



Sacramento River Parcel

Tehama County, California

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INTRODUCTION



Looking East from the property banks

This 20.67 +/- acre property is located in Tehama County about 9 miles northeast of Red Bluff, CA. Red Bluff is located in the heart of the Sacramento Valley, 144 miles north of Sacramento, CA and 194 miles north of San Francisco, CA. The property is 12 miles from the Red Bluff airport with a 5700 ft asphalt runway. Commercial flights can be found in Sacramento, 144 miles away, and Redding, CA just 30 miles away. Chico is a great college town and is only 51 miles away. The property is reached by traveling North on Interstate 5, turn east on Jelly's Ferry Road. Please call the office for a showing. This is a gem of a property. River frontage on the Sacramento River is a much sought after treasure in California. This parcel has it all. Flat river frontage, rolling oak covered grass lands and part of Lookout Mountain. It has beautiful views of Mt. Lassen and Mt. Shasta and of course the magnificent Sacramento River for over 1675' feet. The real gem of this property, besides its spectacular setting, is its location. It is the last parcel of the four parcel subdivision and is surrounded by a big cattle ranch. This property would work for the equestrian lover, nature lover or the avid outdoorsman that loves to hunt and fish right out their back door. This is a jewel and needs to be seen to appreciate.

SIZE AND DESCRIPTION



Looking Northwest from Lookout Mountain

The property consists of a 20.6 acre parcel. There is a current Parcel Map on file with Tehama County Planning Department #10-01. Before escrow can close the road into the parcel will need to be completed. Once the road is completed, the county will assign an APN # and the parcel map will be approved. The property is pie shaped with the longest stretch along the Sacramento River. The property has over 1675' feet of river frontage. The property is flat along the river and gradually rises as you get away from the river. Lookout Mountain rises 258' feet from the river bank and provides a spectacular view of the river, mountains and area. The property has a nice seasonal creek that flows into the Sacramento River and is a favorite hangout with the beavers and otters. There is definitely a special feeling as you walk around this property and take in the ambience.

WATER



Creek flowing into Sacramento River

The property will need a well drilled for water. The neighboring parcel has a ____ foot deep well and they get ____ GPM. The property has over 1675' of Sacramento River frontage.



Looking North

RECREATION



Photo courtesy of Doug Killam

This is a whopper estimated to be 85 to 90 lbs. It was found by the state biologists just north of Red Bluff. 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 the ranch and is not only known for the last Indian in California, but is home to trophy Black Tail Deer. There is turkey, quail, dove and waterfowl hunting all minutes from the ranch. 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. The Bureau of Land Management (BLM) brochure describes the area "The Sacramento River Bend area offers diverse habitat for bald eagles, osprey, migratory and song birds, deer and salmon. You can enjoy hunting, camping, hiking, horseback riding, boating, picnicking, and wild life and cultural heritage viewing."

WEATHER AND RED BLUFF

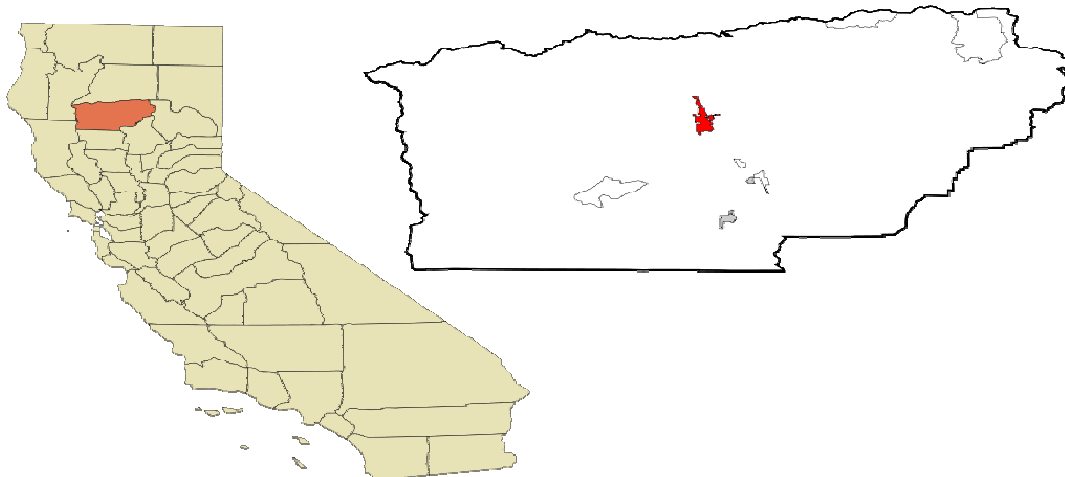


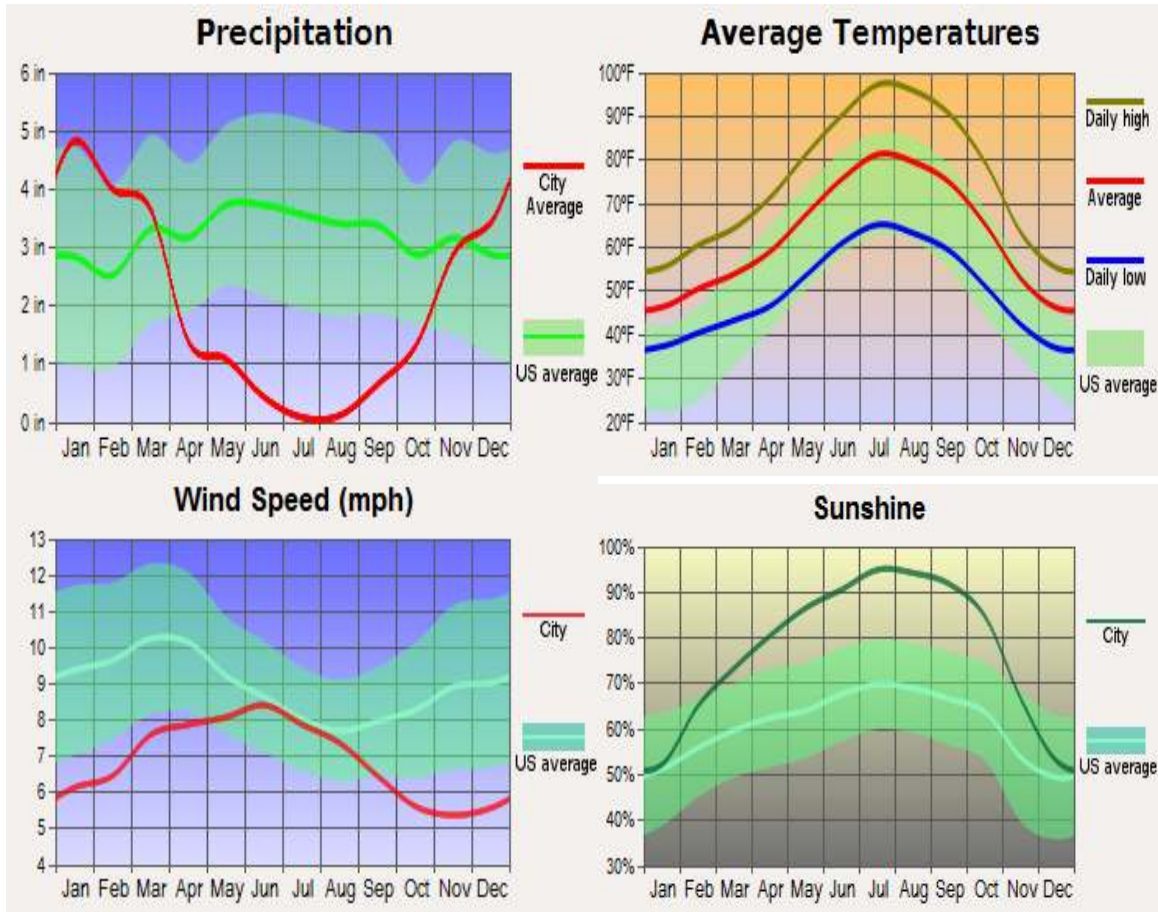
Looking South

Red Bluff is located on the Sacramento River. The ranch being just 9 miles from town offers an incredible location. Location, weather and quality of life are just a few of the things that make Red Bluff a great place to live, work and visit.

As the Chamber of Commerce states:

“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.”





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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