California
OUTDOOR PROPERTIES

FARMS | RANCHES | RECREATIONAL PROPERTIES | LAND | LUXURY ESTATES

Mill Creek Ranch

465 +/- acres, Los Molinos, CA
Tehama County

Exclusive Partner Of
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Introduction

465 acres, loaded with water . . . 2 ponds, adjudicated water rights, and Mill Creek frontage, easily irrigates 200 acres of pasture, and provides the ability to run 75-100 pair year-round. This is the perfect size cattle ranch! The income generation is well suited for someone to sustain their livelihood or use it as an addition to their existing cattle operations. Two custom homes provide options for your personal residence and ranch caretaker(s). This spectacular ranch is located approximately 2 miles north of Los Molinos, on State Highway 99, in Tehama County.

Location

Located in Tehama County, this property is 2 miles north of the town of Los Molinos. The closest schools would be 4.5 miles away in the town of Los Molinos. The closest airport, Corning Municipal Airport is 15 miles away. Redding Municipal Airport is 40 miles away from the property. From the north, take highway CA-99 south, left onto Wilson Street. From the south, take highway CA-99 north, right onto Wilson Street.

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Highlights

- 465 +/- acres
- Adjudicated water rights
- 200 acres of irrigated pasture
- 2 ponds
- Mill Creek frontage
- Can run 75-100 pair, year round
- 2547 sq ft, 3 bedroom, 3 bathroom home with 3 car garage
- 1500 sq ft, 2 bedroom, 2 bathroom home
- Large barn
- Metal shop
- Pipe corrals, fully functional cattle handling facility
- 135 acres in conservancy easement*
- Adjacent to 32,000-acre Dry Creek Preserve
- Mature oak trees
- Panoramic mountain views
- Secluded and private

* The conservation easement was established to protect Mill Creek. The conservancy easement does not affect grazing lands and does provide some tax benefits.

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Size & Zoning

This 465-acre ranch consists of nine parcels:

APN:	Acres:	Zoning:	Conservation Eassement:
047-210-010	106	AG-20	Yes
047-210-011	320	AG-20	
047-210-012	4.15	AG-20	Yes
047-210-013	7.04	AG-20	
047-210-014	3.16	AG-20	
078-140-003	17.63	AG-20	Yes
078-140-022	4.61	AG-20	Yes
078-280-010	0.08	AG-20	
078-280-002	3	AG-20	

AG-20 zoning is defined as Agricultural with 20-acre minimum. This property is governed by the Tehama County Zoning Ordinance. Please refer to the Tehama County Code, Zoning Regulations for a complete list of allowed uses for this property.

Current property taxes: $27,206

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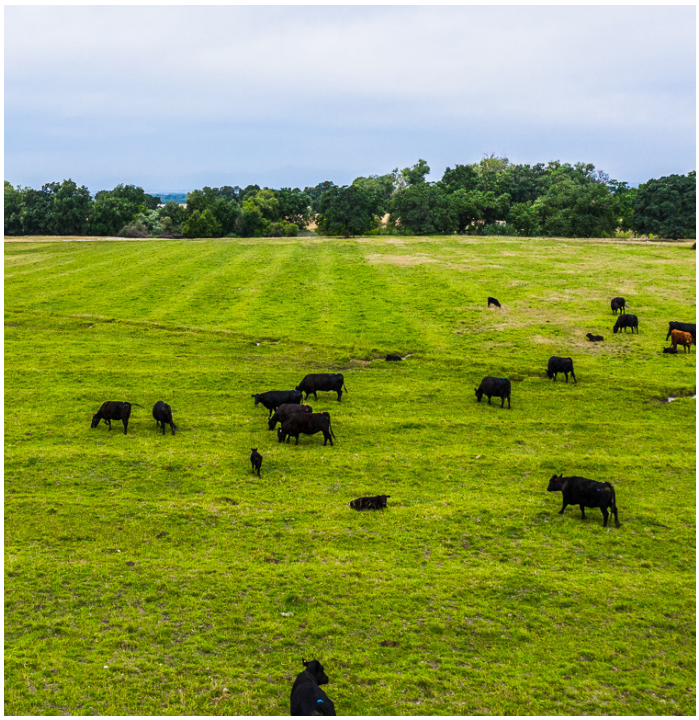
Cattle

75-100 pair can be run year-round or 150-175 pair seasonally. The property has full cattle handling facilities, including pipe corrals, chutes, and barn.



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Water

Water on this property is plentiful! 2 ponds, adjudicated water rights*, frontage on Mill Creek, and wells make up the water available on this ranch. One high functioning well supplies water to both homes, while Mill Creek flows at approximately 3 CFS, year-round.

*Adjudicated Water Rights: Enforceable order allocating the water and the water rights in the stream system, groundwater basin or combined water source. Depending on the adjudication order, the order may place jurisdiction over the affected water so that the water rights are severed from the land making them freely transferable.

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Structures

- 2,547 square foot, 3 bedroom, 3 bathroom home with 3 car garage

- 1,500 square foot, 2 bedroom, 2 bathroom home

- Metal Shop
- Pipe corrals, fully functional cattle handling facility
- Large Barn

Utilities

PG&E and propane supply power. The homes are each on well water and septic.

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Recreational Activities

The hunting enthusiast will appreciate the opportunity to obtain deer, pig, turkey, quail, and dove. Anglers can make their way to Mill Creek for trout fishing. 465 acres provide the new owners with hiking, off-roading, and horseback riding options.

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About Los Molinos

With a population of 2057, as of the 2010 U.S. census, it is still possible to enjoy the small-town atmosphere of Los Molinos. Travel 16 miles to Red Bluff for the Bull and Gelding Sale held annually every January. Yearning for the attributes of a university town? Chico is 26 miles from Los Molinos.

About Tehama County

Tehama County is located in the northern Sacramento Valley and is comprised of 1,888,670 acres. The county seat is Red Bluff. The 2010 United States Census reported the population as 63,463. The Sacramento River runs through the central portion of Red Bluff and provides endless varieties of outdoor recreation. Some of the greatest western events in the nation, such as the PRCA-Sanctioned Red Bluff Round-Up, the Annual Bull and Gelding Sale, and the Pacific Coast Cutting Horse Association's Red Bluff Winter Round-Up are held in Tehama County.

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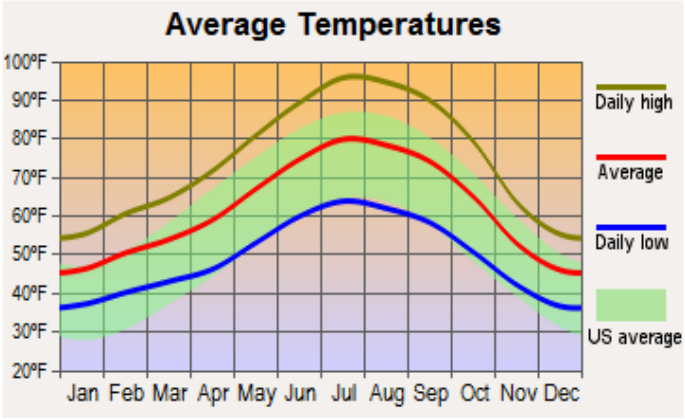
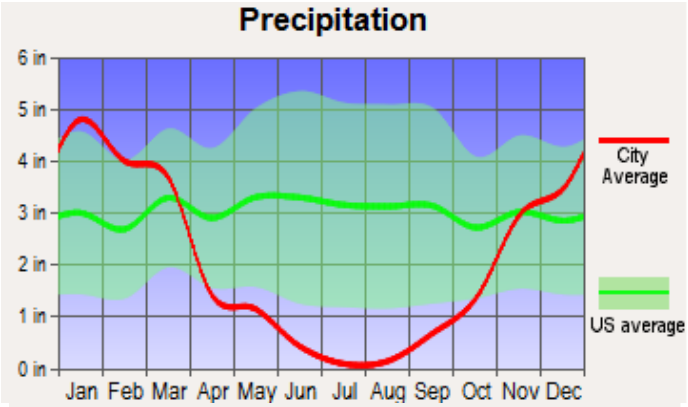
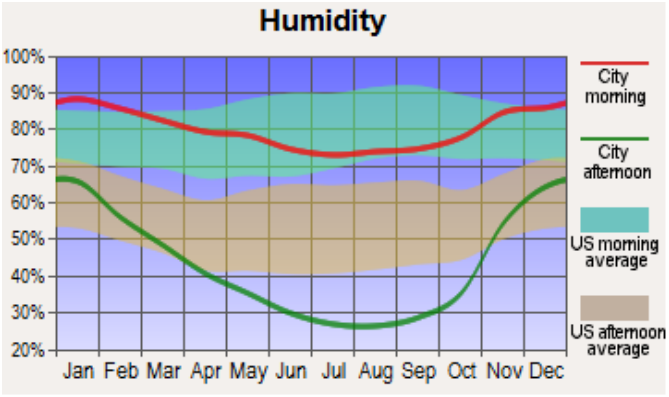
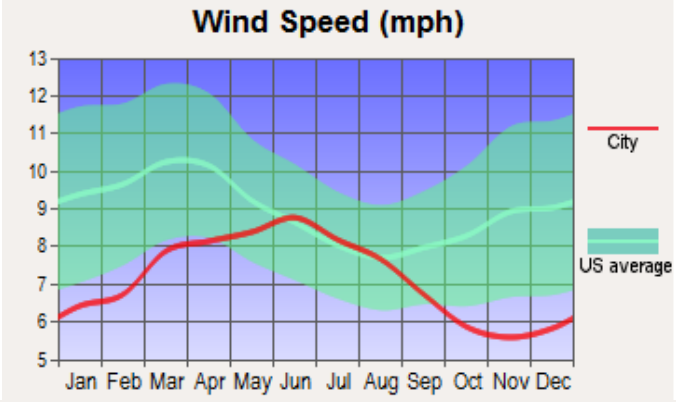
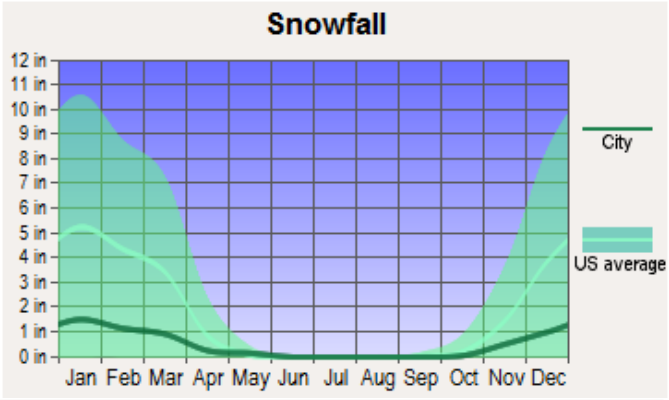
Weather

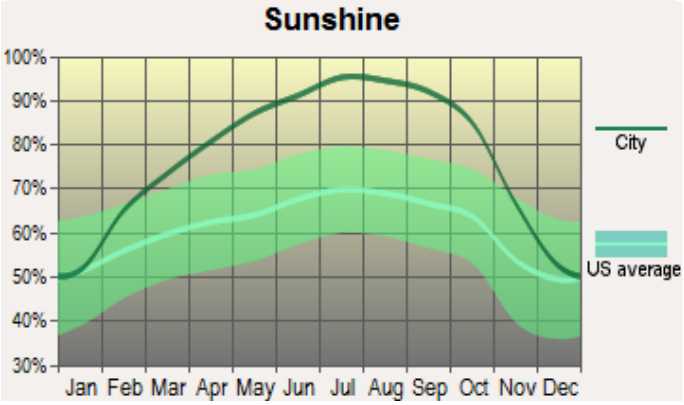


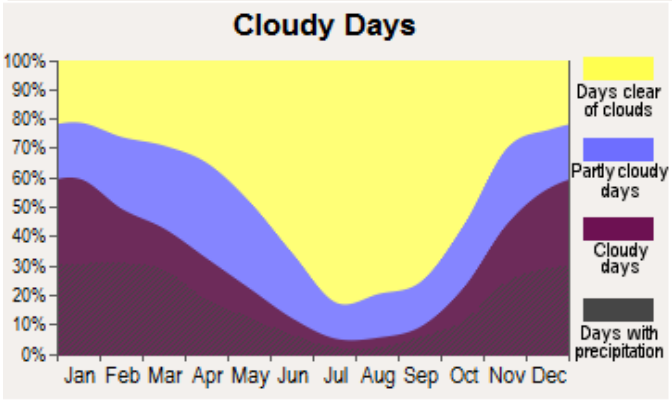












Mill Creek Pasture

Tehama County, California, 465 AC +/-

Boundary

Todd Renfrew

californiaoutdoorproperties.com, outdoorpropertiesofnevada

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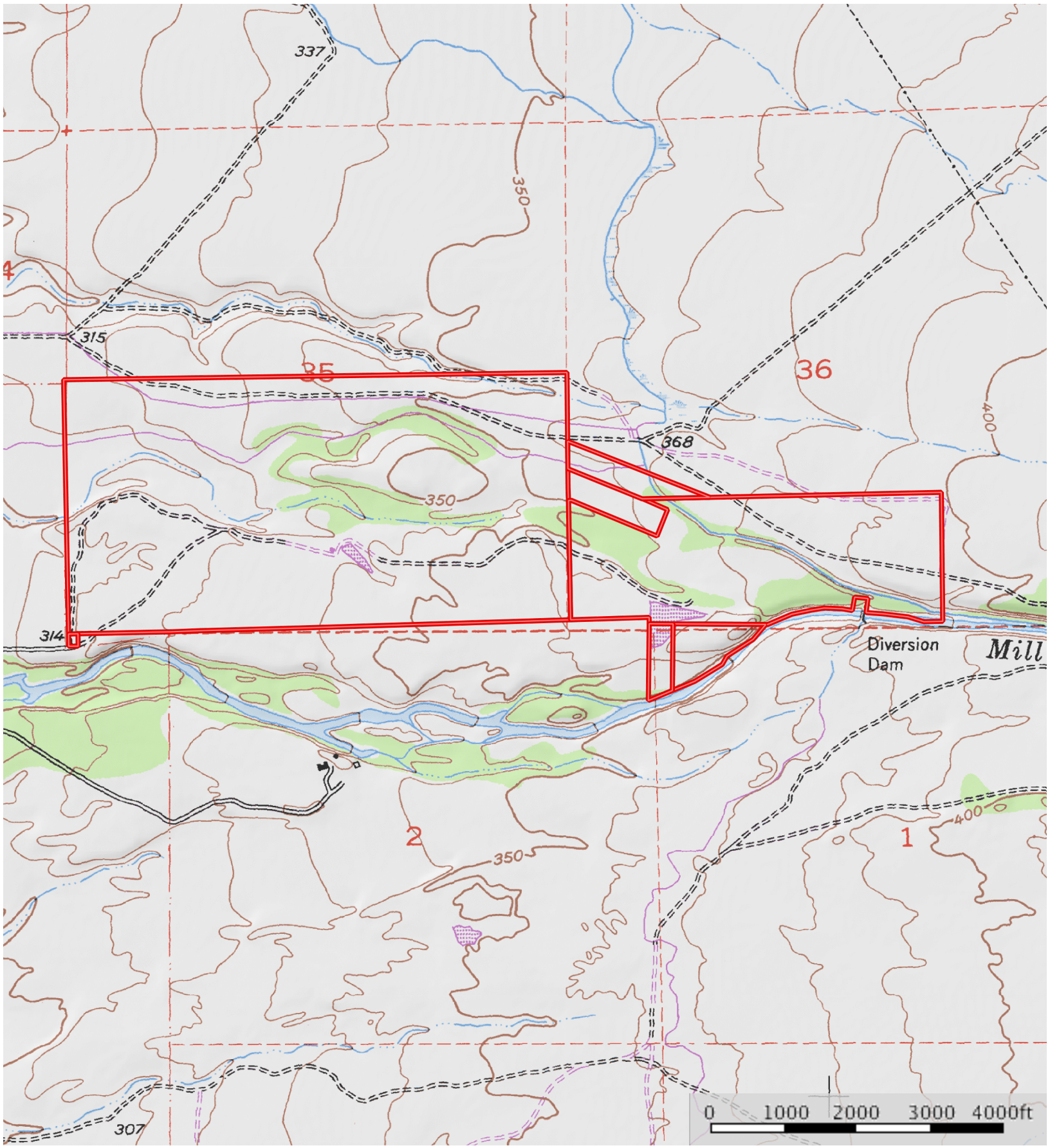

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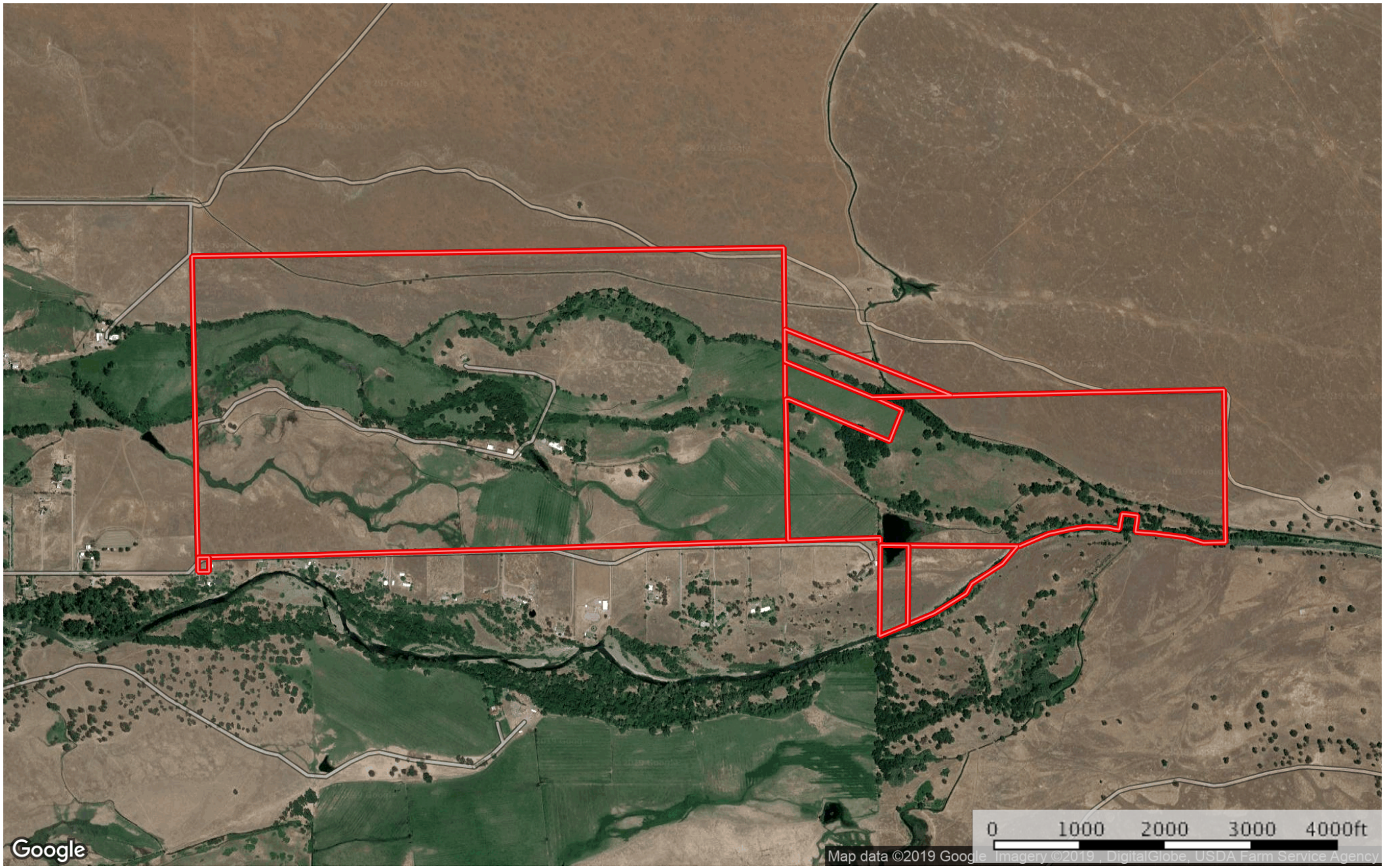

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