



California
OUTDOOR PROPERTIES

FARMS | RANCHES | RECREATIONAL PROPERTIES | LAND | LUXURY ESTATES



Photos: June 2021

Reed's Creek Ranch

6,335.04 ± Acres | Tehama County, CA



EXCLUSIVE PARTNER OF

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DRE# 01838294



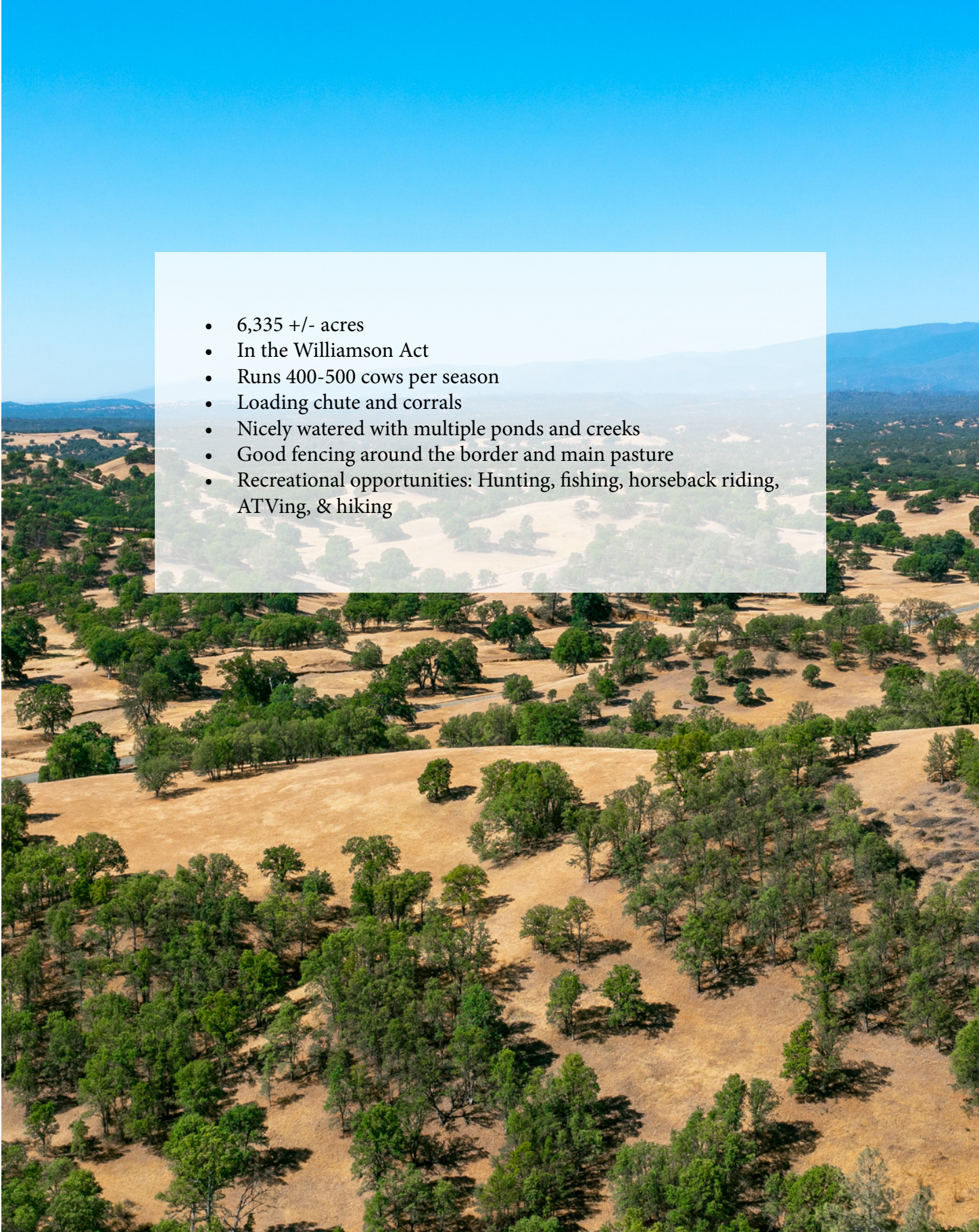
Introduction



Reeds Creek Ranch features 6,335 +/- acres of native rolling grasslands that are excellent for cattle grazing or recreational pursuits. The ranch sits at approximately 600-1,000 foot elevation and has varied terrain from the rolling hills covered in oak trees to the flat pasture lands. Reed's Creek Ranch is located about 15 miles from Red Bluff, CA and approximately 139 miles from Sacramento, CA. The ranch is well watered with multiple ponds and seasonal creeks. Currently, it can run 400-500 cows per season. There is good fencing around the main pasture and border of the ranch. Cattle support equipment includes corrals and a loading chute. The ranch would work well for pairs or yearling cattle. Hunt, fishing, horseback, ATV, or hike all on the ranch. Wildlife includes deer, wild pig, turkey, quail, dove, and predators. In the Williamson Act.



Highlights

- 
- 6,335 +/- acres
 - In the Williamson Act
 - Runs 400-500 cows per season
 - Loading chute and corrals
 - Nicely watered with multiple ponds and creeks
 - Good fencing around the border and main pasture
 - Recreational opportunities: Hunting, fishing, horseback riding, ATVing, & hiking



Water



The ranch is nicely watered with multiple ponds and several seasonal creeks. The seasonal creeks include Reeds Creek, Pine Creek, Liza Creek, and Brush Creek that run through the northern and southern ends of the ranch.



Cattle & Recreation

The ranch currently runs 400-500 cows per season. The rolling hills and flat pastures make an excellent cattle ranch and it is currently utilized as a classic winter grazing ranch. The cattle are brought in December and taken off the property in the beginning of June. There is good fencing around the main pasture and border of the property. Cattle support equipment include corrals and a loading chute. The ranch would work well for pairs or yearling cattle.



The water and terrain create a great habitat for the surrounding wildlife. There is opportunity for the sportsman to hunt, fish, hike, ATV, horseback, and more all with privacy and seclusion on this 6,000+ acre ranch. 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 great for any recreational pursuits. The terrain on the ranch is also great for trail riding or hiking. Opportunities await on this private ranch!



Location



About Red Bluff, CA

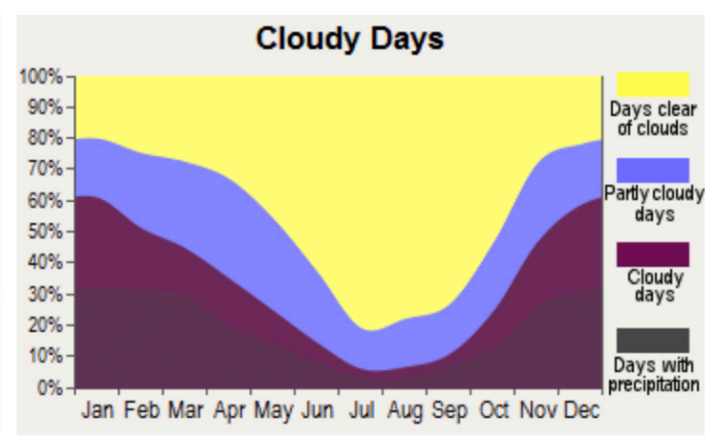
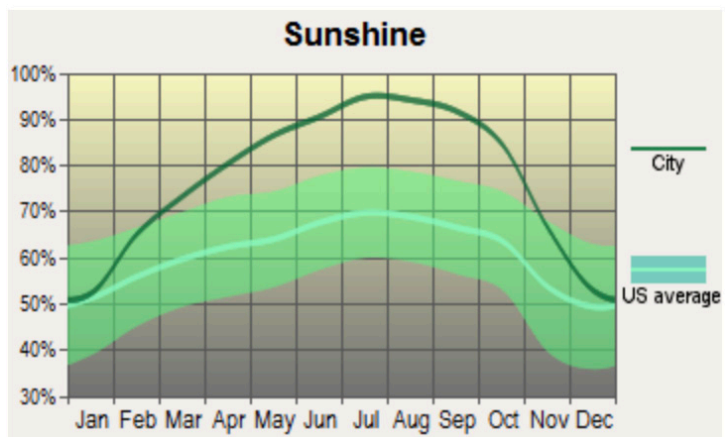
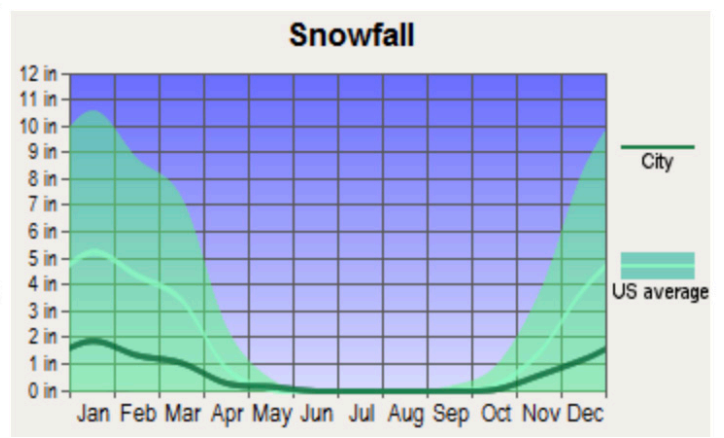
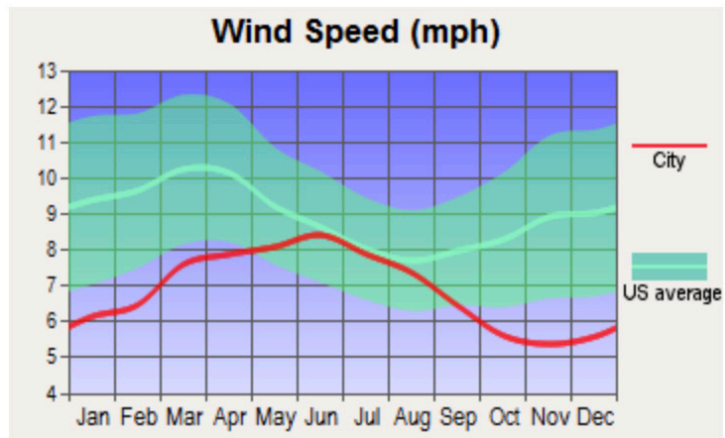
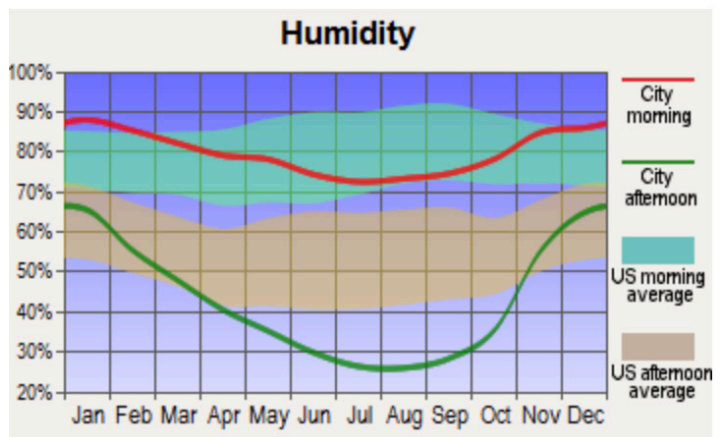
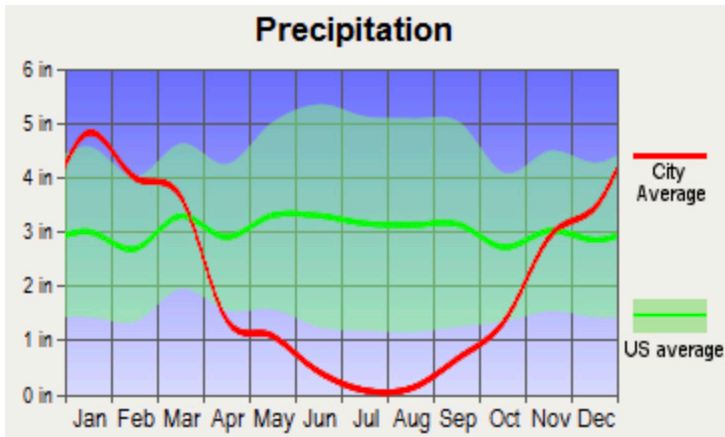
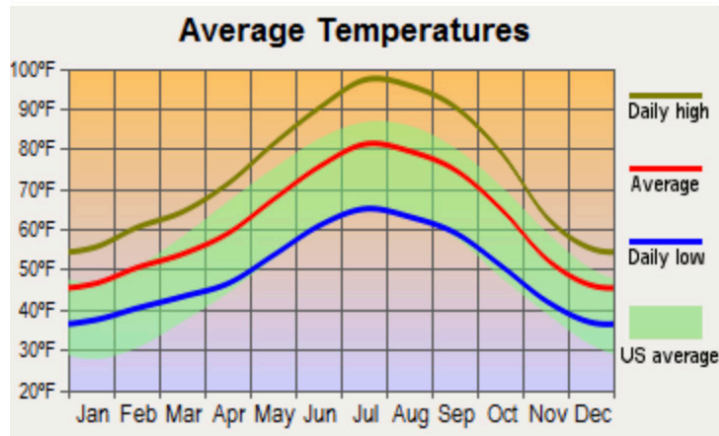
Red Bluff is located 131 miles north of Sacramento, 40 miles northwest from Chico, and 31 miles south of Redding California. According to the 2010 US Census, the population was 14,076. Red Bluff is known for being the “marketing centre” for livestock and farm produce. Red Bluff holds a “Bull and Gelding” 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 6,335.04 ± acre ranch consists of thirteen parcels.

<u>APN</u>	<u>Acres</u>	<u>Zoning</u>	<u>Property Taxes</u>
021-040-078	44.5	UA-AP	\$78
021-080-014	846.48	UA-AP	\$1,481
021-080-016	717.75	UA-AP	\$1,412
022-020-011	643.15	UA-AP	\$1,154
022-020-012	640	UA-AP	\$1,148
022-020-013	640	UA-AP	\$1,148
022-150-003	640	UA-AP	\$1,148
022-150-008	566	UA-AP	\$1,015
022-150-010	572	UA-AP	\$1,026
022-150-012	0.56	UA-AP	\$1
022-150-014	193	UA-AP	\$346
022-160-002	320	UA-AP	\$574
022-160-012	511.6	UA-AP	\$918

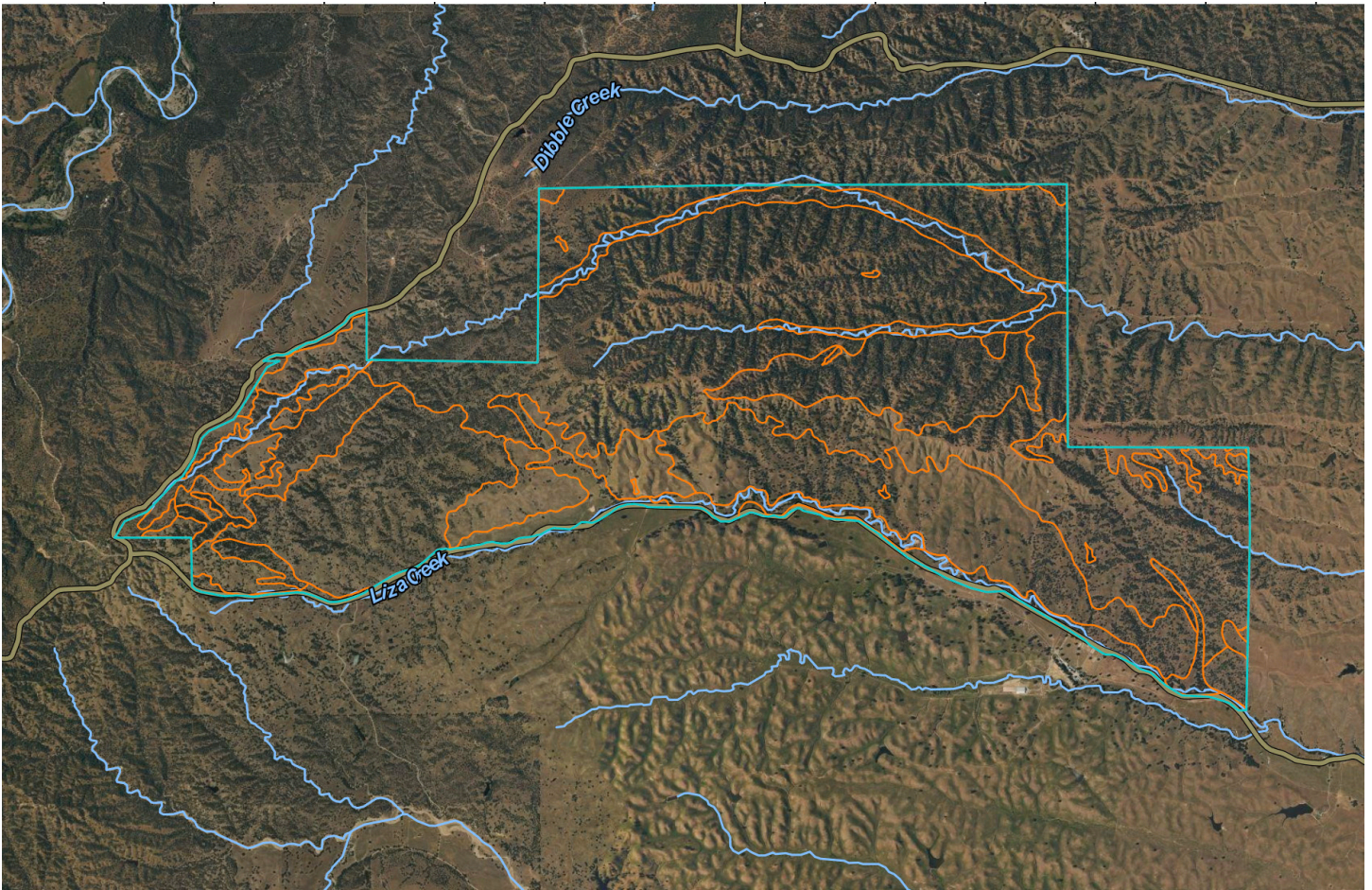
Total Taxes: \$11,449

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.”

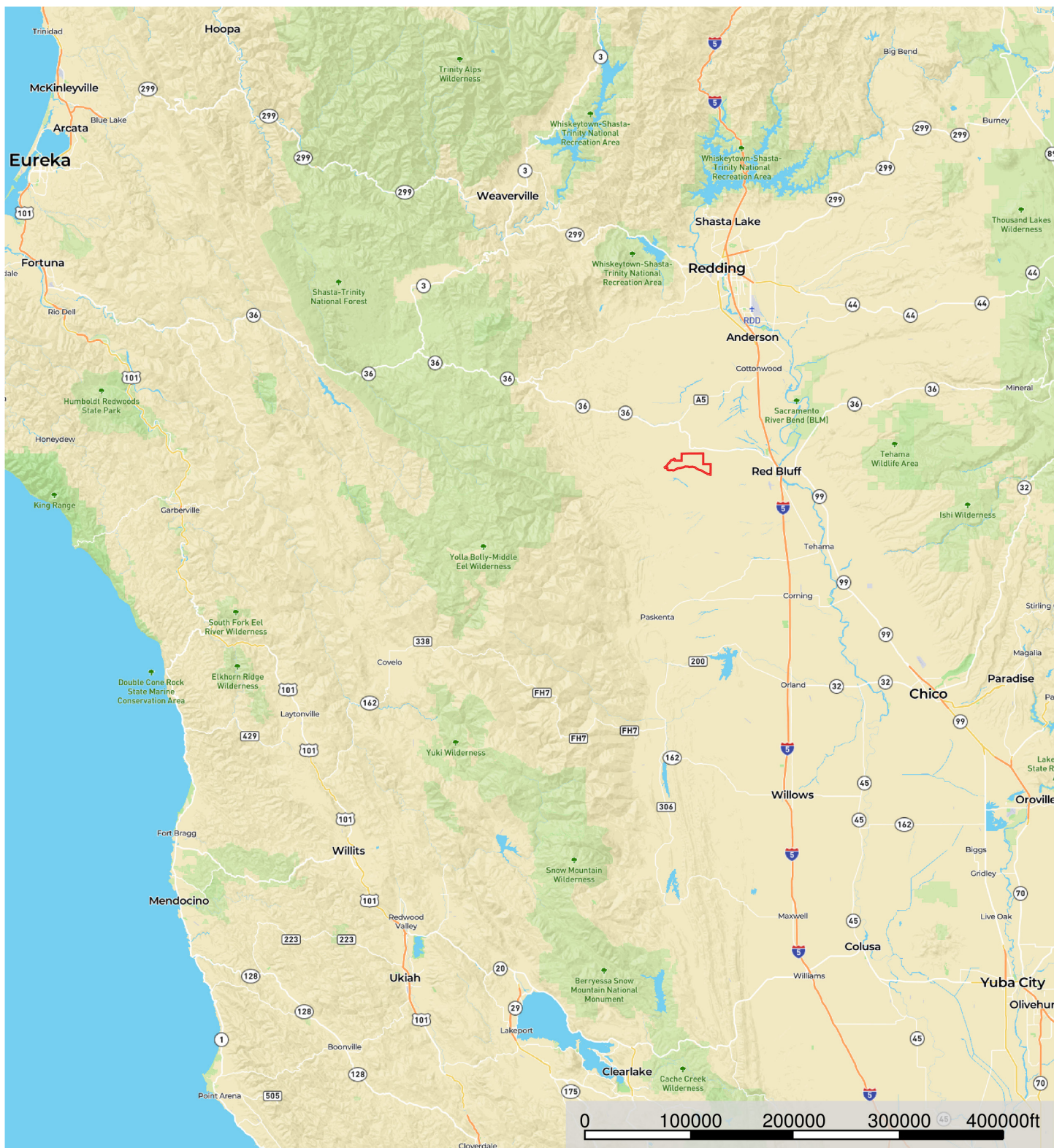
Soil




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

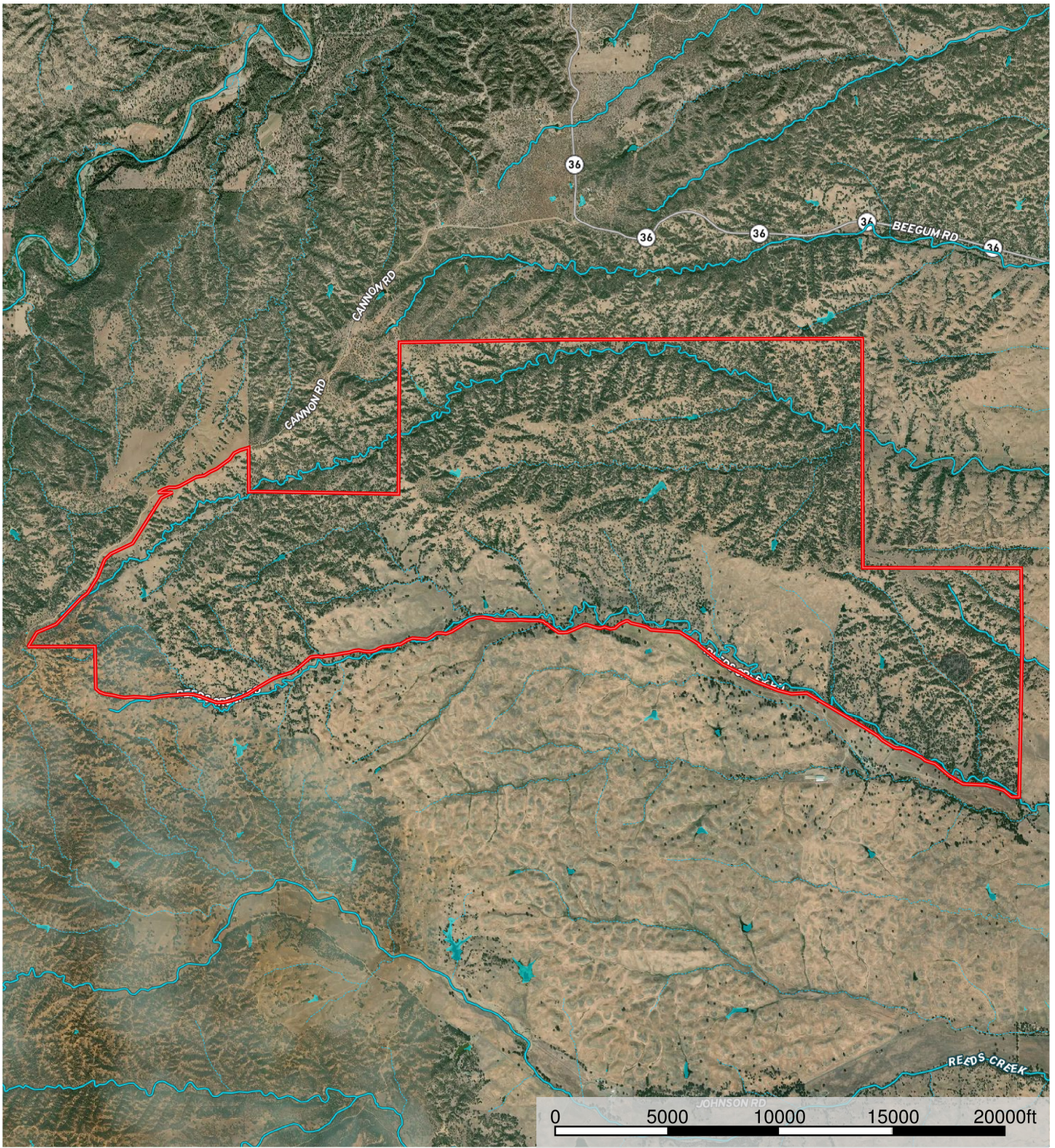
Map Unit Symbol	Acres in AOI	Classification
Ay	390.6	3s / 3s
DbD	41.4	NA / 4e
DbE	62.7	NA / 6e
KoA	10.9	3s / 3s
NrD	1,398.3	NA / 6e
NrE	2,553.7	NA / 6e
NvD	274.4	NA / 6e
NvE	1,180.8	NA / 6e
Rh	38.2	3s / 3s
RnA	70.5	4s / 4s
TaA	186.3	2s / 3s
W	Water	



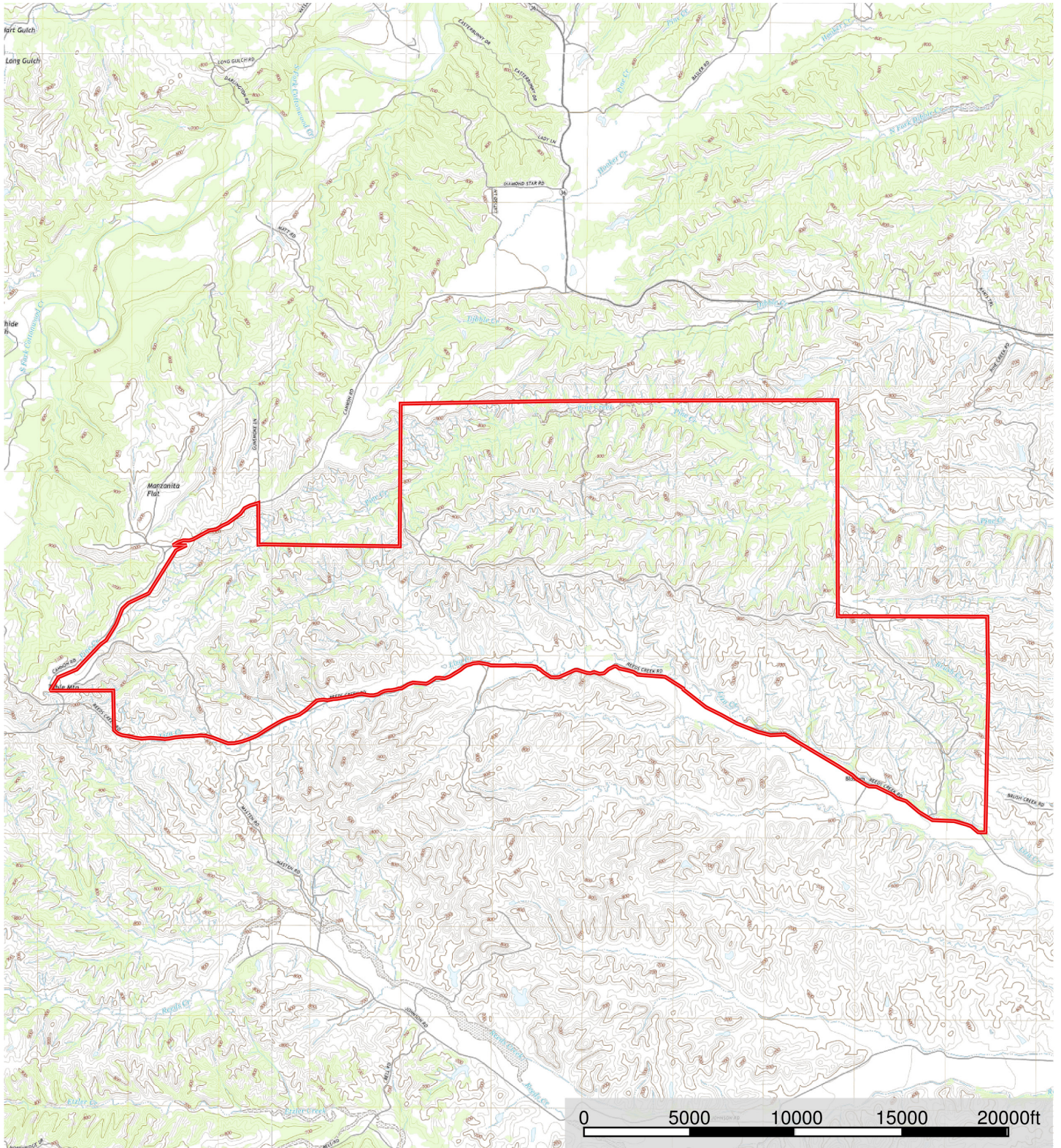



 Boundary





Boundary Stream, Intermittent River/Creek Water Body



 Boundary





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