

# Diamond Ranch 5,090+/- Acres *in* Tehama County



The 5090 +/- acre Diamond Ranch is just 20 minutes on a paved road from Highway 5. Conveniently located between Redding, CA and Red Bluff, CA. The ranch is very private with beautiful views of Mt. Shasta and Mt. Lassen and is teeming with wildlife. The current owners lease out the cattle grazing of 400 pair a season to a neighbor. This ranch gives the buyer a surplus of options; a cattle ranch with oak covered grasslands, an equestrian wonderland with miles of trails, a hunting preserve with abundant game, several potential conservation opportunities, a family compound where you can build what you want and create your own legacy. Diamond Ranch is also in the Williamson Act.

## The Facts

<b>Acres:</b>	5090+/- acres
<b>Location:</b>	18845 Luce Griswold Road, Cottonwood, CA 96022
<b>Zoning:</b>	Williamson Act, 14 legal parcels
<b>Carrying Capacity:</b>	400 pair for the season
<b>Water:</b>	1 well 50 at gpm, 2 test wells at 30 gpm and 19 gpm ; seasonal ponds and streams
<b>Topography:</b>	Rolling oak covered grasslands, 200 ft. elevation to 800 ft. elevation
<b>Shape:</b>	Rectangle with handle, 4 miles long by 3 miles wide at top, majority of ranch 2 miles wide
<b>Power:</b>	PG&E at North gate
<b>Access:</b>	Paved road, 20 minutes from 5 via Bowman and Evergreen roads
<b>Secondary access:</b>	Via Highway 36 and through neighbor's property, deeded
<b>Hunting:</b>	Blacktail deer, bear, wild boar, quail, turkey and predator hunting



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## History

The Diamond Ranch has a colorful history. Indians lived on these lands for hundreds if not thousands of years. The Wintu/Nomo Lacke/Cottonwood Indians lived on the west side of the Sacramento River and there is ample evidence they inhabited this ranch. The Gold Rush brought a wave of immigrants to the area, some of whom prospected for gold on the ranch. In 1981, a previous owner received permission from Tehama County to establish a gold placer mining operation on the ranch. The principal economic mainstay of the ranch for the past five decades, however, has been the winter grazing of cattle. Because of the gentle rolling hills the ranch is a perfect match for livestock. The current owners traveled the state looking at dozens of ranches and picked this ranch because of its proximity to the Bay Area, spectacular views of Mt Shasta and Mt Lassen, numerous seasonal streams and stock-ponds, access to plentiful groundwater, beautiful oak woodlands, and paved road access.



View of Mt. Shasta