



California
OUTDOOR PROPERTIES

FARMS | RANCHES | RECREATIONAL PROPERTIES | LAND | LUXURY ESTATES



Photos: June 2021

Hunter Ranch

4,194.42 ± Acres | Tehama County, CA



EXCLUSIVE PARTNER OF

707 Merchant Street | Suite 100 | Vacaville, CA 95688

707-455-4444 Office | 707-455-0455 Fax | www.CaliforniaOutdoorProperties.com

DRE# 01838294



Introduction

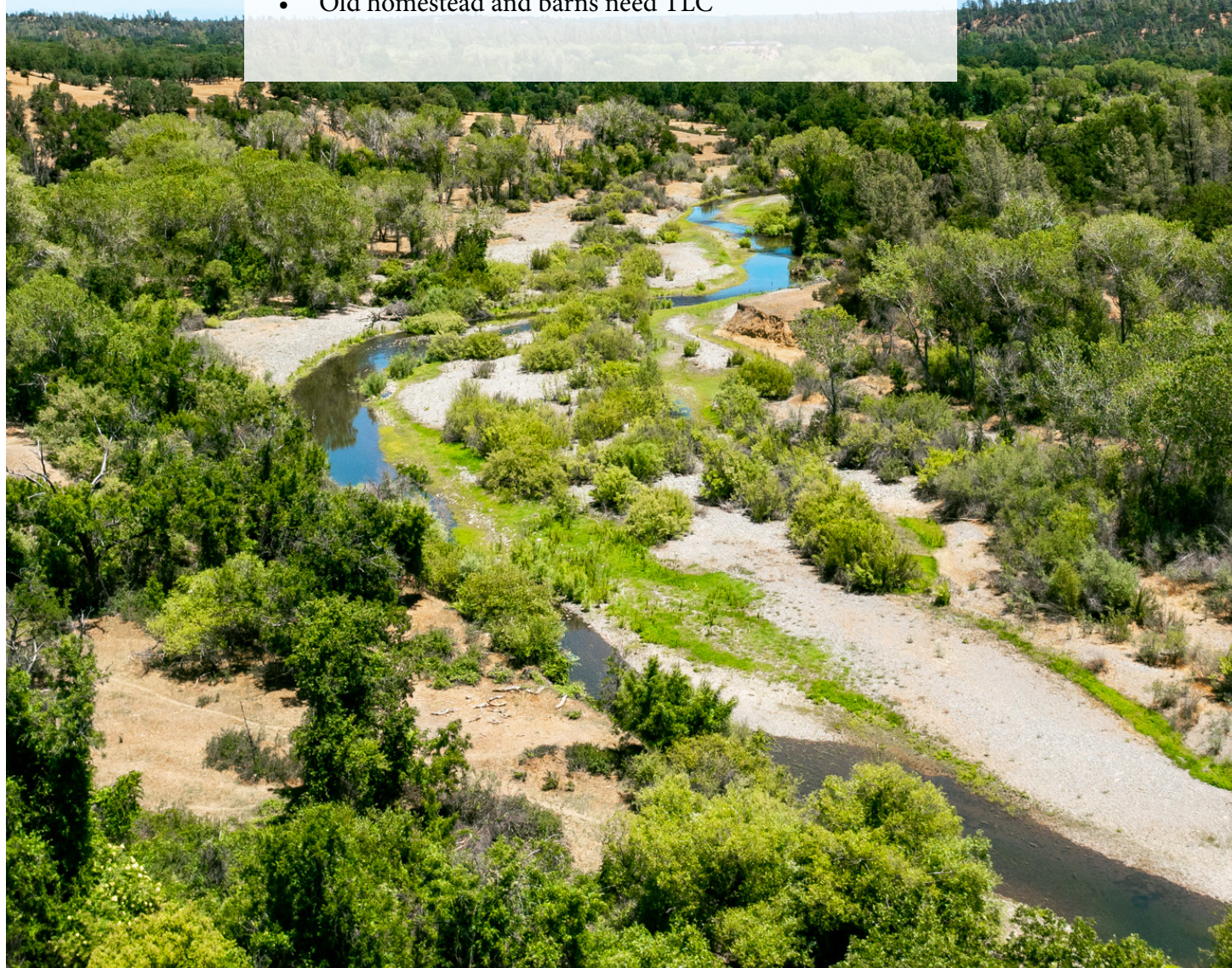


Seclusion, high-value grazing land, and water make the 4,194 +/- acre Hunter Ranch a great cattle and sporting ranch. The ranch sits at approximately 700-1,100 foot elevation and consists of rolling oak-studded hills to flat grazing land. Hunter Ranch is located about 34 miles from Red Bluff, CA, and approximately 157 miles from Sacramento, CA. This is a classic winter grazing ranch running 150-200 cows per season. It is nicely watered with ponds and blue line creeks such as South Fork Cottonwood Creek and Cold Fork Creek. Hunt, fish, ATV, horseback, or hike all on the ranch. The old homestead and barns need TLC. In the Williamson Act. This scenic ranch is contiguous to the 10,000+/- acre Hoff Ranch.



Highlights

- Opportunity to purchase individually or with Hoff Ranch, an additional 10,005+/- acres
- 4,194 +/- acres of high-value grazing land
- In the Williamson Act
- Runs 150-200 cows per season
- Water: Multiple ponds, creeks, and a water well
- Great for hunting and outdoor pursuits
- Wildlife: deer, wild pig, turkey, quail, and duck
- Old homestead and barns need TLC



Water

The ranch is nicely watered with multiple ponds, seasonal creeks like Big Crane Creek on the northwestern end of the ranch, and blue line creeks, South Fork Cottonwood Creek and Cold Fork Creek, located at the southern ends of the ranch. The ranch also has an old well on property located on the western portion of the ranch.



Cattle & Recreation



The rolling hills make an excellent cattle ranch. It is traditionally used as a winter cattle grazing ranch with the cattle brought in early December and taken off early June. Currently the ranch runs 150-200 cows per season. Cattle support equipment include barns, corrals, and fenced in lots seen in the photos above and below.



The ranch is great for outdoor recreational pursuits. 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 of the largest salmon spawning rivers. The surrounding areas of the ranch are great for any recreational pursuits. The terrain and trails on the ranch is also great for horseback or hiking. There is plenty of room to roam on the 4,194 acres. The 10,000+ acre Hoff Ranch is also contiguous to Hunter Ranch.



Improvements

The ranch has an old homestead with a main home and barns. The home and barns need TLC.



Location

About Red Bluff, CA

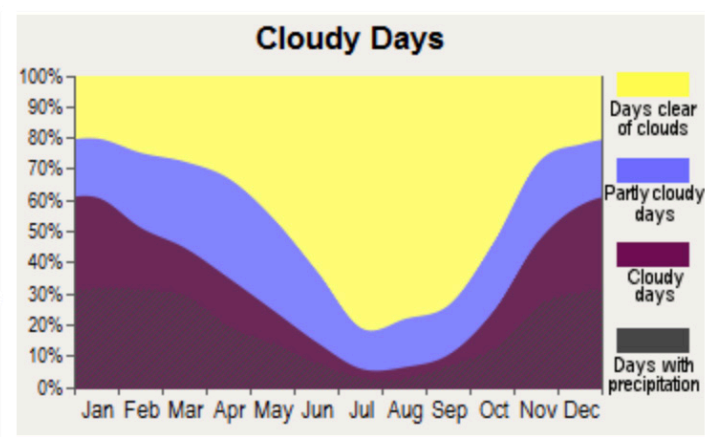
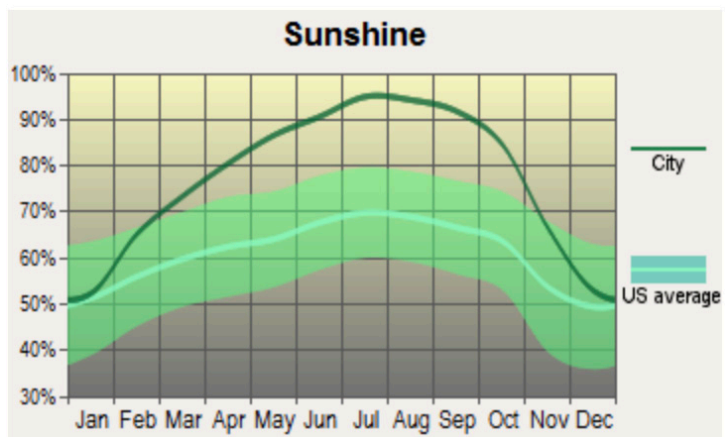
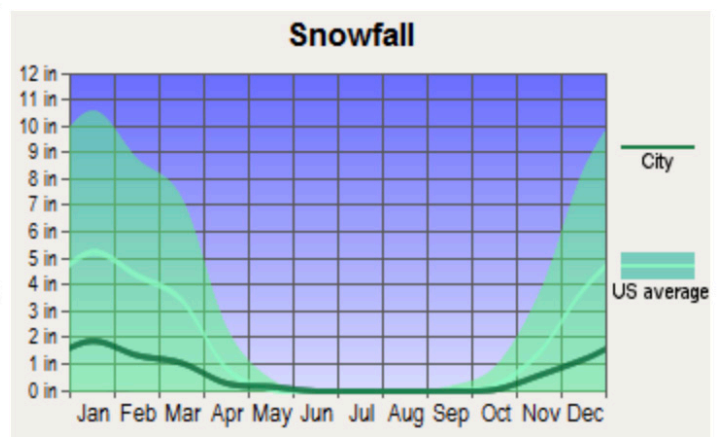
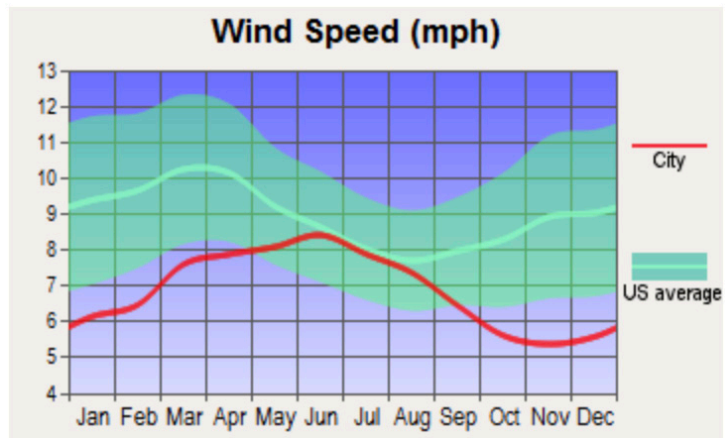
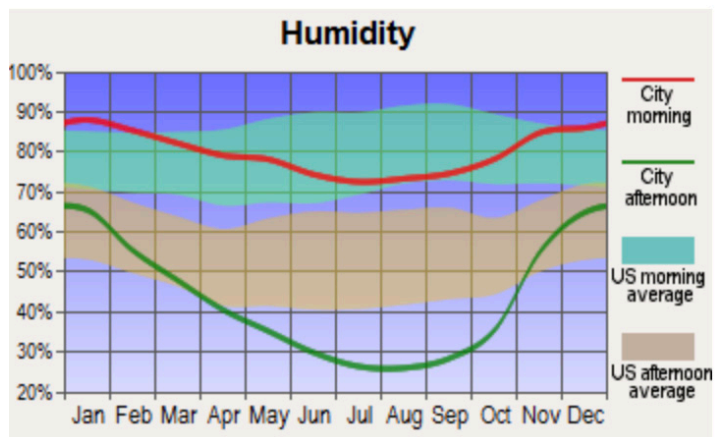
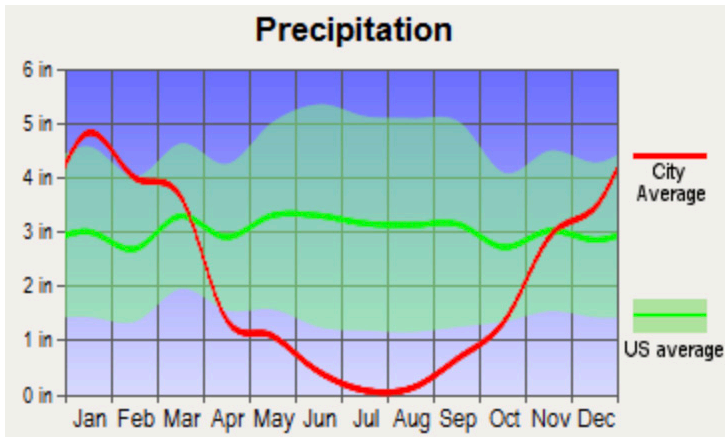
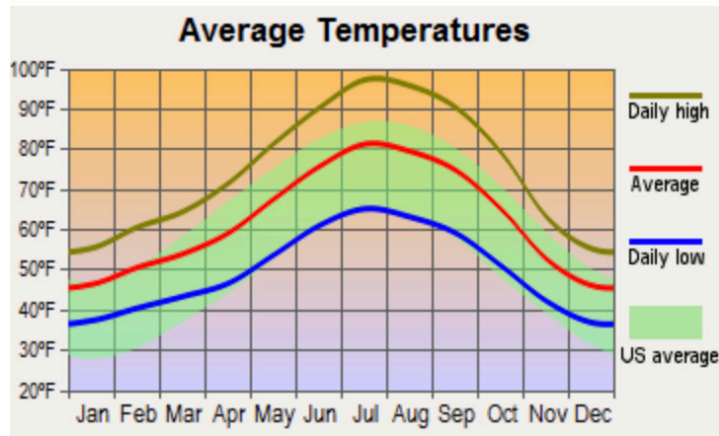
Red Bluff is located 131 miles north of Sacramento, 40 miles northwest from Chico, and 31 miles south of Redding California. According to the 2010 US Census, the population was 14,076. Red Bluff is known for being the “marketing centre” for livestock and farm produce. Red Bluff holds a “Bull and Gelding” 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.

Weather for Red Bluff



Size & Zoning

This 4,194.42 ± acre ranch consists of twelve parcels.

<u>APN</u>	<u>Acres</u>	<u>Zoning</u>	<u>Property Taxes</u>
003-200-009	400	UA-AP	\$700
003-200-016	246.1	UA-AP	\$431
003-200-017	320	UA-AP	\$560
021-030-002	631.2	UA-AP	\$1,105
021-030-003	632.76	UA-AP	\$1,107
021-030-005	120	UA-AP	\$210
021-030-008	440	UA-AP	\$1,890
021-030-017	239.44	UA-AP	\$419
021-030-018	315.41	UA-AP	\$552
021-030-021	239.8	UA-AP	\$420
021-030-022	320	UA-AP	\$560
021-040-001	289.71	UA-AP	\$507

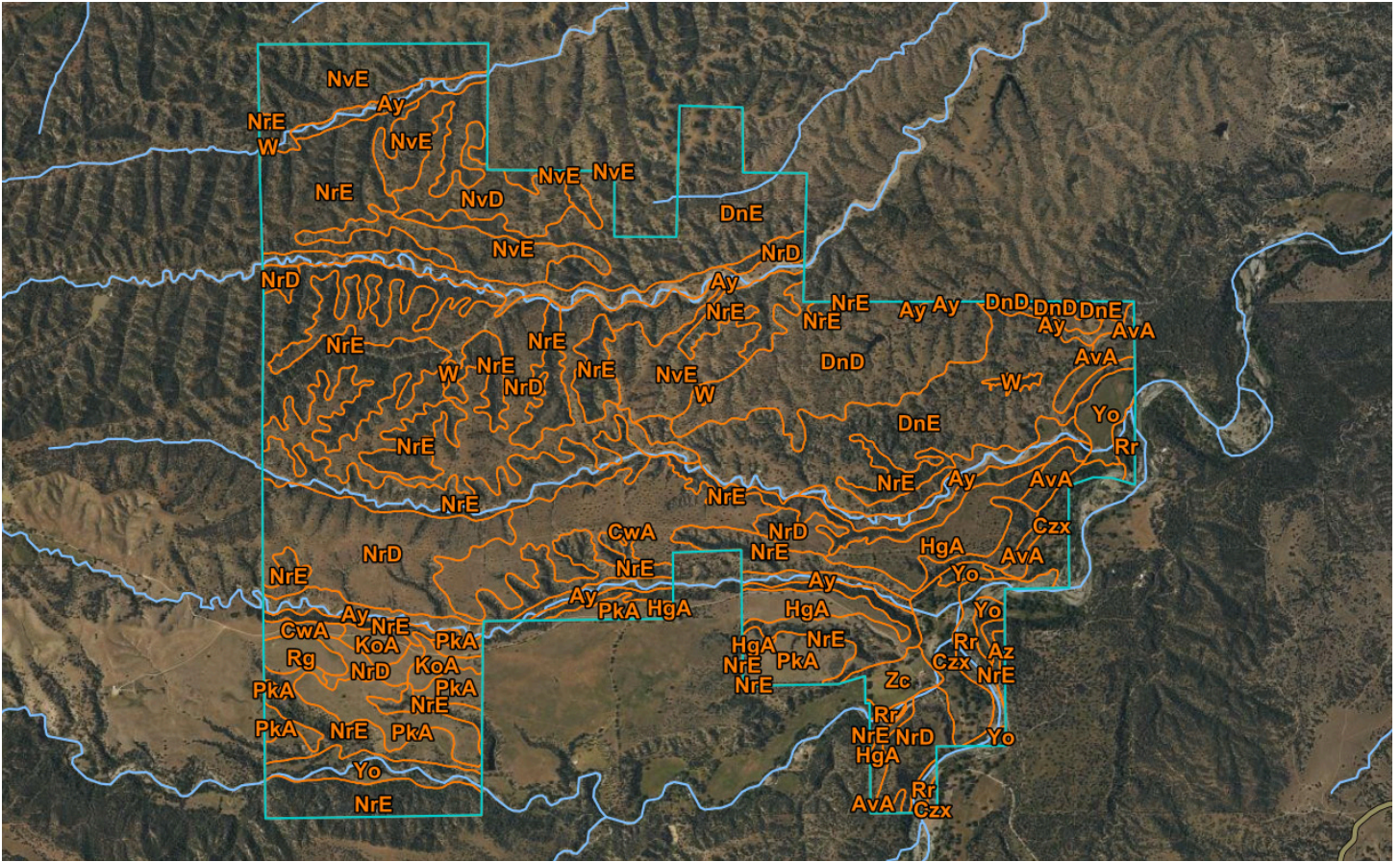
Total Taxes: \$8,461

This ranch is zoned UA-AP.

UA Upland Agricultural (Grazing) & AP Agricultural Preserve (Williamson Act contract)

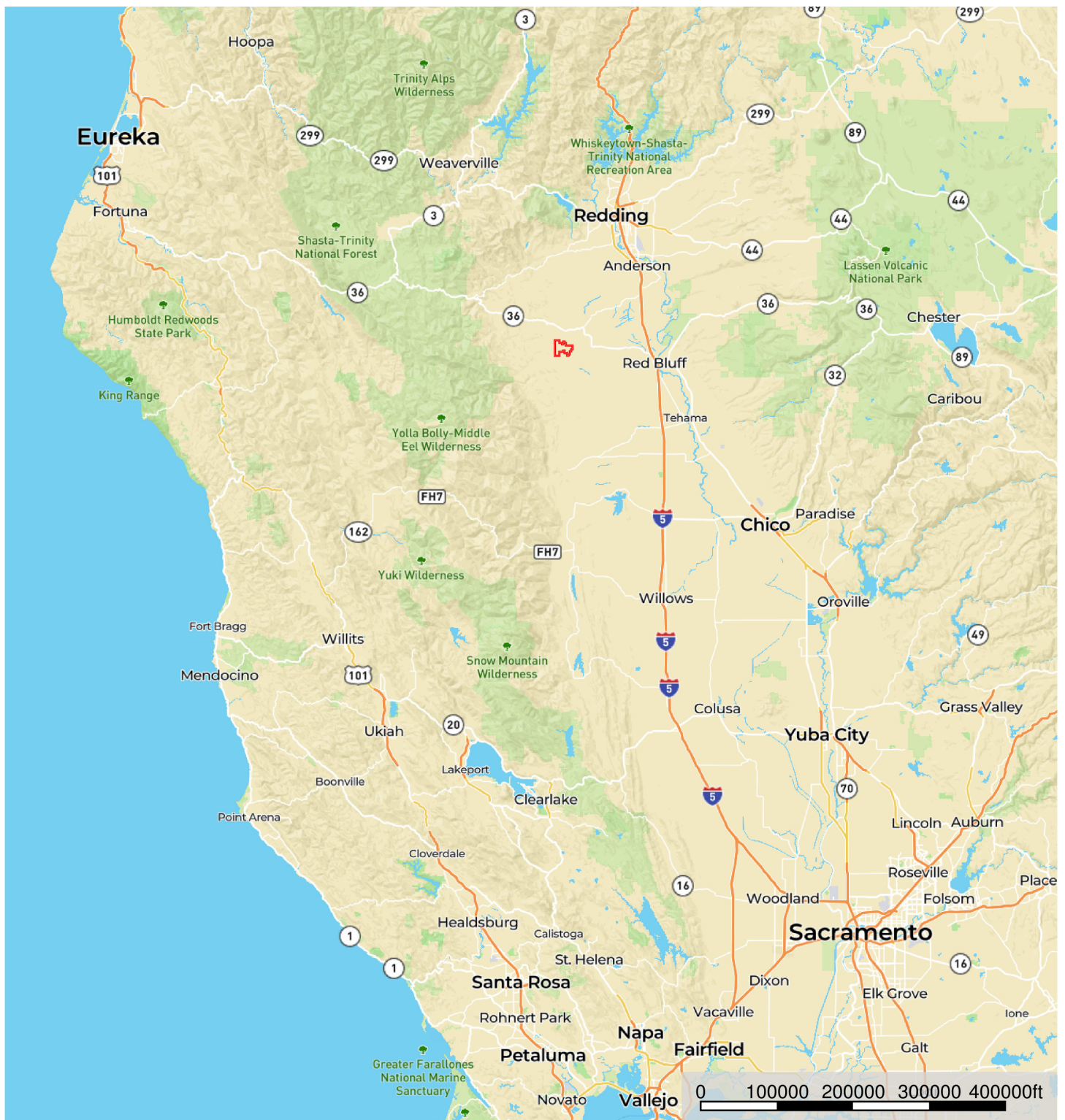
“The Williamson Act, also known as the California Land Conservation Act of 1965, enables local governments to enter into contracts with private landowners for the purpose of restricting specific parcels of land to agricultural or related open space use. In return, landowners receive property tax assessments which are much lower than normal because they are based upon farming and open space uses as opposed to full market value.”

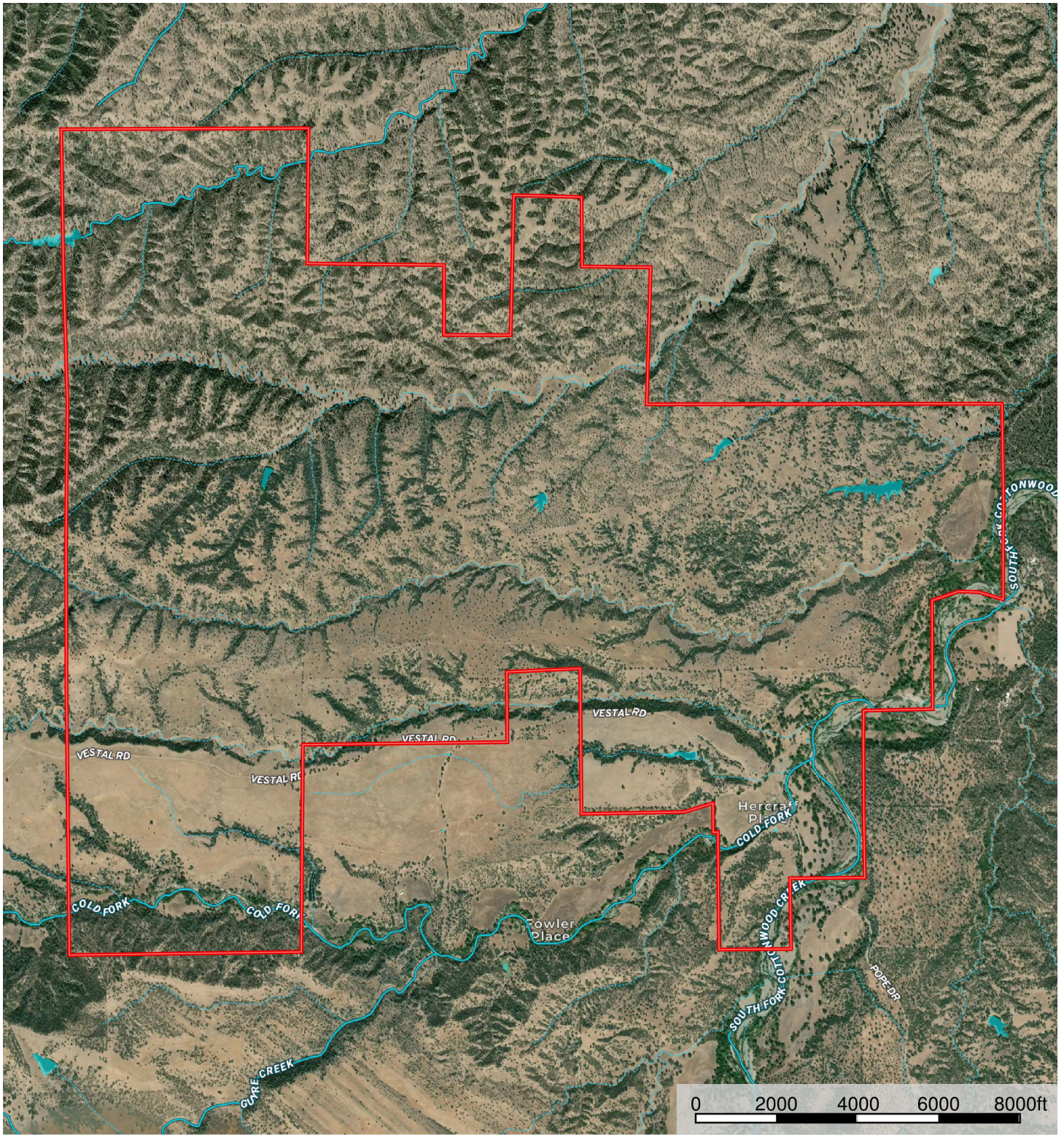
Soil



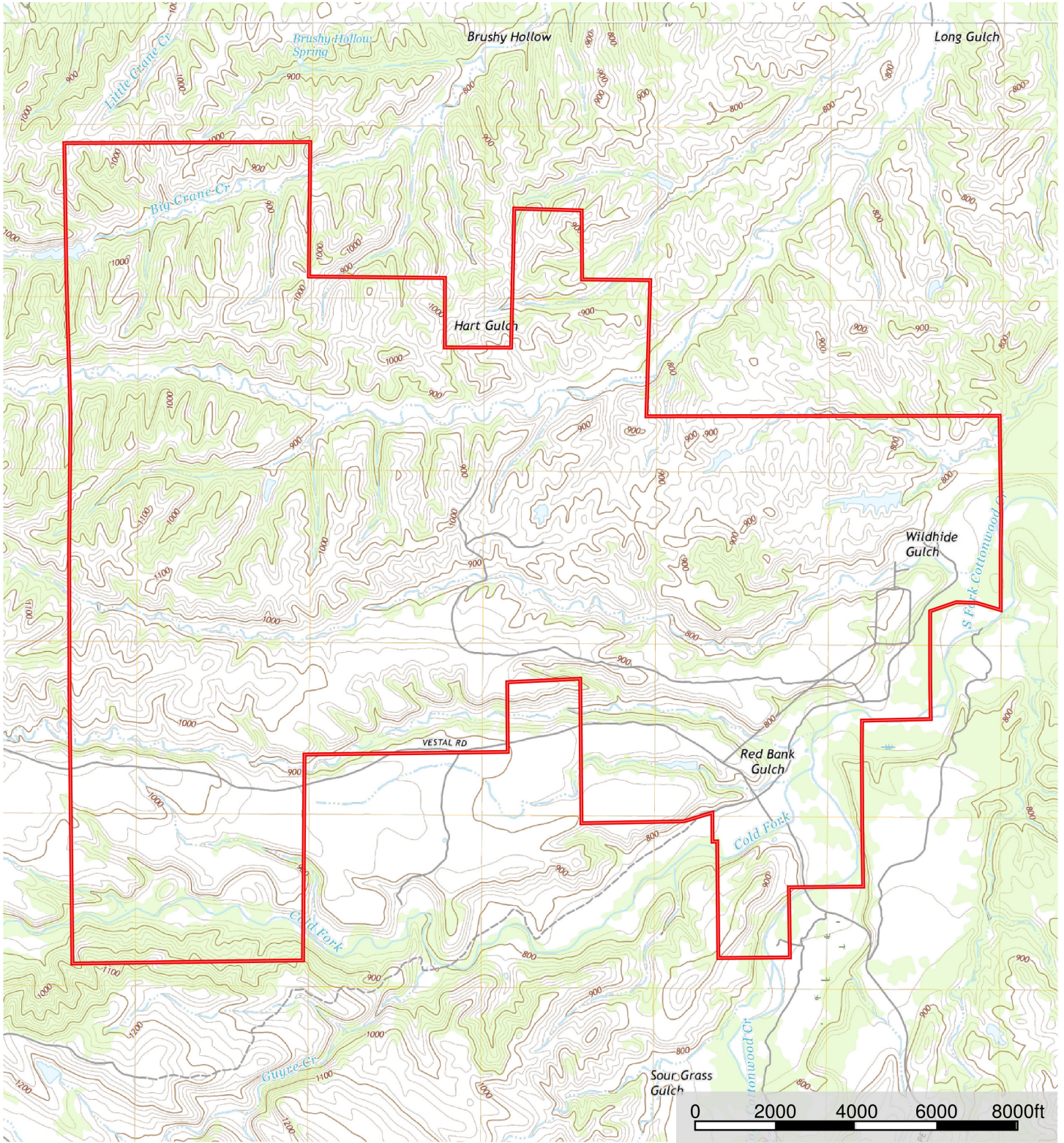
**For a more in-depth look at the soils, please contact our office*


Map Unit Symbol	Acres in AOI	Classification
AvA	44.4	2s / 3s
Ay	228.9	3s / 3s
Az	2.9	2s / 3s
CwA	195.4	4s / 4e
Czx	98.1	NA / 6w
DnD	239.6	NA / 4e
DnE	564.2	NA / 6e
HgA	128.8	3s / 3e
KoA	33.4	3s / 3s
NrD	689.3	NA / 6e
NrE	1,032.1	NA / 6e
NvD	79.2	NA / 6e
NvE	373.2	NA / 6e
PkA	153.5	2s / 3s
Rg	22.9	3s / 3s
Rr	61.9	NA / 8
W	8.3	
Zc	29	1 / 3c





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



 Boundary





California Outdoor Properties, Inc is pleased to have been selected as the Exclusive Agent for the seller of this offering. All information has been obtained from sources deemed reliable by California Outdoor Properties, Inc. however, the accuracy of this information is not guaranteed or warranted by either California Outdoor Properties, Inc., the sellers, and prospective buyers are charged with making and are expected to conduct their own independent investigation of the information contained herein. This offering is subject to prior sale, price change, correction or withdrawal without notice and any offer presented does not have to be accepted.



California Outdoor Properties Inc.
707 Merchant Street, Suite 100
Vacaville, California 95688
(707) 455-4444 Office (707) 455-0455 Fax
todd@caoutdoorproperties.com
www.californiaoutdoorproperties.com

EXCLUSIVE PARTNER OF



LANDLEADER