



## **Crook Ranch**

**Tehama County, California**

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Proudly Offered By



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**BRE #01727574**



## Introduction



**Looking East (9-29-11)**

This 5101 +/- acre ranch is located about 21 miles (40 minutes) west of Red Bluff, CA. Red Bluff is your quintessential cowboy town with 14,000 residents, great shopping, restaurants, hospital and the mighty Sacramento River. Red Bluff is known for its Bull and Gelding sale in January and the Red Bluff rodeo in April. Red Bluff has a great airport with a 5700' x 100' paved runway for your private plane. For commercial flights, Redding, CA (90,000 population) is just 20 minutes up the road. Sacramento, CA is 125 miles from Red Bluff and San Francisco is 186 miles. Historically, the ranch has run 300 pair for the winter season. The cows are moved down from the headquarters ranch in Lassen County to Red Bluff in November and moved back to Lassen County in mid May. From Red Bluff take Main Street to Walnut Street and make a left, follow Walnut for several miles and make a left on Wilder road. Take Wilder road for about 4.5 miles and make a right on Reeds Creek road. Take Reeds Creek road for 4.75 miles and make a left on Johnson road. In 2.75 miles make a right on Johnson road, in less than a mile turn left on Joint road. The pavement will end and you will follow the road and it turns into Balis Bell road. Follow the county maintained gravel road for about six miles and you will come to a locked gate.



## Size and Description



**Looking east at the hills by the ranch headquarters (9-29-11)**

The 5101 +/- acres is currently in 12 tax parcels. The property is zoned EAAP (Exclusive Ag) and is currently enrolled in the Williamson Act.

"The California Land Conservation Act of 1965--commonly referred to as the Williamson Act--enables local governments to enter into contracts with private landowners for the purpose of restricting specific parcels of land to agricultural or related open space use. In return, landowners receive property tax assessments which are much lower than normal because they are based upon farming and open space uses as opposed to full market value. Local governments receive an annual subvention of forgone property tax revenues from the state via the Open Space Subvention Act of 1971."

APN# 021-100-07	160 acres	APN# 021-150-04	559 acres
APN# 021-140-04	39 acres	APN# 021-150-06	650 acres
APN# 021-100-10	365 acres	APN# 021-150-08	640 acres
APN# 021-140-05	638 acres	APN# 021-200-02	243 acres
APN# 021-110-07	122 acres	APN# 021-200-04	640 acres
APN# 021-150-01	646 acres	APN# 021-200-17	400 acres

The ranch sits at approximately 1000-foot elevation and rises to a high on Cotton Peak at 1520 ft 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 bald grass hills where the barn and old homestead sit. It is a much bigger ranch than 5101 acres due to the big hills and valleys. To the west you have Jackass Canyon; to the North you border the South Fork of Cottonwood Creek, a year round creek. A good seasonal Creek known as the North Fork Red Bank creek divides the property in half. To the south you have a beautiful valley of Long Hollow and at the end you pass seasonal Grizzly Creek.

### **Agriculture**



**The corrals on the ranch (9-29-11)**

The Crook Ranch's rolling hills with ranch elevation from 1000 ft to 1520 ft make it a great 300 mother cow or 1000 yearling operation. The weather really dictates the number of Animal Units. In some years you can run more and in some years you have to run less. It has been traditionally used as a winter grazing outfit with the cows arriving in mid November and shipped out in mid-May. The abundant rainfall during the winter months allows the grasses to grow and no need to feed hay. In mid-May the cows are trucked to summer pasture at the head quarters ranch which allows them to be on green grass all year round. Without having to put up hay the owner can justify the cost of trucking. The ranch is fenced and crossed fenced with good solid barbed wire. The corrals are located on the ranch. They are older, but operational. Like most ranches in the foothills, the seasonal streams and reservoirs fill up from the fall rains. The pastures are fertilizer and pesticide free making it a potential natural beef operation.

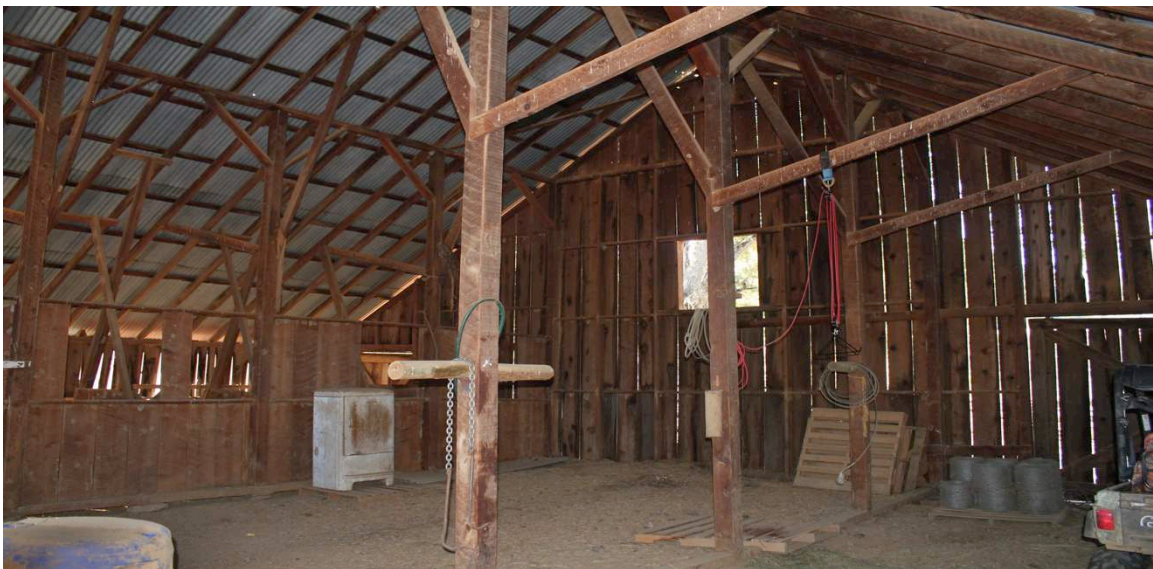


## Structures



**The old barn on the ranch (9-29-11)**

The old homestead on the ranch is in a tear down condition, but the barn is very functional. It measures 45' x 51'. The corrals are functional, but older. The old homestead has a newer drilled well and, of course, the hand dug homestead well is still working.



**Inside the barn (9-29-11)**





**Recreation**

**Can you see the bear? (9-29-11)**

The Crook Ranch is truly a recreational wonderland for sports enthusiasts of all kinds. For the hunter, the rolling grasslands provide optimum habitat for trophy Black Tail deer, wild pig, turkey, quail, dove, and predators. Miles of trails and beautiful scenery make the camping, hunting, fishing, swimming and horseback riding fantastic experiences, all without ever leaving your own ranch! If you want fishing, there are fish in the South Fork of Cottonwood Creek. But the real fishing is in Red Bluff on the Sacramento River. The Sacramento River is one of the best fishing rivers in the United States. The Sacramento River is well known for being one of the largest salmon spawning rivers in the world. You can fish for salmon, trout, chad, bass, catfish and sturgeon. The Ishi wilderness is minutes from Red Bluff is not only known for the last Indian in California, but is home to trophy Black Tail Deer.



This is a whopper estimated to be 85 to 90 lbs. This salmon was found by the state biologists just north of Red Bluff in the Sacramento River.

*Photo courtesy of Doug Killam*



**Looking west (9-29-11)**

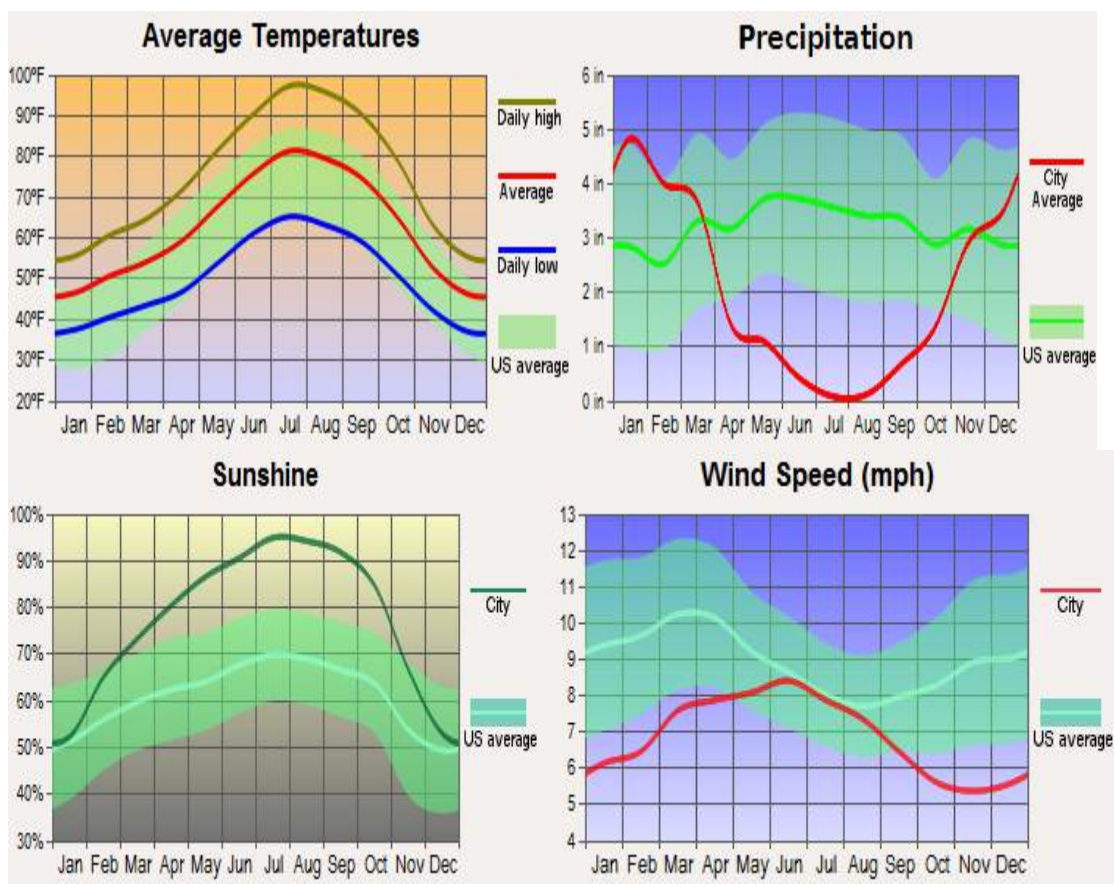
Red Bluff, California is the Tehama County seat is just 21 miles from the ranch. Red Bluff is located on the Sacramento River, which provides endless varieties of outdoor recreation. The Sacramento River is well known for being one of the largest salmon spawning rivers in the world. Red Bluff holds a “Bull and Gelding” sale every January and also hosts a rodeo in the spring which is one of the largest in the nation. As stated on the Red Bluff website:

“Centrally located on the Sacramento River in Northern California, Red Bluff is just 120 miles north of Sacramento on I-5, 190 miles west of Reno/Tahoe, and 155 miles south of the Oregon border. Red Bluff not only serves as the gateway to Lassen Volcanic National Park but, with its spectacular calendar of major events and outdoor recreation at its finest, Red Bluff and "Tehama Country" promises a great visit.

Visitors to Red Bluff are served by 13 Inns and motels, 5 recreational vehicle parks, and 4 bed and breakfast establishments as well as a varied array of dining establishments. You can also find information here on major events, shopping, history, and weather. ”



## Weather and Red Bluff



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