



California
OUTDOOR PROPERTIES

FARMS | RANCHES | RECREATIONAL PROPERTIES | LAND | LUXURY ESTATES



Diamond X Ranch

9,535.56 +/- Acres | Vina, CA
Tehama County



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DRE# 01838294



Introduction

Diamond X Ranch is your classic California winter grazing ranch. Seclusion, privacy, rich with water, and vast open land you can see for miles on end, all in close proximity to popular city areas. Located in Tehama County, in the Vina plains, this 9,535 +/- acre ranch is just 20 miles to Chico or about 23 miles to Red Bluff. The ranch consists of mostly gentle terrain & rolling hills with great truck access due to the paved road around a good portion of the ranch.

There is great short grass with strong feed and historical stocking rates of about 800 fall pair. No shortage of water as the ranch is watered from three strong seasonal creeks; Brush Creek, Singer Creek and Rattlesnake Creek, 5 reservoirs, and a water ditch from Deer Creek that crosses a portion of the ranch. At the headquarters, sits the 2,300 sq ft home, a bunk house and RV hookups. The 2,300 sq ft home has two bedrooms and two baths, an office, beautiful high wood ceilings in the living room and kitchen, a detached guest room, and solar panels.



Location

Located in the southern portion of Tehama County, this 9,500 acre ranch is just a few miles from the town of Vina, CA. Only about 20 miles away is the great college town Chico, CA and an iconic cattle town of Red Bluff, just 23 miles. Commercial flights can be routed to Redding, CA , 47 miles away, and take your pick of Red Bluff or Chico municipal airports that can handle a jet. From the Bay Area head north on Highway 5, take exit 630 on South Ave, drive about 10 miles to Highway 99, make a right turn and then a left turn Lassen road, drive a few miles and make a left turn on Meridian road. Ranch is located at 4555 Meridian road. Appointments are necessary, caretaker will turn away unscheduled visits. The ranch borders highway 99, Lassen road and Meridian road.



Highlights

- 9,535.56 +/- acres
- Stocking rates of about 800 fall pairs
- High quality 2,300 sq ft main home
 - Two bed, two bath
 - Office
 - High ceilings
 - Detached guest room
 - Solar Panels
- Bunk house
- 3 RV hook ups
- Pond filled with bass
- Duck hunting in winter, with 4 duck blinds
- Two wells, One to supplement pond
- Fenced and cross fenced into 8 fields with 6 main pastures
- Paved road access for year round access
- Protected from development with a conservation easement



Utilities

Propane fireplace | Central air and heat | Tankless water heater | Septic | PG&E



Water

The ranch is watered from three strong seasonal creeks: Brush Creek, Singer Creek, Rattlesnake Creek, 5 reservoirs, and a water ditch from Deer Creek that intersects a portion of the ranch.

Two wells, one to supplement the pond.

Pond filled with bass.



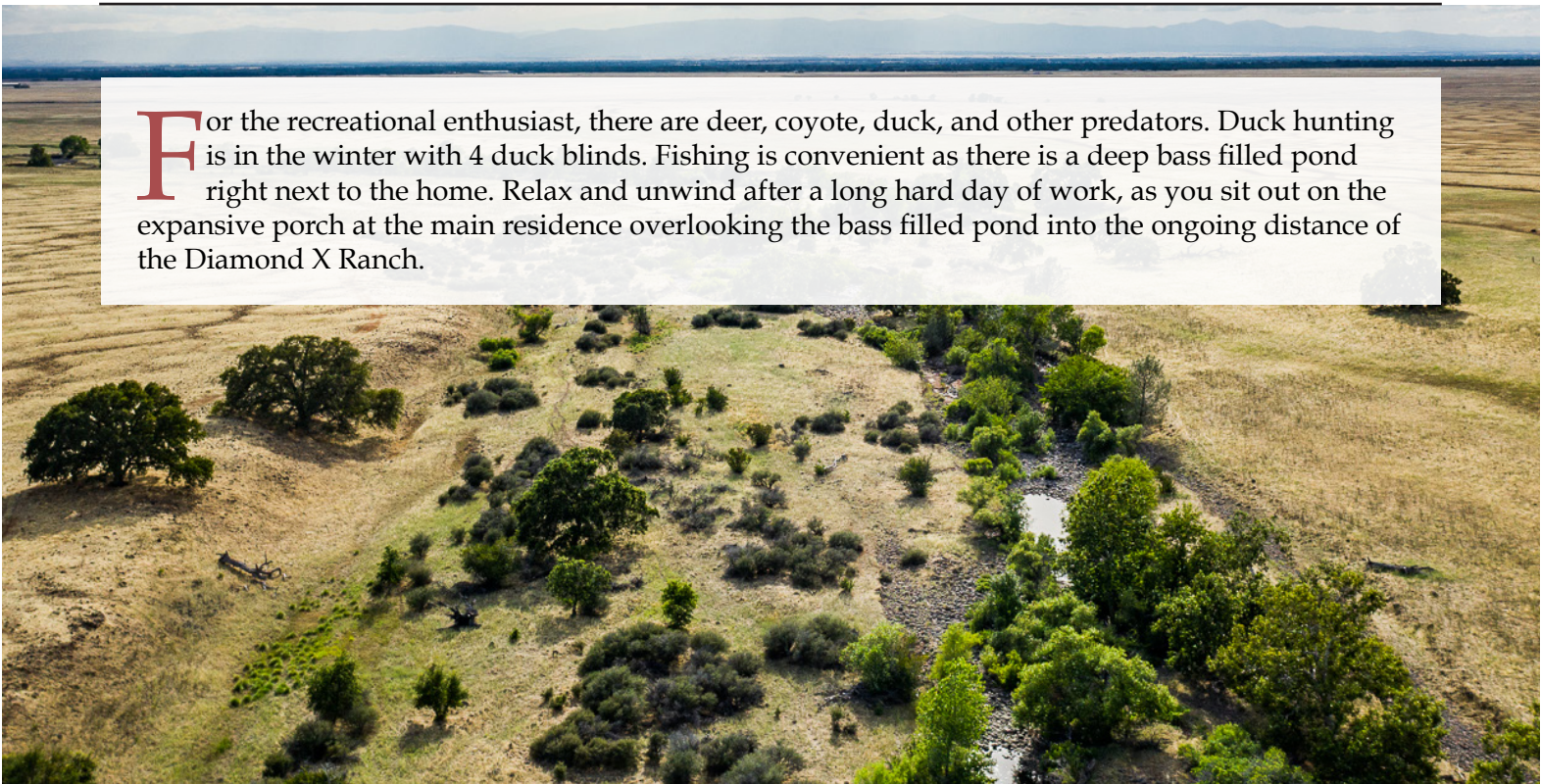
Cattle

Diamond X Ranch is fenced and cross fenced into 8 fields with 6 main pastures. Stocking rates of 800 fall pairs. There is great short grass country with strong feed. Ranch is protected from development with a conservation easement.



Recreational Activities

For the recreational enthusiast, there are deer, coyote, duck, and other predators. Duck hunting is in the winter with 4 duck blinds. Fishing is convenient as there is a deep bass filled pond right next to the home. Relax and unwind after a long hard day of work, as you sit out on the expansive porch at the main residence overlooking the bass filled pond into the ongoing distance of the Diamond X Ranch.





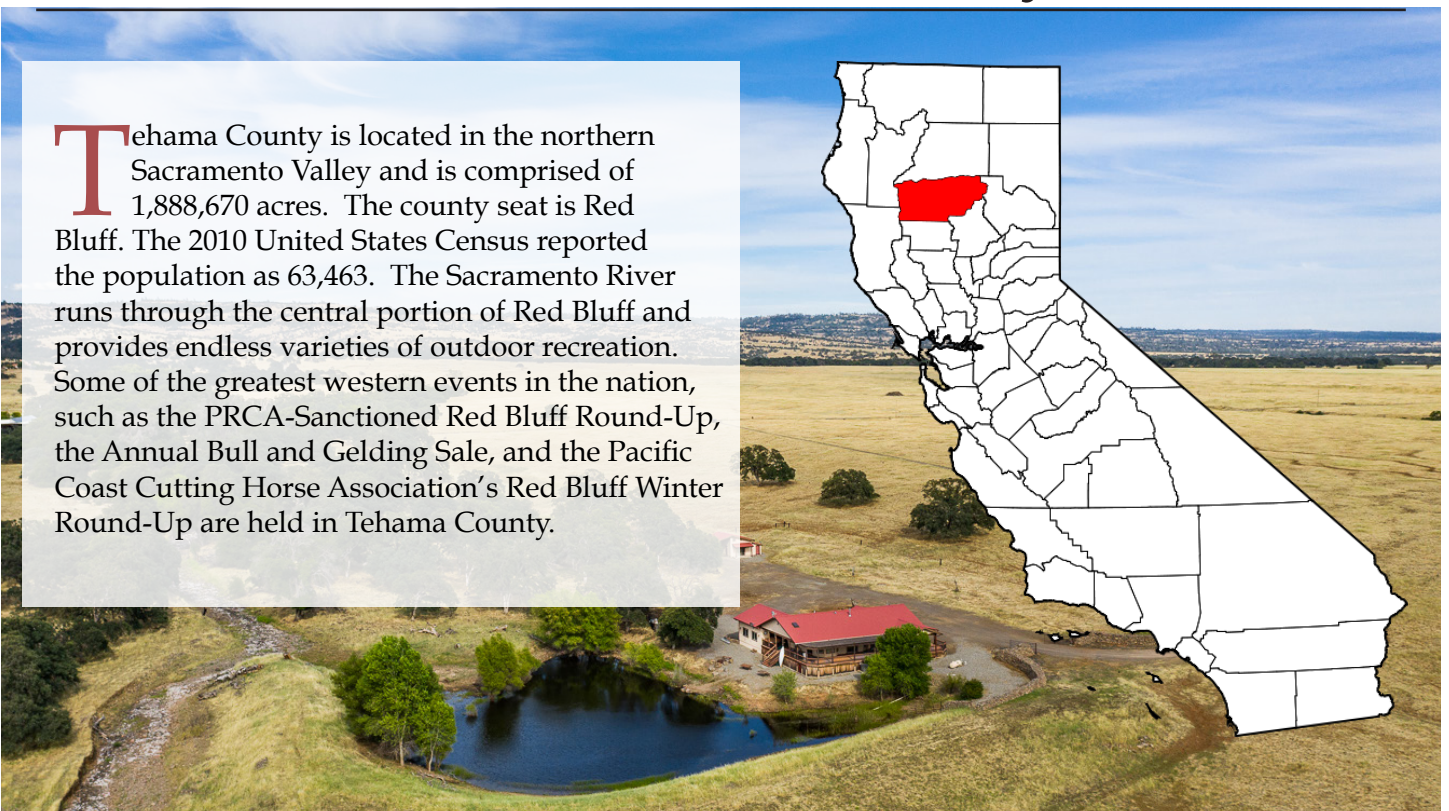
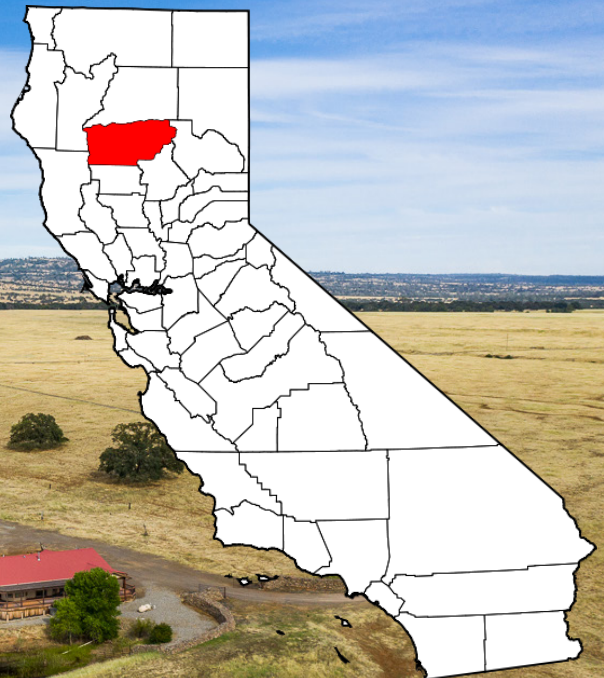
About Vina

Vina is a small rural town of 237 people surrounded by orchards and ranches in northern California. It is known for the Roman Catholic Trappist monastery that grows prunes, walnuts and grapes. The Abbey of New Clairvaux is known for their wine. The town's name, Vina, originated from the Spanish word "vineyard."

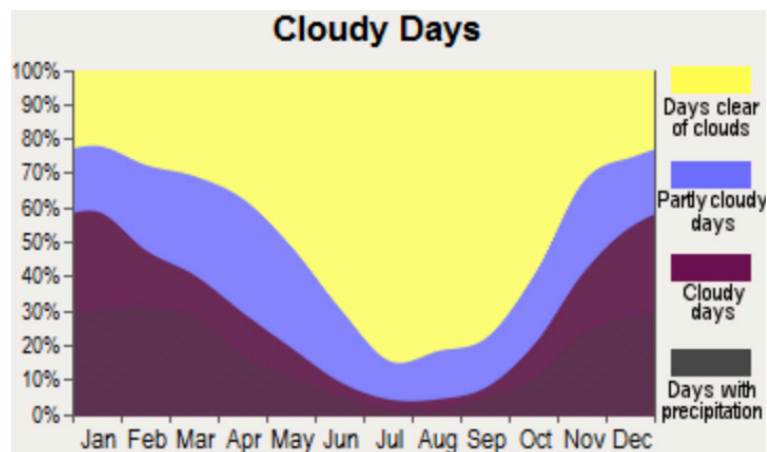
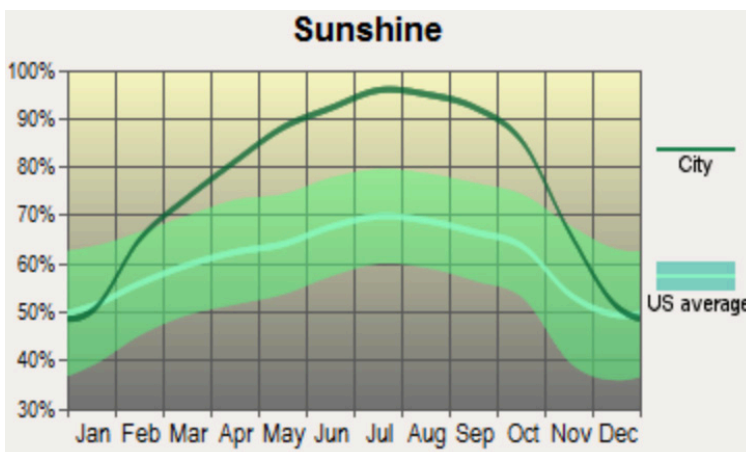
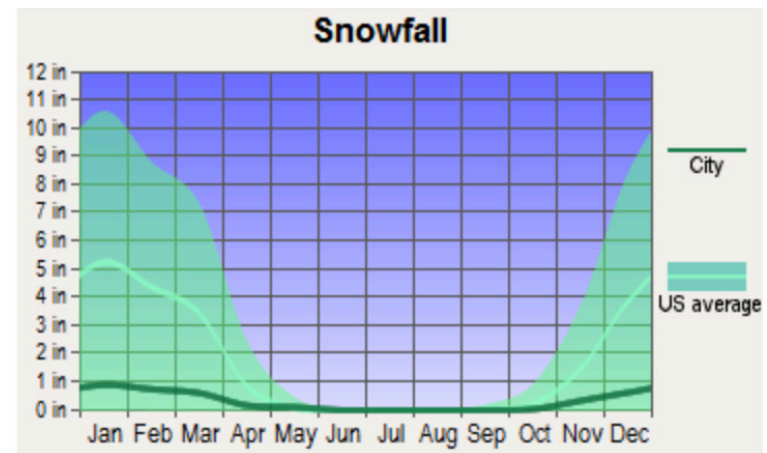
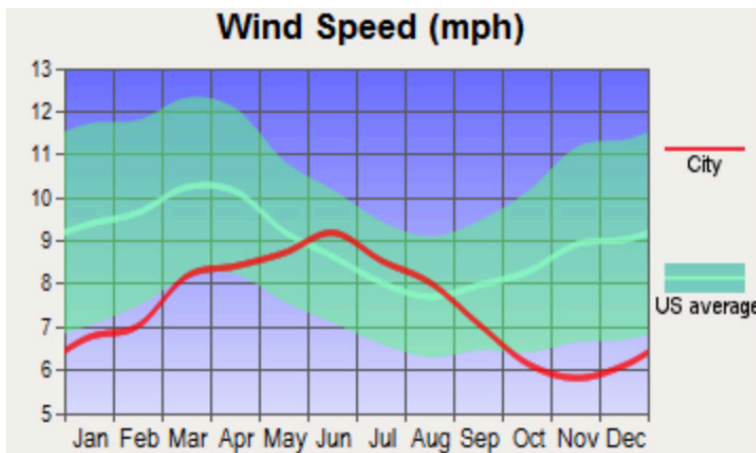
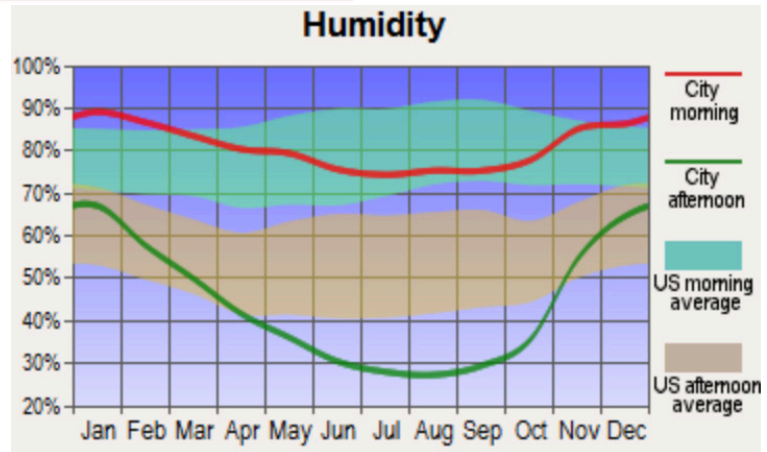
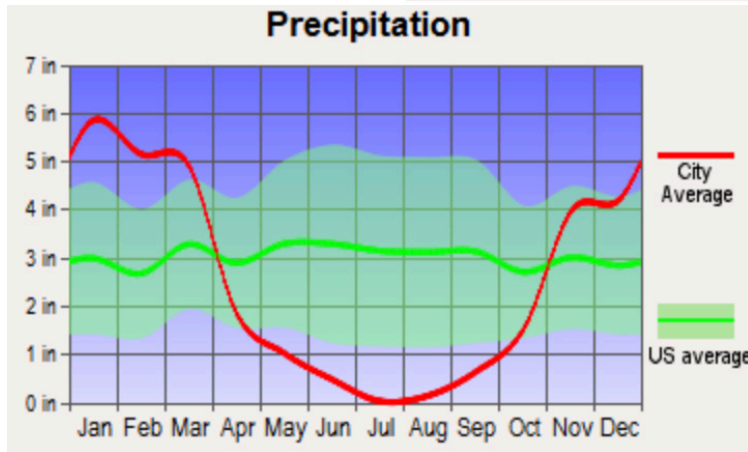
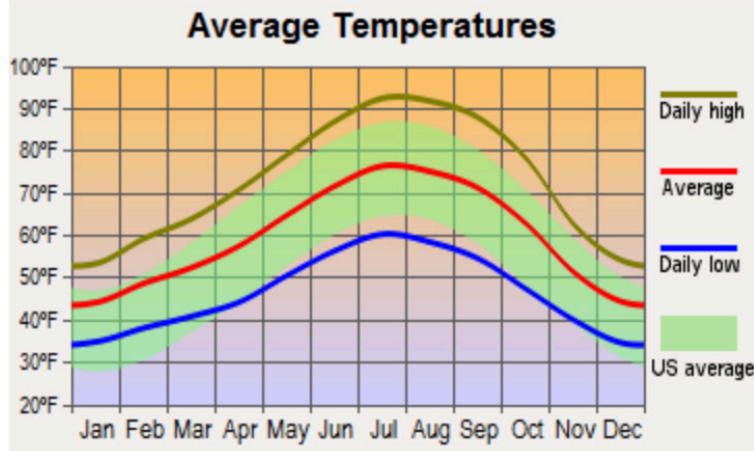


About Tehama County

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.



Weather



Size

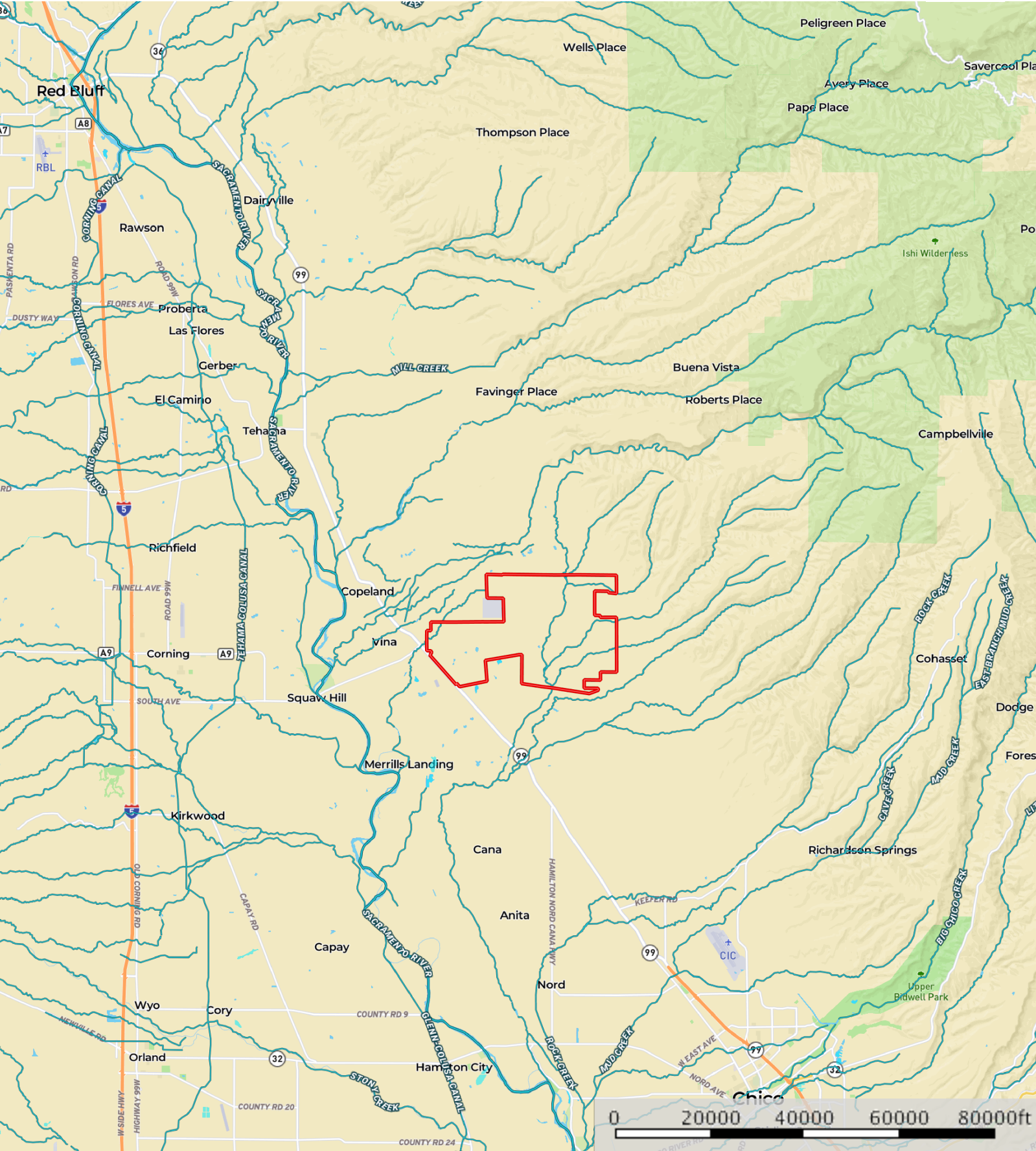
This 9,535.56 acre property consists of 25 APNs:

APN	Lot Acres	Zoning	Williamson Act
079-030-002-000	320	AG-1	YES
079-030-005-000	320	AG-1	YES
079-030-010-000	8.52	AG-1	YES
079-030-011-000	240	AG-1	YES
079-030-012-000	400	AG-1	YES
079-030-013-000	160	AG-1	YES
079-030-014-000	480	AG-1	YES
079-030-015-000	56.66	AG-1	YES
079-030-016-000	255.170	AG-1	YES
079-030-020-000	320	AG-1	YES
079-040-026-000	160	AG-1	YES
079-040-027-000	240	AG-1	YES
079-040-032-000	315.010	AG-1	YES
079-050-004-000	640	AG-1	YES
079-050-008-000	227.960	AG-2	YES
079-050-015-000	530.620	AG-2	YES
079-050-016-000	692.590	AG-1	YES
079-050-019-000	564.880	AG-1	YES
079-060-001-000	640	AG-1	YES
079-060-002-000	640	AG-1	YES
079-060-003-000	640	AG-1	YES
079-060-006-000	640	AG-1	YES
079-060-007-000	400	AG-1	YES
079-060-022-000	557.150	AG-1	YES
079-070-003-000	87	AG-1	YES

AG-1 Primary Use: *Grazing of livestock*

AG-2 Primary Use: *Production of tree, row and field crops*

Diamond X- SR
California, AC +/-

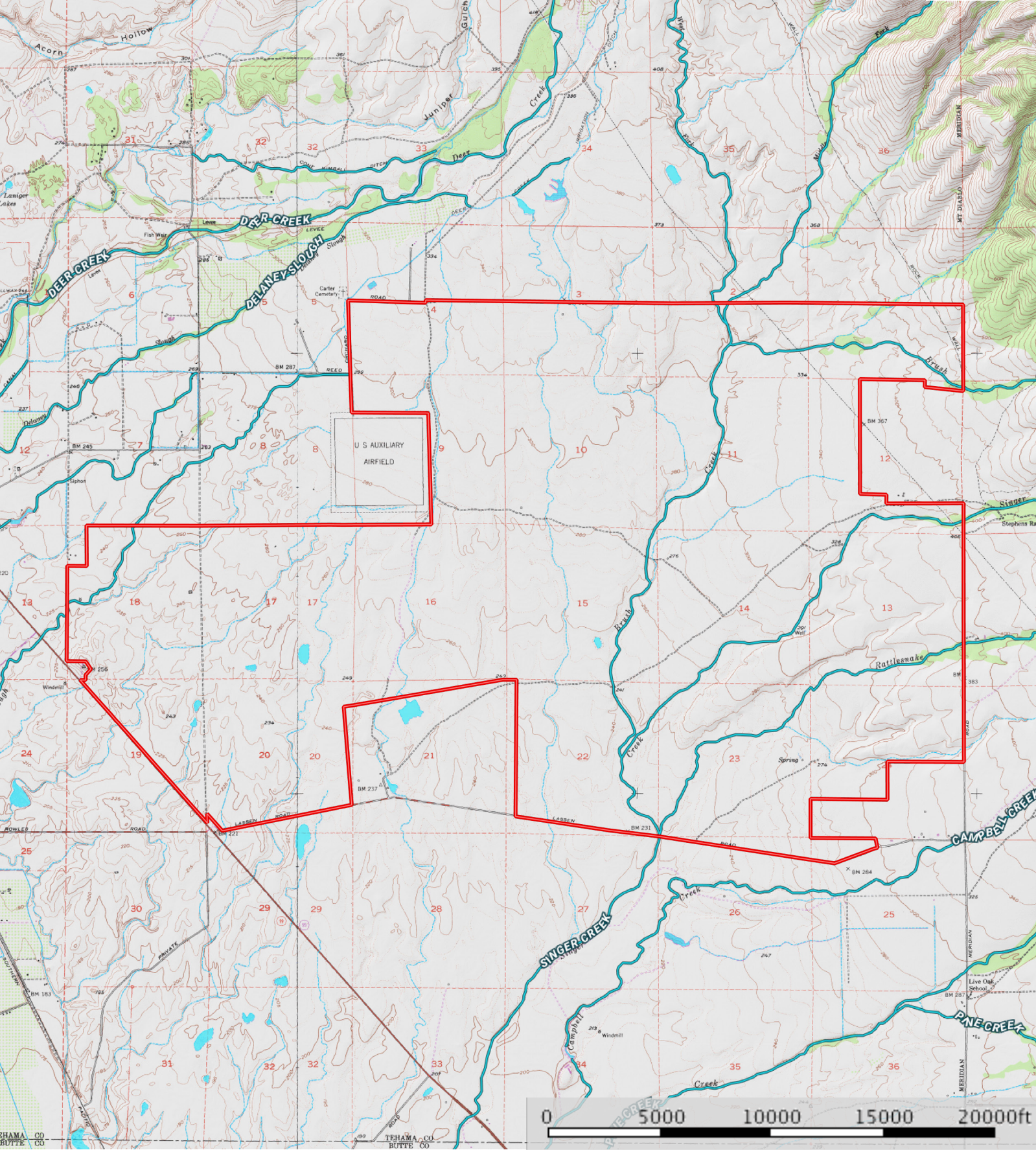


Boundary Stream, Intermittent River/Creek Water Body



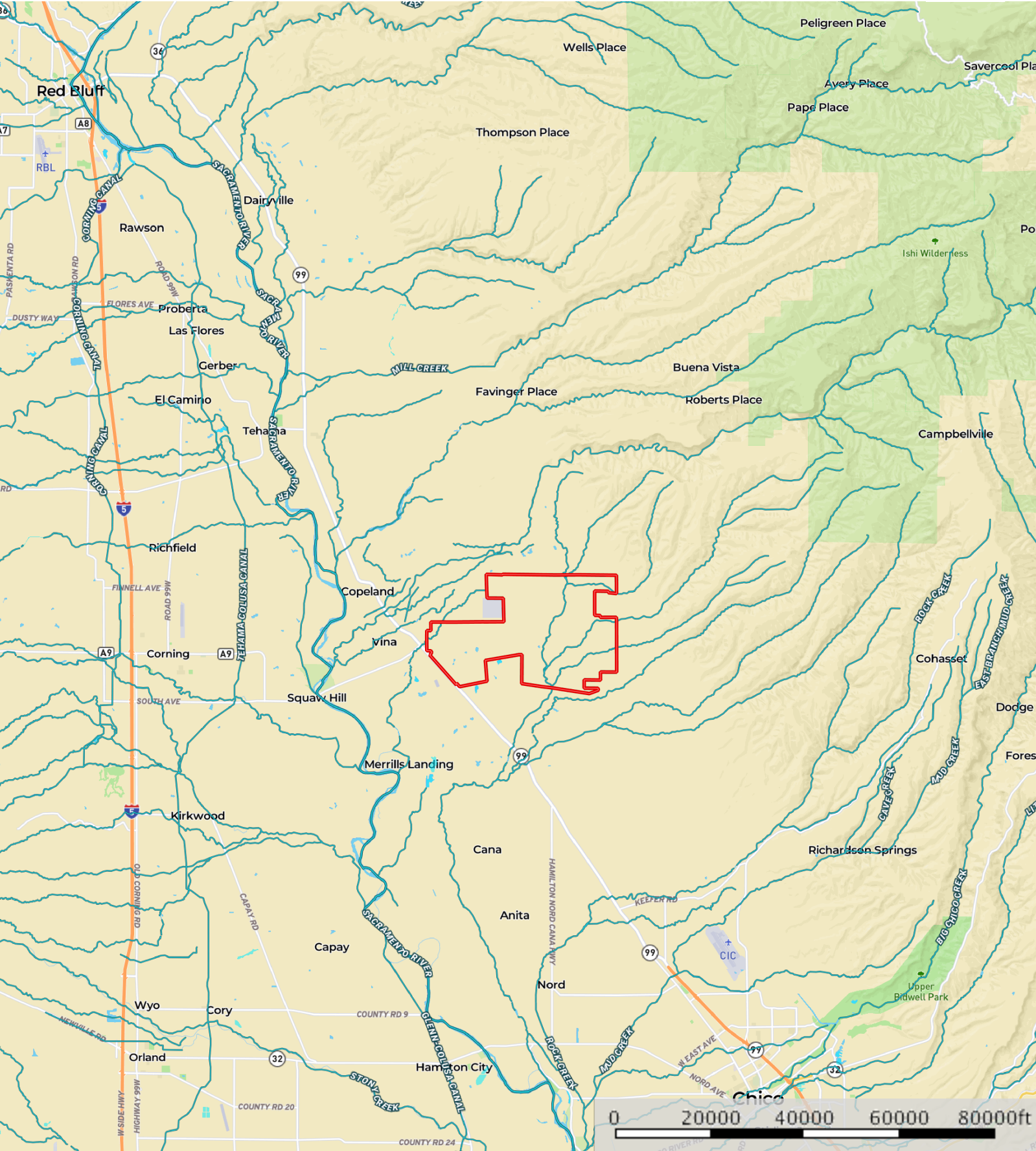
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Diamond X- SR
California, AC +/-



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