



*California*  
**OUTDOOR PROPERTIES**

FARMS | RANCHES | RECREATIONAL PROPERTIES | LAND | LUXURY ESTATES



*Presenting*  
**Diamond Back Ranch**  
3,243+/- Acres *in* Tehama County



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CalBRE# 01838294



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## INTRODUCTION



The 3243 +/- acre Diamond Back Ranch is located in Tehama County. The Ranch is located about 30 miles southwest of Red Bluff, CA and 132 miles northwest of Sacramento, CA. The closest town would be Paskenta, CA which is only 7 miles from the ranch. Easy access from Interstate 5 on paved county roads make this ranch very accessible to the Bay Area and the Sacramento valley. The entrance to the ranch is through an automatic gate with key pad. The closest airport would be in Red Bluff, CA that has a 5700 ft asphalt runway. The closest commercial airport would be Redding, CA which is around 60 miles from the ranch. The ranch borders the Mendocino National Forest that is over 900,000 acres which makes this turn key ranch a recreational dream. The ranch is a hunters dream with Boone & Crockett Columbia Black Tail deer, Black bear, turkey, wild boar, quail, doves and fishing. The current owners have built or rebuilt everything on the ranch to top grade. Upgrades to the ranch include granite counter tops in the 3600 sq ft home, a new caretakers house, and top notch fencing and alleys for cattle. There are year round creeks and ponds and an equestrian set up with barn and arena. You can even run a 100 pair of cattle to keep you busy when you are not hunting. This is a once in a lifetime opportunity, waiting for the right buyer to purchase a hunters paradise with 1st class improvements.





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The 3243 +/- acres is currently in 11 parcels. The property is zoned EAAP (Exclusive Ag) and is currently enrolled in the Williamson Act.

The ranch sits at approximately 1100 foot elevation and has majestic views of Mt. Lassen and Mt. Shasta. The ranch has a varied terrain that gives it a lot of character. You drive into the property through the private automatic gate and follow a well cared for gravel road that takes you to the center of the property. The house sits on a hill with commanding views of the property, ponds and mountains. The property has nice rolling oak grasslands, as well as rugged, steep, digger pine tree hills that rise to 2000 ft elevation. The property has four year round creeks and seven reservoirs, four of which are year round. The biggest thing you will notice as you drive around the ranch is the amount of deer running around. It is not uncommon to see 50 deer as you drive around the property.

APN# 083-070-22	160 acres	APN# 083-060-08	640 acres
APN# 083-130-12	320 acres	APN# 083-130-14	200 acres
APN# 083-140-08	440 acres	APN# 083-070-26	160 acres
APN# 083-070-24	80 acres	APN# 083-140-13	203 acres
APN# 083-140-01	640 acres	APN# 083-130-13	240 acres
APN# 083-210-02	160 acres		

“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.”



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## AGRICULTURE

This property has the best fencing I have seen on a ranch in years. The owner has multiple pastures that each have water and alleys to move the cattle from pasture to pasture. It is a one person job that can be done on foot. 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. The current owners run 100 head of Texas Long Horn cattle year round. In years past 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 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 corrals are new and set up for Texas Long Horn. The ranch is well watered with 4 year round creeks, 7 reservoirs which 4 are year round. The pastures are fertilizer and pesticide free making it a potential natural beef operation.





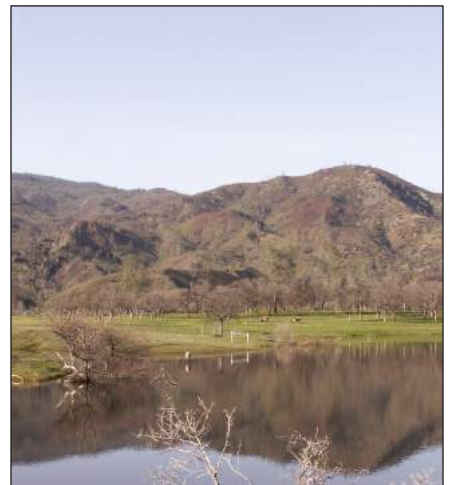


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## WATER

The ranch is well watered with five blue line creeks. Thomes Creek is big creek in the winter time and a great swimming hole in the summer. The ranch has over a mile of both sides of the creek. Slate Creek is smaller year round creek that has over a mile of both sides of the creek. Bowers Creek is another smaller year round creek with both sides of the creek for almost a mile. Bennett creek is another creek that has water in it year round and has over a half mile of both sides of the creek. Mill creek is the last year round creek with a little more than a ¼ mile of both sides of the creek. The property has 7 reservoirs and 4 are year round. The main two reservoirs are loaded with fish and are over a couple acres in size in the summer time. The reservoirs are well constructed and have been a big enhancement for wildlife, stock water and fishing. The ranch has three wells. The first well feeds the main house and has a brand new water system and filtration system. The second well feeds the guest house. The last well feeds the barn. The guest house has a new septic tank and the main house has an existing septic.





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## STRUCTURES



The remodeled main residence is over 3600 sq ft with five bedrooms and 4 ½ baths and sits on top of a knoll overlooking the ranch and provides spectacular views of the Mt. Lassen mountain range. Beautiful granite counter tops finish the kitchen with top of the line Viking appliances. Hickory cabinets, beautiful wood floors and tongue and groove knotty pine paneling give this house a cozy, country flair. There is a beautiful in ground pool, hot tub and built-in entertainment barbeque area with flagstone decking just out your back door so you can relax and enjoy gorgeous views of the valleys and mountains. The guest house or caretaker house is perfectly located by the barns, corrals and shop. It is over 1100 sq ft and has a nice vaulted ceiling with 2 bedrooms and 2 baths. The recently completed horse barn and shop has 4 horse stalls, a beautiful cedar lined tack room and tons of room for storage, hay and equipment. The older big metal shop has a nice concrete floor with lots of room for hay, equipment and tools.







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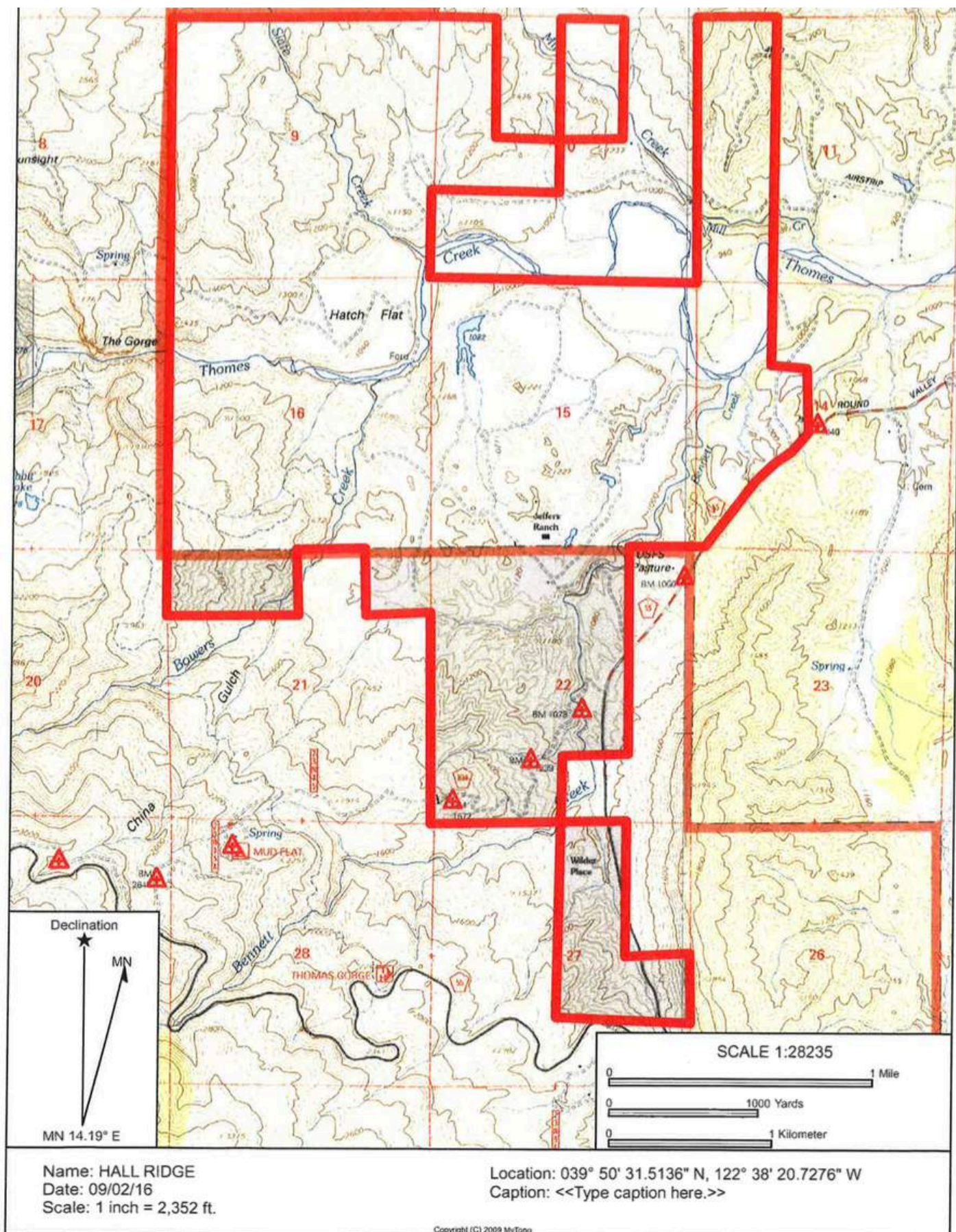
## Guest Home



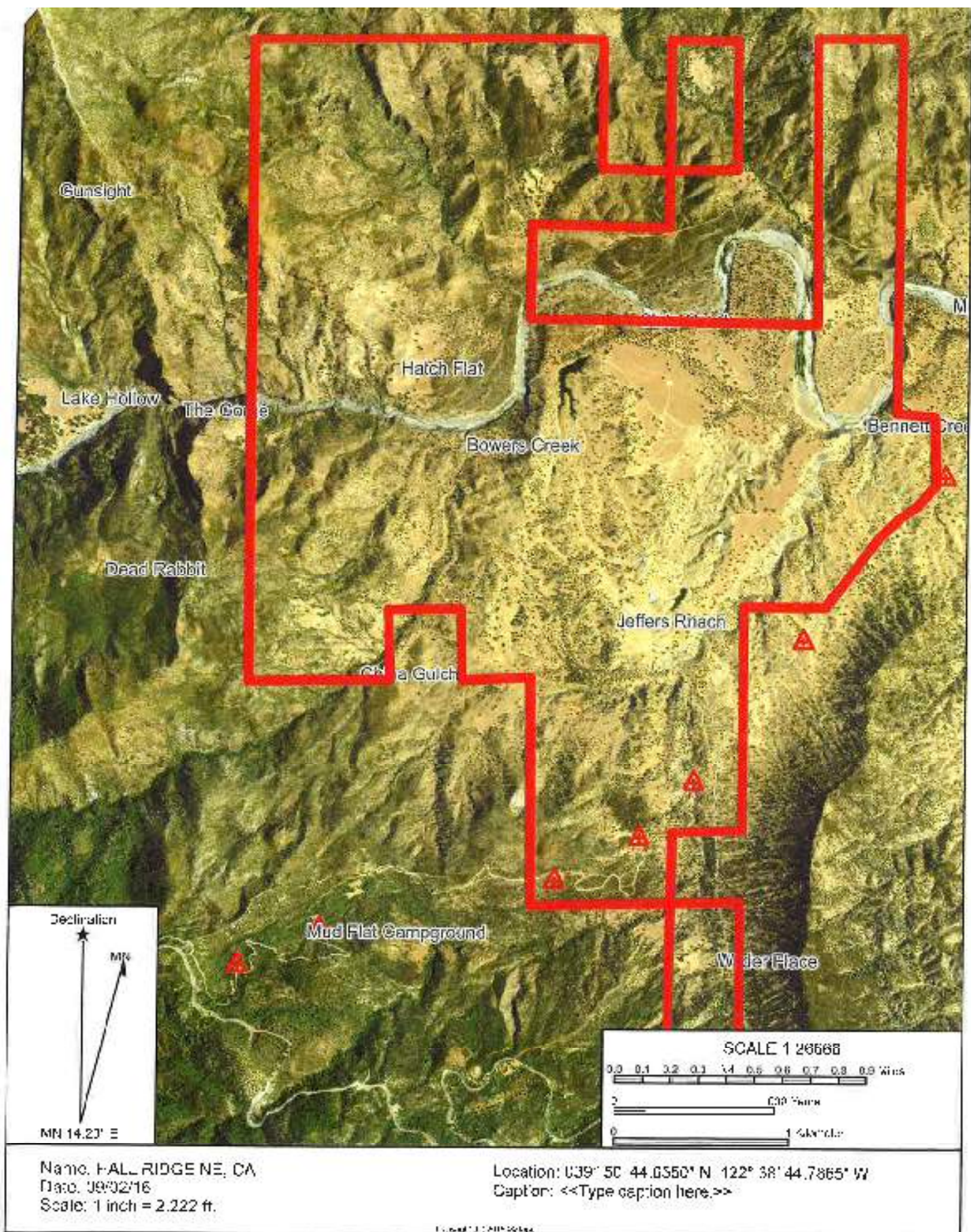
## Improvements



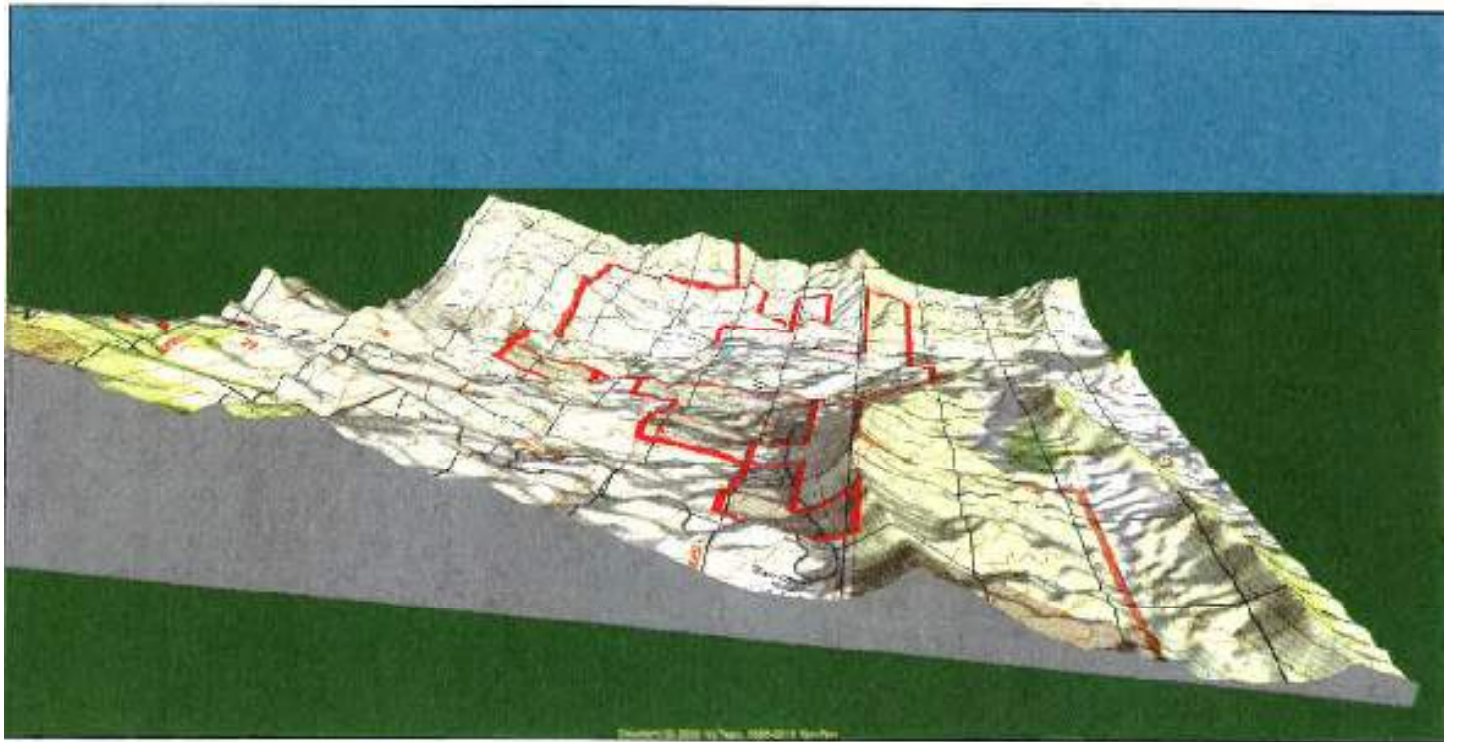










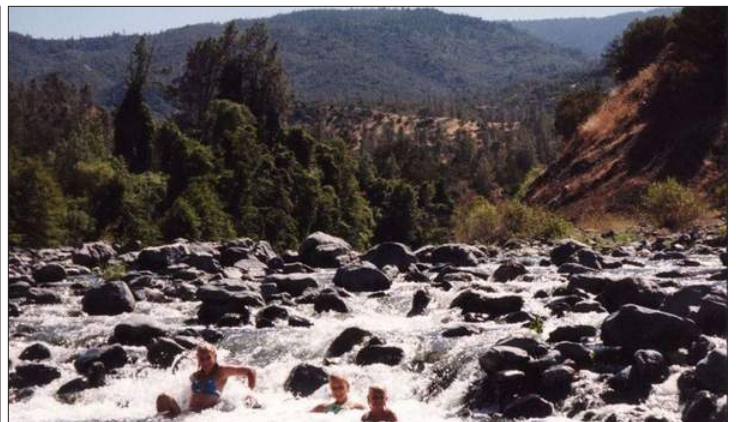






## RECREATION

The Diamond Black Ranch is truly a recreational wonderland for sports enthusiasts of all kinds. For the hunter, you have Boone & Crockett Columbia Black tail deer and black bear. The ranch was recently taken out of the Private Lands Management program which enables you to have more deer tags and a later season hunt. It was often chosen by the buyer of the Governors tag as one of the best places to hunt trophy black tail deer. The owners have shot Boone and Crockett black bear. Wild pig is often available and as you can tell from the photo they get some monster hogs. The large reservoirs are loaded with fish as well as fishing in Thomes creek. This is truly a hunter's ranch with deer, bear, pig, turkey, quail, doves and great predator shooting. The owner also has a great shooting range that is approximately 450 yards long with steel frame targets holding plywood every 50 yards.







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## About Red Bluff

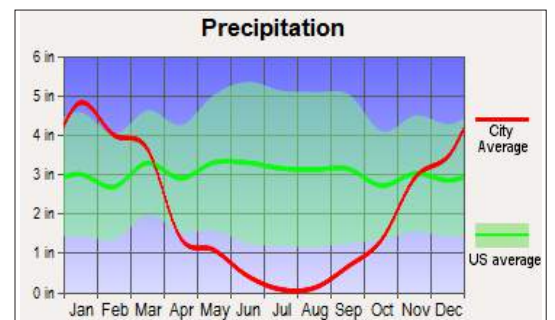
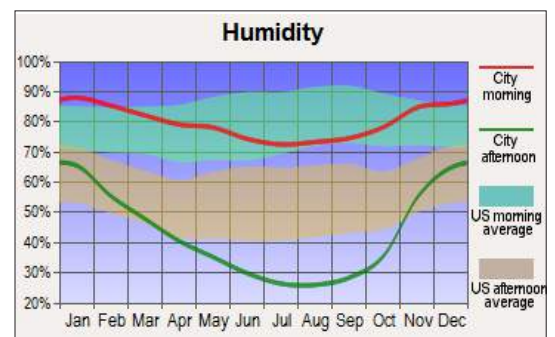
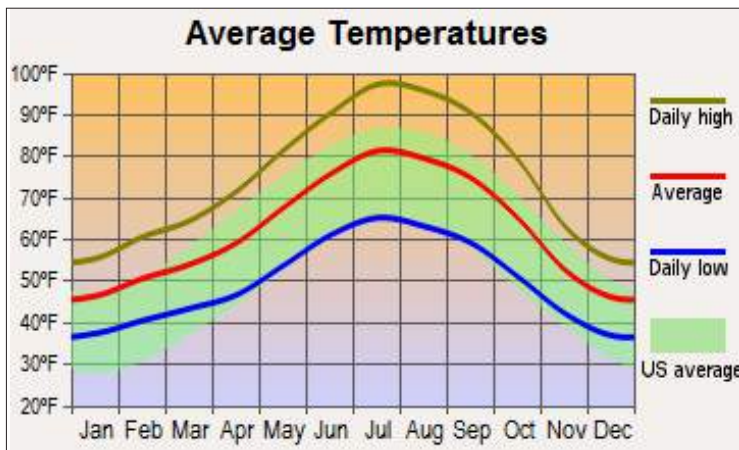
Red Bluff, California is the Tehama County seat. Red Bluff is located on the Sacramento River, which provides endless varieties of outdoor recreation. The Sacramento River is well known for being one of the largest salmon spawning rivers in the world. Red Bluff holds a "Bull and Gelding" sale every January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





## Offering 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 prior sale, price change, correction or withdrawal without notice and any offer presented does not have to be accepted.

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