall to the lower valley region. The owner has seen some nice bucks and even a few bears. The property is in the C3 hunting zone. The owner has recently taken down a wild boar and a big buck. You can always see covey's of quail and during the fall the doves come out. The turkey population continues to grow. Just minutes from the property are endless recreational activities. You can head east to Mt. Lassen and enjoy the beautiful Lassen National Forest and Mt. Lassen. You can head west and fish in the mighty Sacramento River for trout, salmon, and steelhead. Head north to Mt. Shasta and go snow skiing at Mt. Shasta Ski Park, go water skiing at Shasta Lake or fly fishing in the many streams, rivers and creeks. Redding provides plenty of shopping, restaurants, golf courses and you are just a 40 minute drive to town.

Weather and Shasta County



As stated on the Shasta County website:

“Shasta County is the economic, cultural, and geographical center of the northern section of the State of California. The [City of Redding](#) is the county seat for Shasta County. Redding is the county's largest city with a population in excess of 70,000. The cities of [Anderson](#) and Cottonwood are located directly to the south of the City of Redding. The newly incorporated City of [Shasta Lake](#) is located directly to the north.

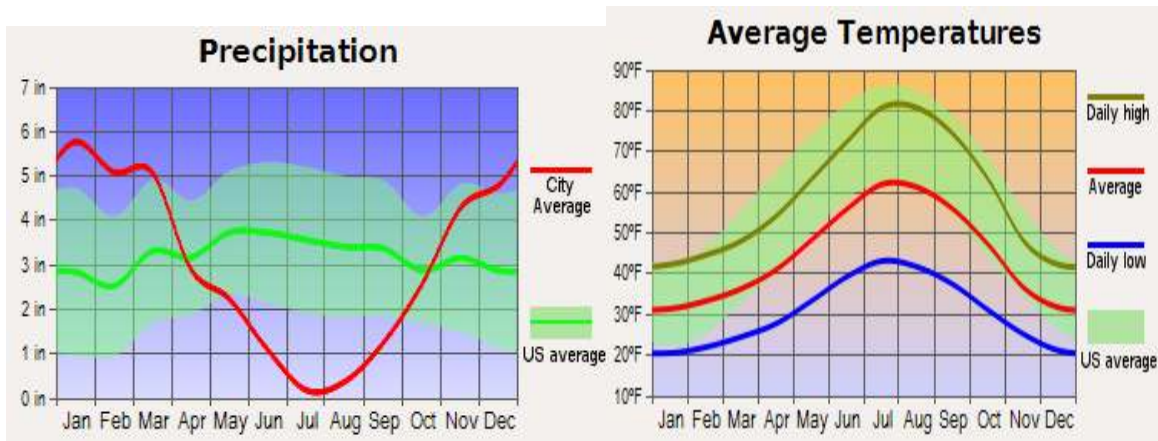
The topography ranges from the flat valley area in and around the City of Redding, which is about 300 to 500 feet above sea level to [Lassen Peak](#) that reaches to the height of 10,455 feet above sea level.

Shasta County has the unique distinction of having three different mountain ranges flow into the county. The [Sierra Nevada Mountains](#) are located in the eastern section of the county, while the [Cascade Mountain range](#) is in the north county and the [Coastal Mountain range](#) is located in the western county. Most visitors find it striking that one can view the snow-capped [Trinity Alps](#), [Mount Shasta](#) and [Lassen Peak](#) from almost any location in and around the general Redding area.

The shoreline of [Shasta Lake](#), located just a few miles north of Redding, seems almost endless. Beautiful clear blue waters of Shasta Lake offer all forms of boating enjoyment. Numerous secluded coves offer peace and quiet for those enjoying one of hundreds of fully-equipped houseboats available to rent. [Fishing](#) is available county wide. Shasta County has numerous creeks, streams, lakes and rivers for fishing. For the lazy fishermen there are hundreds of spots that have easy drive-up access. For the more fit, there are exclusive native trout areas that are located in the non-vehicle wilderness areas.

The [Shasta Caverns](#) are located on Lake Shasta. A unique boat-in tour will provide you with memories of magnificent underground cathedrals formed by the timeless process of mineral accumulation.

Redding is also a cultural and entertainment center for Northern California and southern Oregon. Check [Arts & Crafts](#) for local links.”



Offering Price

Please call us for a price

California Outdoor Properties, Inc is pleased to have been selected as the Exclusive Agent for the seller of this offering. All information has been obtained from sources deemed reliable by California Outdoor Properties, Inc. however, the accuracy of this information is not guaranteed or warranted by either California Outdoor Properties, Inc., the sellers, and prospective buyers are charged with making and are expected to conduct their own independent investigation of the information contained herein. This offering is subject to price change, correction or withdrawal without notice and any offer presented does not have to be accepted.

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