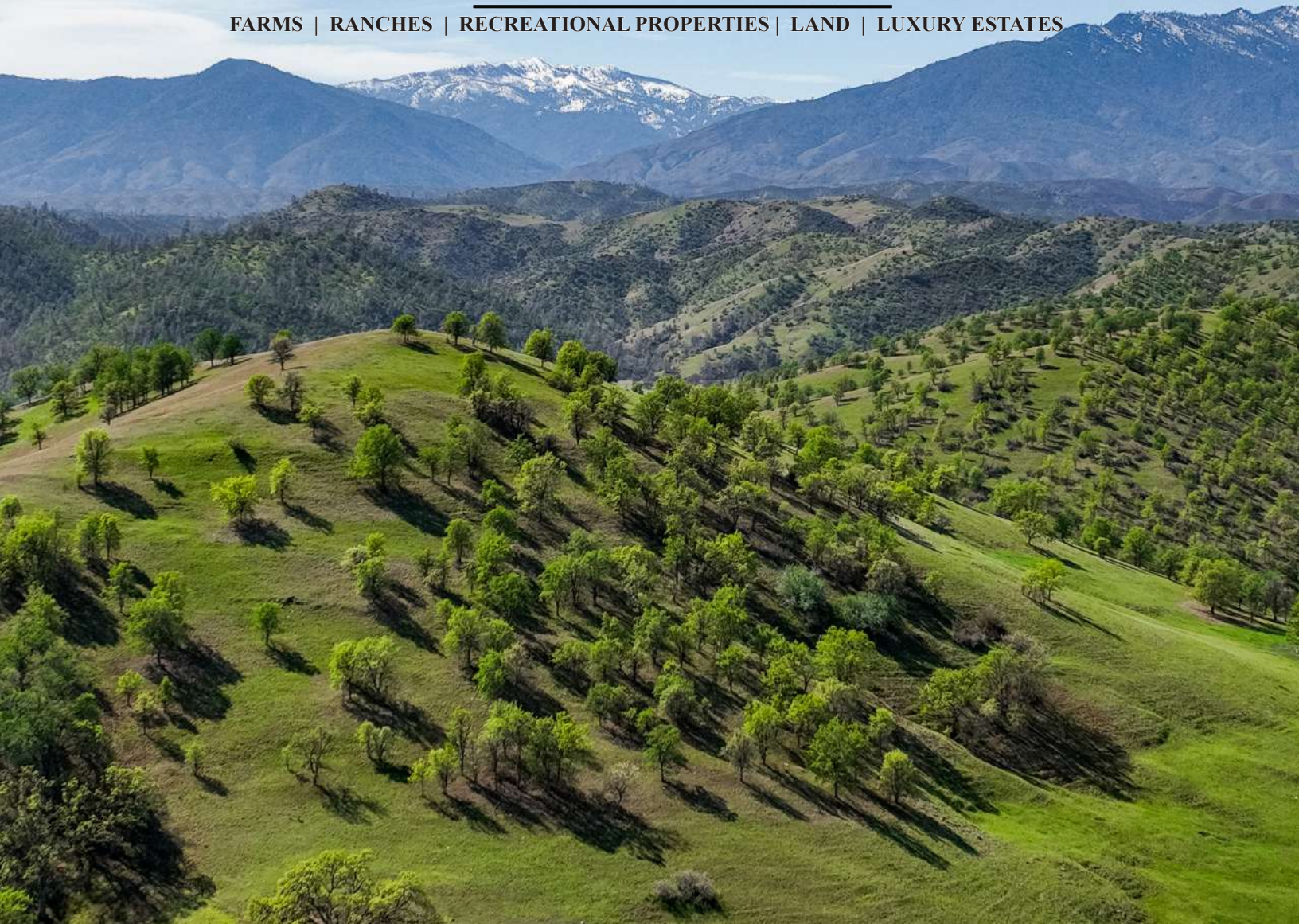




FARMS | RANCHES | RECREATIONAL PROPERTIES | LAND | LUXURY ESTATES



Hoff Ranch

10,005.40 ± Acres | Tehama County, CA



EXCLUSIVE PARTNER OF

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DRE# 01838294



Introduction



The 10,005- acre Hoff Ranch features oak grasslands and plentiful country for cattle grazing and recreational activities. The ranch sits at approximately 250-1500 foot elevation. It has varied terrain from the rolling hills covered in oak trees to the flat pasture lands. Hoff Ranch is located about 37 miles west of Red Bluff, CA and approximately 154 miles from Sacramento, CA. The ranch is nicely water by ponds and a seasonal and blue line creek. Cattle are brought in early December and taken out on the first of June, running 550-700 cows for the season. This is high-value grazing land that could also serve as an outdoor getaway for hunting, fishing, horseback riding, and hiking activities. There is an off-grid manufactured home with a metal roof, barns, corrals, & solar. This is an excellent opportunity for a classic winter grazing ranch or a sportmans retreat. In the Williamson Act.



Highlights

- In the Williamson Act; taxes in 2020 totaled \$19,709
- Runs 550-700 cows per season spread over 7-8 pastures
- Cattle equipment include barns & corrals
- Nicely watered with ponds and a blue line and a seasonal creek; Cold Fork Creek is the blue line creek located at the south end of the ranch. Salt Creek is the seasonal creek on the northern portion of the ranch
- Improvements: Off-grid modular home, multiple barns, sheds, and corrals
- 3 bedrooms / 2 bathrooms
- Off-grid system of batteries, solar panels, windmill, and diesel generator backup
- Excellent recreation: Hunting, Fishing, Horseback riding, Hiking, ATVing, etc.
- Opportunity for a classic winter grazing ranch or a sportman retreat

“The Williamson Act, also known as the California Land Conservation Act of 1965, 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.”

– from the California Department of Conservation



Water



The ranch is nicely watered from multiple ponds and a seasonal and blue line creek. Cold Fork Creek is the blue line creek that runs on the south end of the ranch and Salt Creek is the seasonal creek that runs on the northern portion of the ranch. There is a water system where water can be hauled in for both the barn/animals and a domestic source for potable water. These tanks are near the shop and piped to the house and outer areas.



Cattle & Recreation

The ranch has varied topography from the covered oak hills to the open grazing land. The easy rolling hills make it great to run 550-700 cows for the season spread over 7-8 pastures. It is traditionally used as a winter cattle grazing ranch with the cattle brought in early December and taken off the ranch in early June. Cattle support equipment include barns and a couple of corrals. In Williamson Act.



This is a recreational wonderland for sports enthusiasts. For the hunter, the rolling grasslands provide optimum habitat for deer, wild pig, turkey, quail, dove, and predators. Fish in the ponds or head over to the Sacramento River for some of the best fishing. The Sacramento River is well known for being one the of largest salmon spawning rivers. The surrounding areas of the ranch are also great for any recreational pursuits. The terrain on the ranch is great for trail riding or hiking. Hunt, fish, horseback ride, hike, & ATV all on your own ranch!



Improvements



Improvements on the ranch include an off-grid modular home, multiple barns, sheds, and corrals. There is a water well that pumps to a tank which then feeds to the house. The home has three bedrooms and two baths and is complete with a metal roof. The homestead is located on the flat portion of the ranch and has views of the rolling oak covered hills. Electricity is an off-grid system of batteries, solar panels, wind mill and diesel generator back up.



Location



About Red Bluff, CA

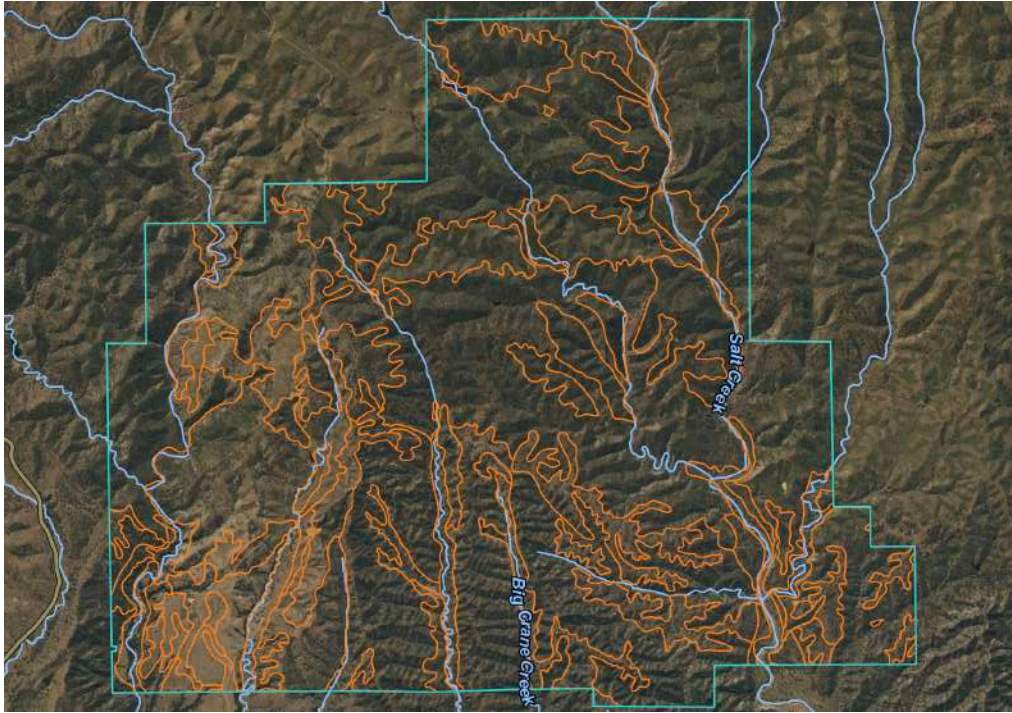
Red Bluff is located 131 miles north of Sacramento, 40 miles northwest from Chico, and 31 miles south of Redding California. According to the 2010 US Census, the population was 14,076. Red Bluff is known for being the “marketing centre” for livestock and farm produce. Red Bluff holds a “Bull and Gelding” sale every January and also hosts a rodeo in the spring which is one of the largest in the nation. To the east of the city lies the Lassen Volcanic National Park and Ishi Wilderness Area. There are plenty of outdoor recreational opportunities in this city. The closest local airports from Red Bluff include Red Bluff Municipal Airport (3 miles) and Shingletown Airport (42 miles). For domestic flights from Red Bluff, Redding Municipal Airport (25 miles) and Chico Municipal Airport (41 miles). International flights from Red Bluff, Sacramento International Airport (123 miles), Oakland International Airport (190 miles), Reno-Tahoe International Airport (194 miles), and San Francisco International airport (197 miles).



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. According to the 2010 US Census, the population as 63,463. The Sacramento River runs through the central portion of Red bluff and provides endless varieties of outdoor recreation. The county provides hiking, hunting, boating, fishing, camping, etc., opportunities.

Soil



For more information about the soils, please contact our office

Map Unit Symbol	Acres in AOI	Classification
Ay	137.1	3s / 3s
CIF	33.8	NA / 8
CwA	93.4	4s / 4e
DbE	119.7	NA / 6e
HgA	78.5	3s / 3e
HhB	32.9	3e / 3e
KoA	25.6	3s / 3s
LaD	117.4	NA / 6e
LaE	26.6	NA / 7e
MsE	444.8	NA / 6e
MtE	582.7	NA / 6e
Mzy	113.2	NA / 3s
NrD	798.8	NA / 6e
NrE	1,637.1	NA / 6e
NvE	143.4	NA / 6e
PkA	69.8	2s / 3s
PvB	51.7	3e / 3e
Rg	35.8	3s / 3s
ScD	94.4	4e / 4e
ScE	4,178.6	NA / 6e
ShE	561.3	NA / 6e
SmE	175.9	NA / 6e
TaA	62.9	2s / 3s
W	13	2s / 3s
Yo	51.6	1 / 3c
Zc	153.3	1 / 3c

Size & Zoning

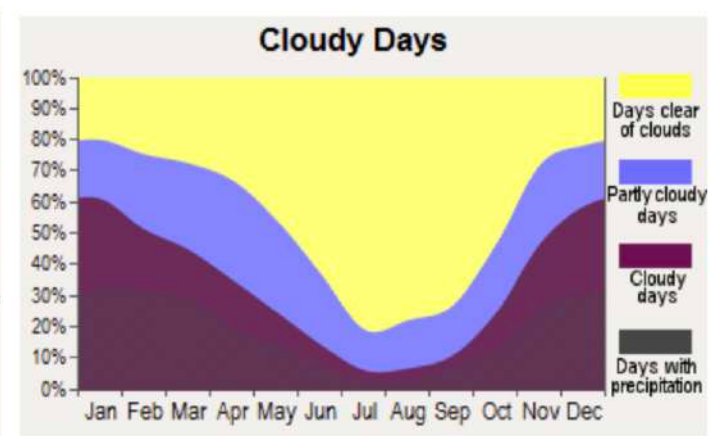
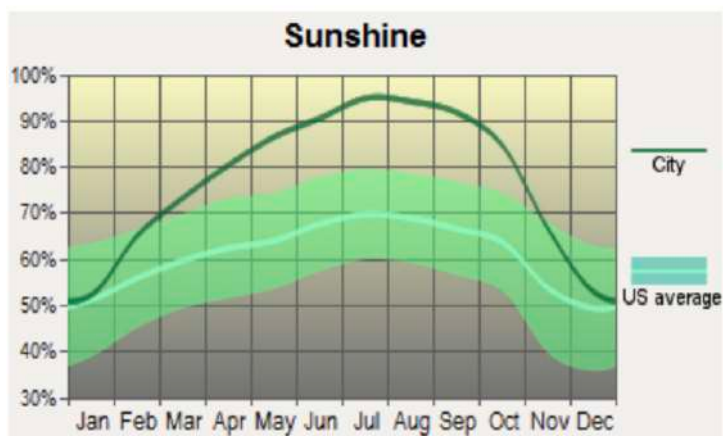
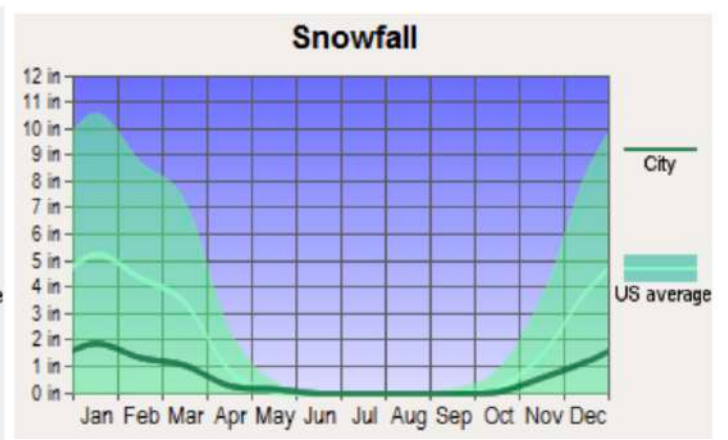
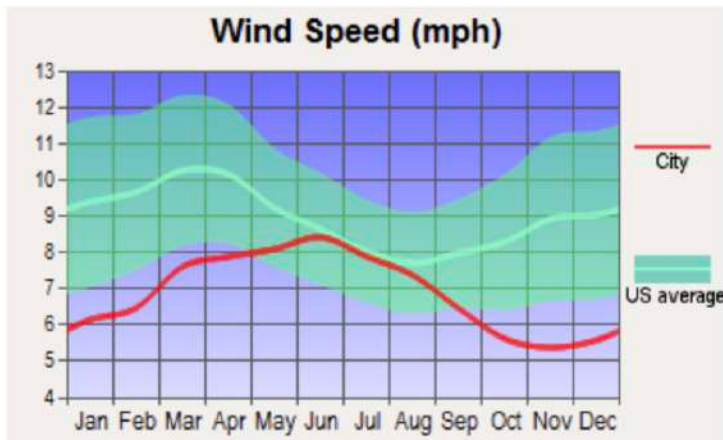
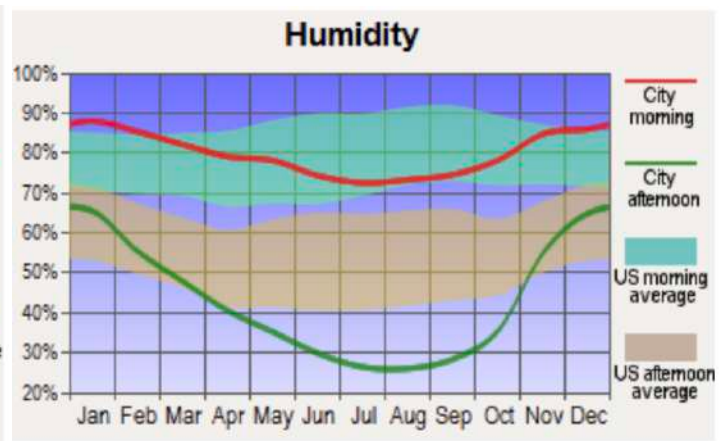
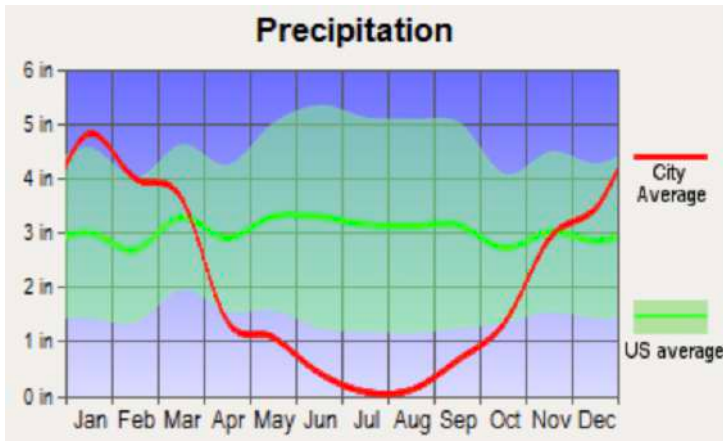
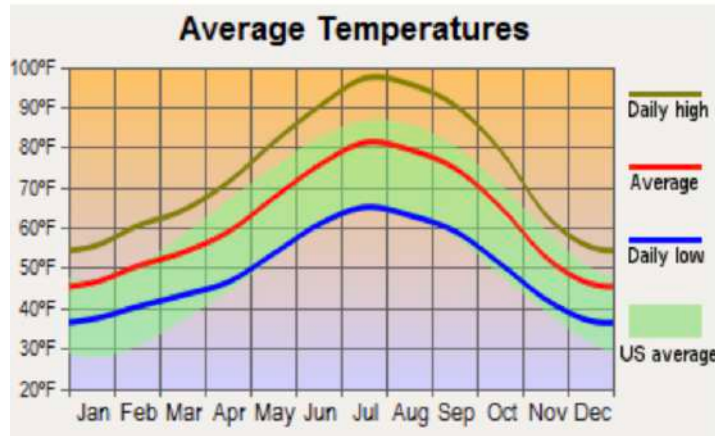
This 10,005 ± acre ranch consists of thirty parcels.

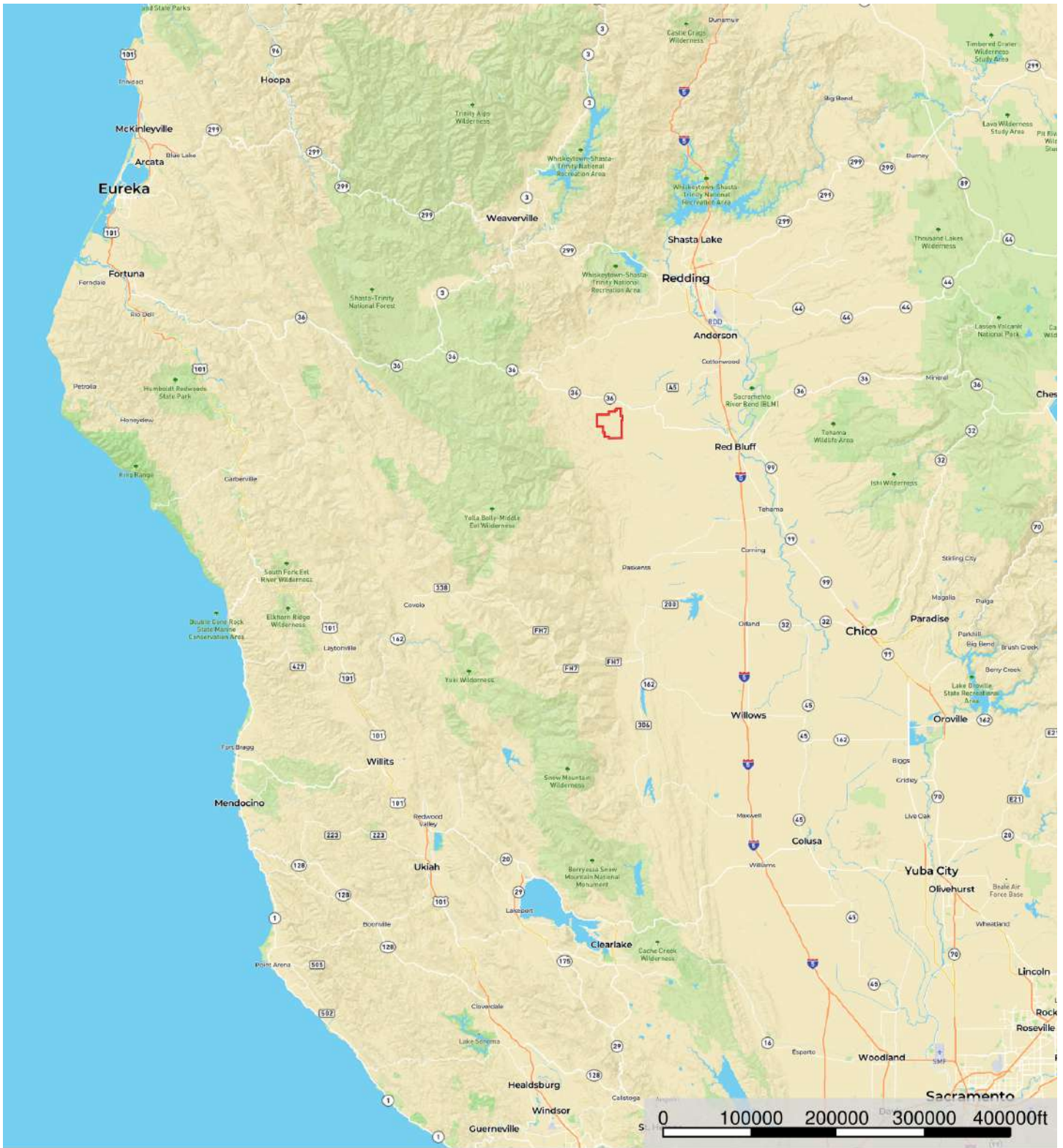
<u>APN</u>	<u>Acres</u>	<u>Zoning</u>	<u>Property Taxes (2020)</u>
003-150-006	320	UA-AG	\$560
003-150-008	600	UA-AG	\$1,050
003-180-003	640	UA-AG	\$1,120
003-180-007	640	UA-AG	\$1,120
003-190-001	640	UA-AG	\$1,120
003-190-002	640	UA-AG	\$1,120
003-190-003	640	UA-AG	\$1,120
003-190-004	640	UA-AG	\$1,120
003-190-005	640	UA-AG	\$1,120
003-190-008	160	UA-AG	\$280
003-190-009	160	UA-AG	\$280
003-190-010	160	UA-AG	\$280
003-190-011	160	UA-AG	\$280
003-200-001	139.46	UA-AG	\$244
003-200-014	49	UA-AG	\$86
003-200-015	49	UA-AG	\$86
021-020-001	641.9	UA-AG	\$1,123
021-020-002	641.1	UA-AG	\$1,122
021-020-005	360	UA-AG	\$630
021-020-007	640	UA-AG	\$1,120
021-020-012	159.16	UA-AG	\$279
021-020-013	146.78	UA-AG	\$257
021-020-015	160	UA-AG	\$280
021-020-017	160	UA-AG	\$280
021-020-022	320	UA-AG	\$762
021-020-024	192	UA-AG	\$2,316
021-020-025	160	UA-AG	\$296
021-030-015	49	UA-AG	\$86
021-030-016	49	UA-AG	\$86
021-030-020	49	UA-AG	\$86

The ranch is zoned UA Upland Agricultural (Grazing) & is in the Williamson Act

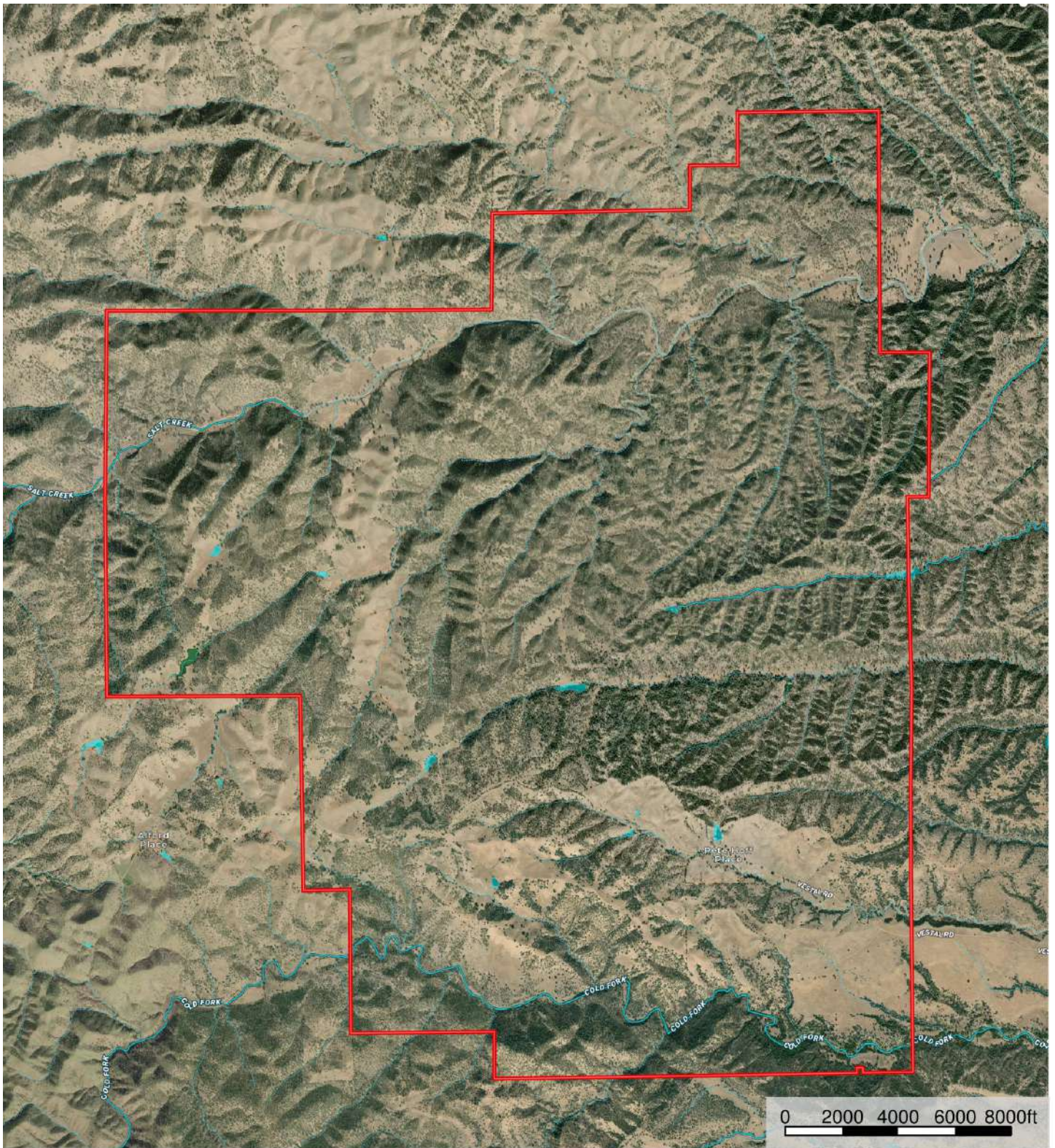
Total: \$19,709

Weather for Red Bluff

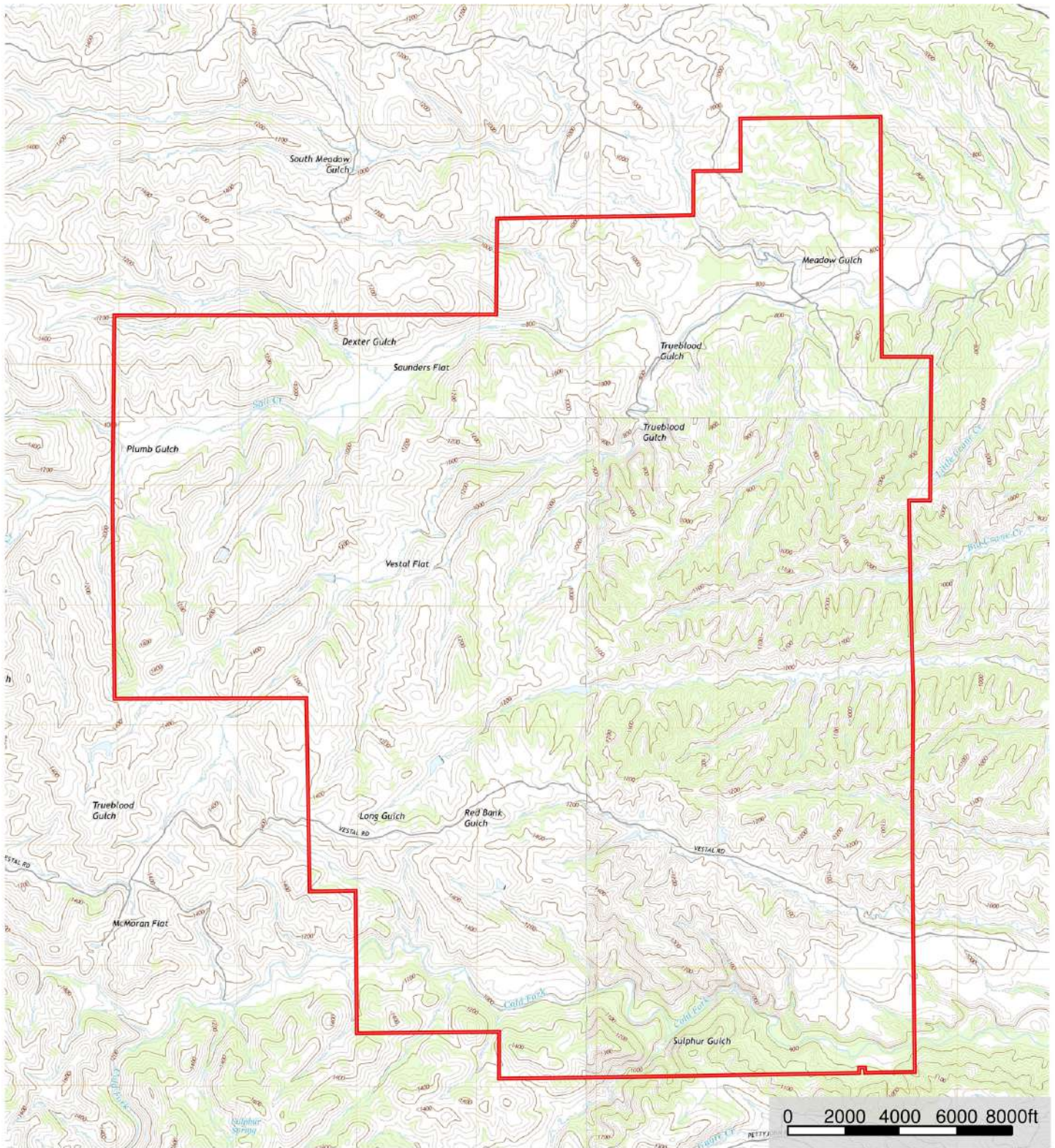




 Boundary



▮ Boundary
 --- Stream, Intermittent
 — River/Creek
 ■ Water Body



 Boundary





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