

# RIVER BEND ORCHARD

## TEHAMA COUNTY

15575 Bend Johnson Rd., Red Bluff, CA 96080



### Now being offered at \$799,000

Bordering the Sacramento River, this 20.6-acre property zoned AG-2 has income from 18.6+/- acres of Chandler walnuts, and from a nice 3/2 manufactured home with a detached two-car garage. The main residence is a 3,176+/- 4/3 modern home with upgraded kitchen, sunken living room, upstairs bedroom and loft recreation room, and many built-ins throughout. There is also a 3-car attached garage, in-ground pool, hot tub, 30 x 40 ft. workshop, and garden areas. Solar panels provide power to the home, pool, hot tub, workshop, and electric car charging station. There is a domestic well (approx. 60 gpm) and two ag wells (275 gpm and 125 gpm) for the micro-sprinkler irrigated orchard that slopes gently towards the river from the home site. The property is in the Williamson Act for low taxes. The 17,000-acre Paynes Creek Recreation Area approximately 2 miles away is available for hunting, fishing, hiking, biking, kayaking, horse back riding and picnicking. Sacramento River fishing is available from your back yard or use the Bend-Ferry boat launch and parking area approximately 1 mile from the property. A great place for a family retreat, part-time farmer, or retiree.



Check out our website at [www.CaliforniaOutdoorProperties.com](http://www.CaliforniaOutdoorProperties.com) for more photos

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**LAND LEADER**

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