



OUTDOOR PROPERTIES

FARMS | RANCHES | RECREATIONAL PROPERTIES | LAND | LUXURY ESTATES



Baccala Ranch

5,956.06 ± Acres | Tehama County, CA



707 Merchant Street | Suite 100 | Vacaville, CA 95688

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

DRE# 01838294



Introduction



The 5,956-acre Baccala Ranch is on the market for the first time in 130 years. Having been owned by the same family since 1893, the ranch has been a working cattle ranch for over a century. The terrain varies in elevation between 1,000 feet to 2,800 feet and is characterized by timber land, flat ground, rolling hills, steep cliffs, and rocky areas. From various lookout points, Mt. Shasta and the surrounding areas are visible in beautiful detail. Currently, the ranch is leased out to run about 150 pair for the season. There are three hunting cabins, a bunkhouse, and outbuildings; some in need of TLC. Water comes from several springs, wells, and three creeks. In addition to running cattle, the ranch is an excellent recreational property, teeming with wildlife. The area is known for trophy deer hunting and the ranch is leased out for hunting. The Lassen National Forest borders the northern part of the ranch for even more recreational activities. Most of the ranch is in the Williamson Act, which lowers property taxes.

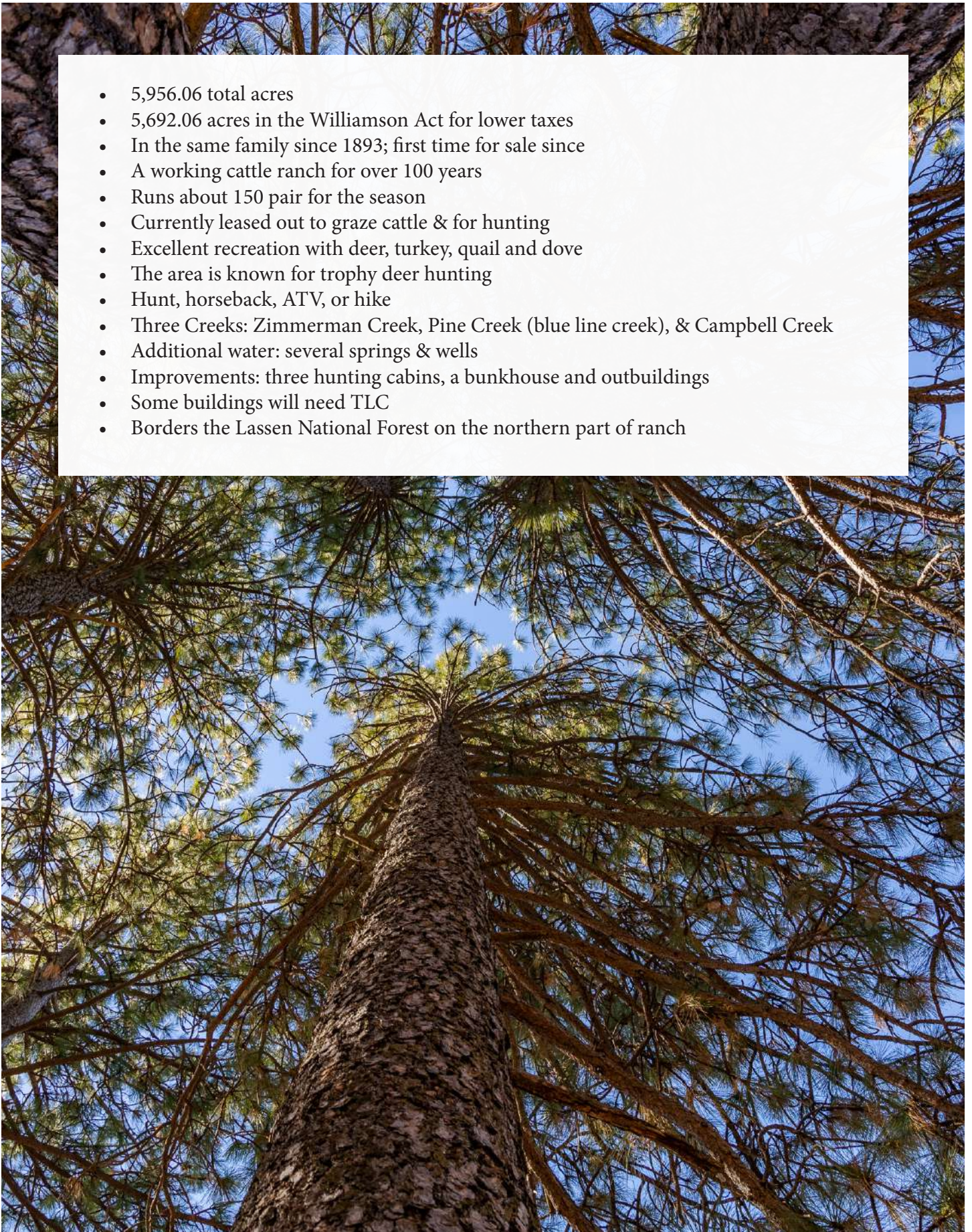


Ranch History

The Pine Creek range was purchased by Victor Baccala Sr. in 1893. He purchased the property for winter grazing ground for his cattle operation. He developed a very successful cattle operation and continued it until his passing in 1934. The Baccala Ranch has been passed down through the years to generations of Baccala's. The family continued running cattle until 2001. It has been leased for grazing since. For over one hundred years, the land was used for cattle grazing. The Baccala Family Trust leases the Pine Creek range to this day.

Highlights

- 5,956.06 total acres
- 5,692.06 acres in the Williamson Act for lower taxes
- In the same family since 1893; first time for sale since
- A working cattle ranch for over 100 years
- Runs about 150 pair for the season
- Currently leased out to graze cattle & for hunting
- Excellent recreation with deer, turkey, quail and dove
- The area is known for trophy deer hunting
- Hunt, horseback, ATV, or hike
- Three Creeks: Zimmerman Creek, Pine Creek (blue line creek), & Campbell Creek
- Additional water: several springs & wells
- Improvements: three hunting cabins, a bunkhouse and outbuildings
- Some buildings will need TLC
- Borders the Lassen National Forest on the northern part of ranch



Cattle & Recreation



The Baccala Ranch has been a working cattle ranch for over 100 years. In the recent years, the ranch is leased out to run cattle. It can accommodate around 150 pair for the season. It is fenced and cross fenced in some areas.



The property is also an excellent recreational paradise for hunters. The area is well known for its trophy deer. The owners currently lease out the property for hunting purposes. The deer are black-tail crosses, sometimes referred to as “Bench leg deer”. In addition to deer, there are bear, turkey, quail, doves and other predators. The northern part of the ranch borders the Lassen National Forest which gives you even more area for recreational pursuits. The forest covers 1,700 square miles in northeastern California.



Improvements

Improvements on the ranch include three hunting cabins, a bunkhouse, and outbuildings. Some of the buildings will need some TLC. All the cabins and bunkhouse are located in the same area on the ranch.



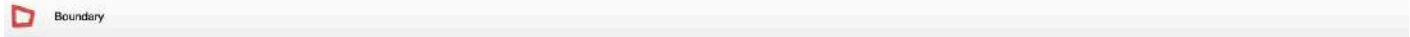
Pictured above: Bunkhouse

Water



Water on the ranch comes from several springs, wells and three creeks. Zimmershed Creek runs through the middle of the property. Pine Creek is a blue line creek running on the southeast side of the property along the border, and Campbell Creek stretches along the northern west side border of the ranch.





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

Size & Zoning

| APN | ACRES | ZONING | WILLIAMSON ACT (Y/N) | TAXES (2022) |
|--------------|-----------------------|---------|----------------------|-------------------|
| 081-160-007 | 160 acres | TPZ | No | \$323 |
| 081-160-013 | 110 acres | UA - AP | Yes | \$110 |
| 081-160-014 | 50 acres | TPZ | No | \$35 |
| 081-160-015 | 55 acres | TPZ | No | \$39 |
| 081-160-016 | 585 acres | UA - AP | Yes | \$584 |
| 081-200-004 | 304 acres | UA - AP | Yes | \$392 |
| 081-200-011 | 160 acres | UA - AP | Yes | \$206 |
| 081-210-001 | 595.58 acres | UA - AP | Yes | \$768 |
| 081-210-002 | 164.56 acres | UA - AP | Yes | \$212 |
| 081-210-003 | 486.48 acres | UA - AP | Yes | \$627 |
| 081-210-006 | 590.64 acres | UA - AP | Yes | \$761 |
| 081-210-007 | 160 acres | UA - AP | Yes | \$206 |
| 081-210-008 | 420 acres | UA - AP | Yes | \$541 |
| 081-210-010 | 160 acres | UA - AP | Yes | \$206 |
| 081-210-013 | 402.93 acres | UA - AP | Yes | \$519 |
| 081-240-005 | 640 acres | UA - AP | Yes | \$825 |
| 081-240-012 | 150 acres | UA - AP | Yes | \$193 |
| 081-250-001 | 468.14 acres | UA - AP | Yes | \$603 |
| 081-250-003 | 160 acres | UA - AP | Yes | \$206 |
| 081-250-006 | 133.73 acres | UA - AP | Yes | \$172 |
| TOTAL | 5,956.06 acres | | | \$7,528.00 |

“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

Location



About Vina, CA

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 its wine. The town's name, Vina, originated from the Spanish word "vineyard."

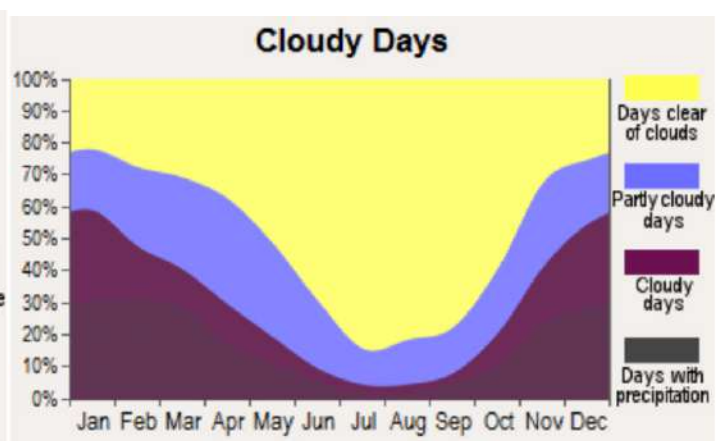
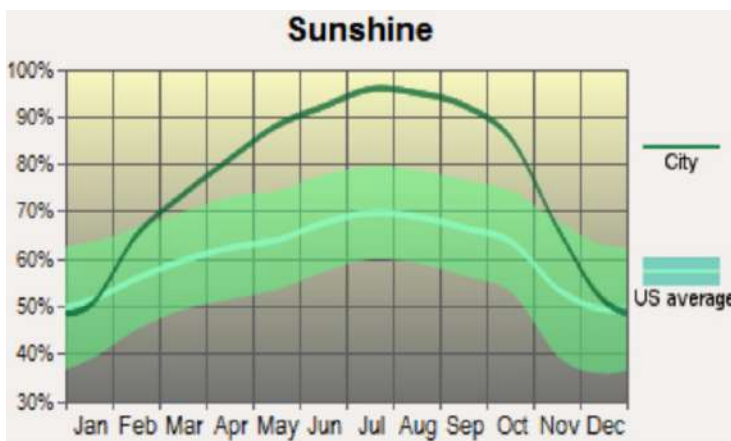
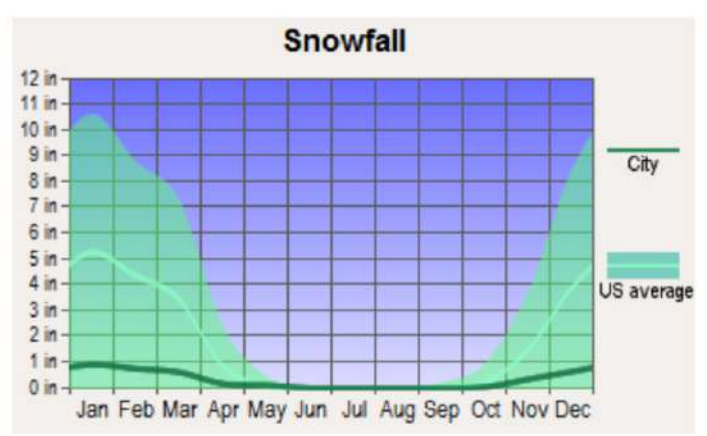
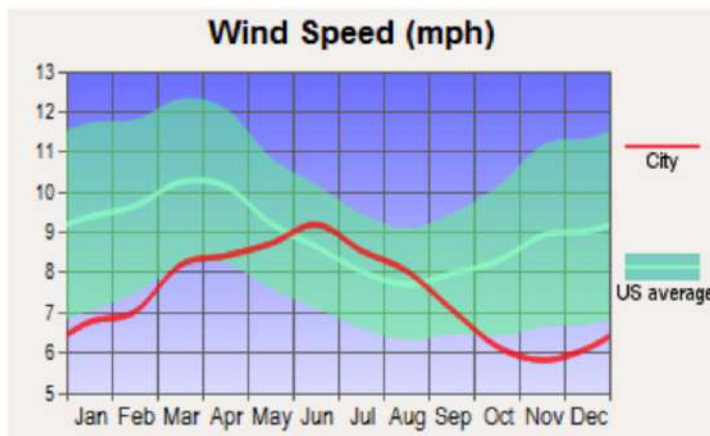
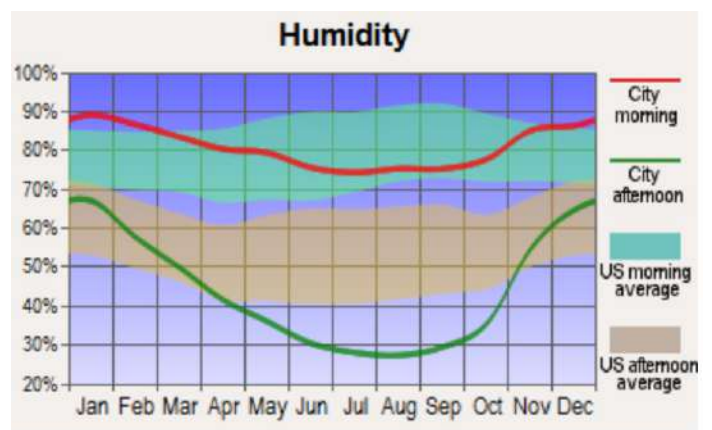
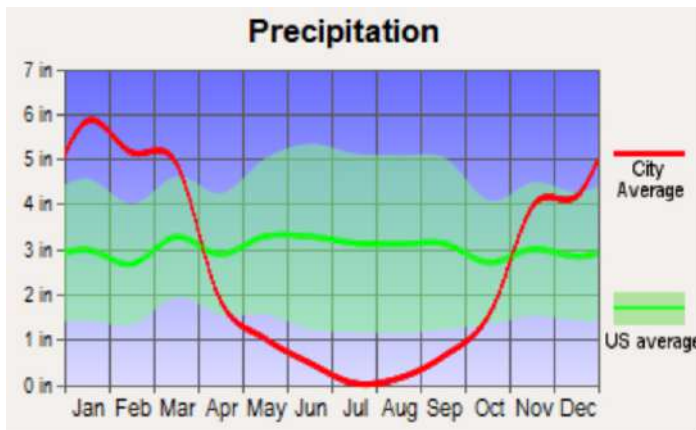
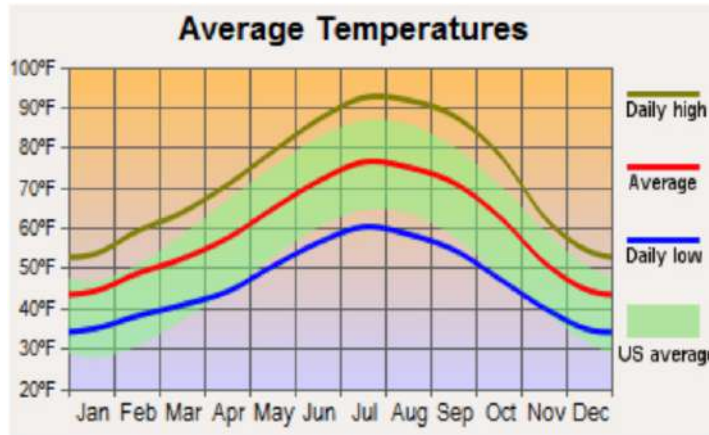
Nearby airports from Vina, CA include: Red Bluff Municipal Airport (29 miles) and Chico Municipal Airport (19 miles) and Redding Municipal Airport (47 miles). **International Airports:** Sacramento International Airport (112 miles) and Oakland International Airport (180 miles).



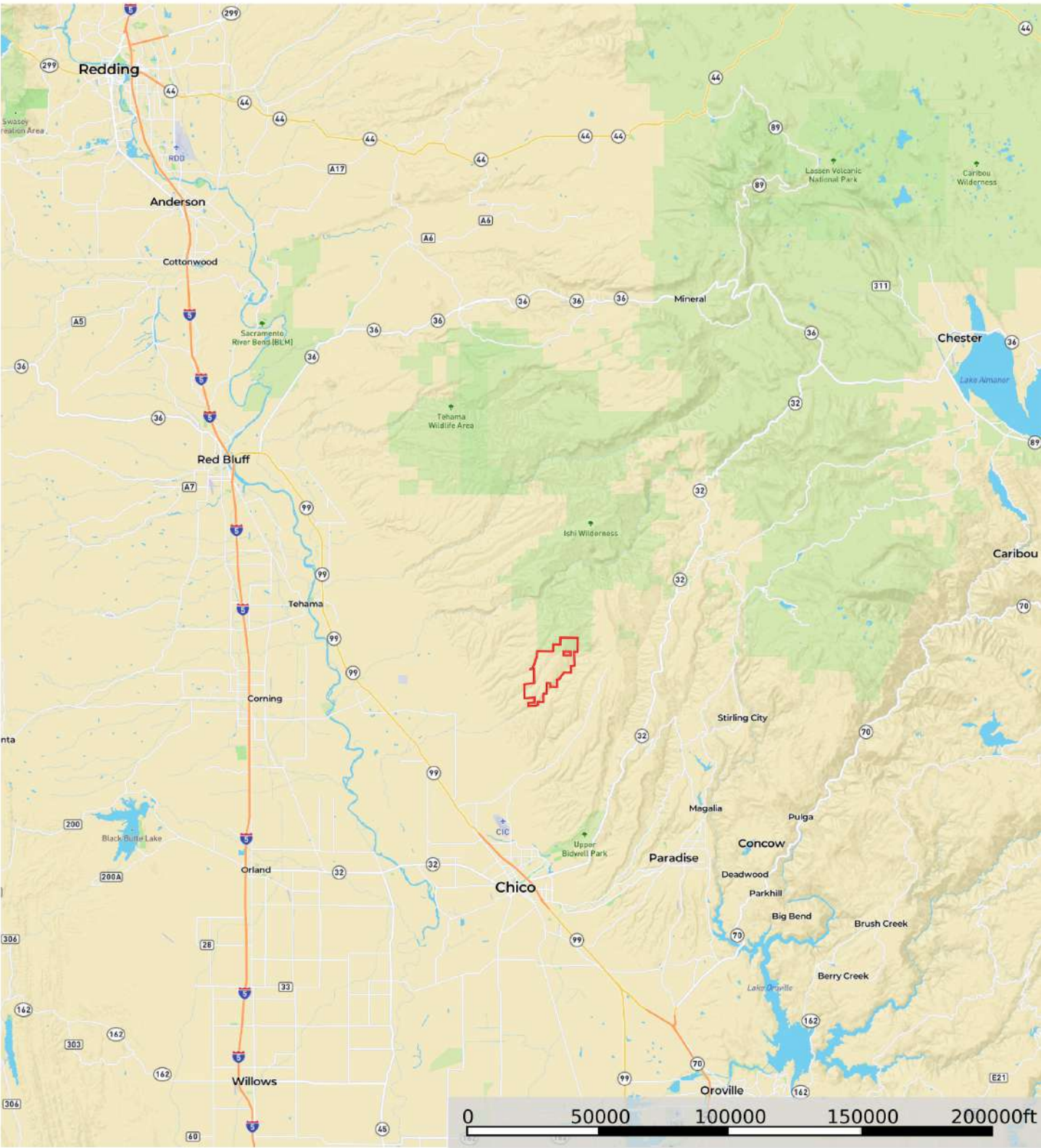
About Tehama County

Tehama County is located in the northern Sacramento Valley and is comprised of 1,888,670 acres. The county seat is Red Bluff. As of 2021, the county had a population of 65,498. 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. 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.

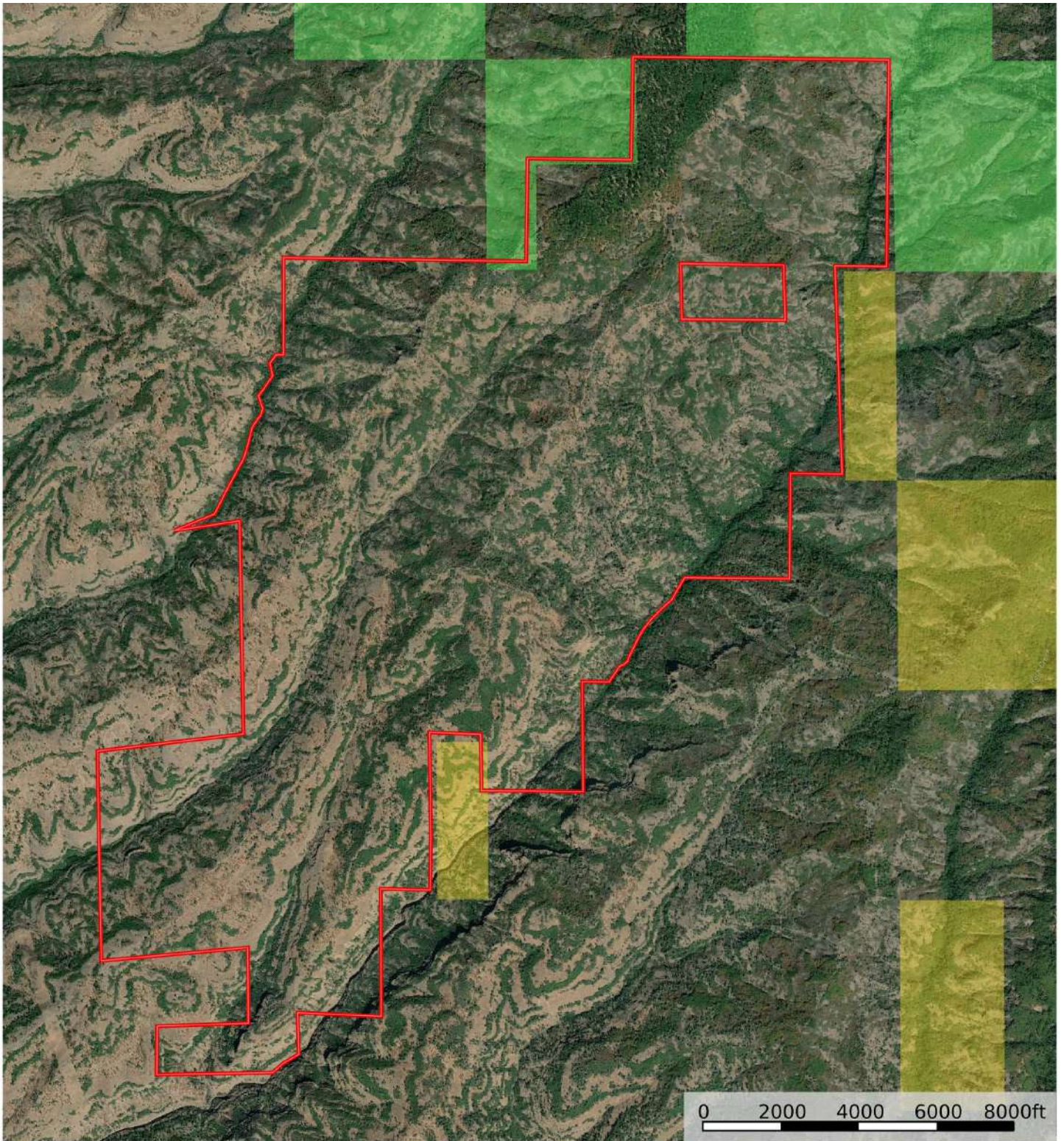
Weather



Street Map

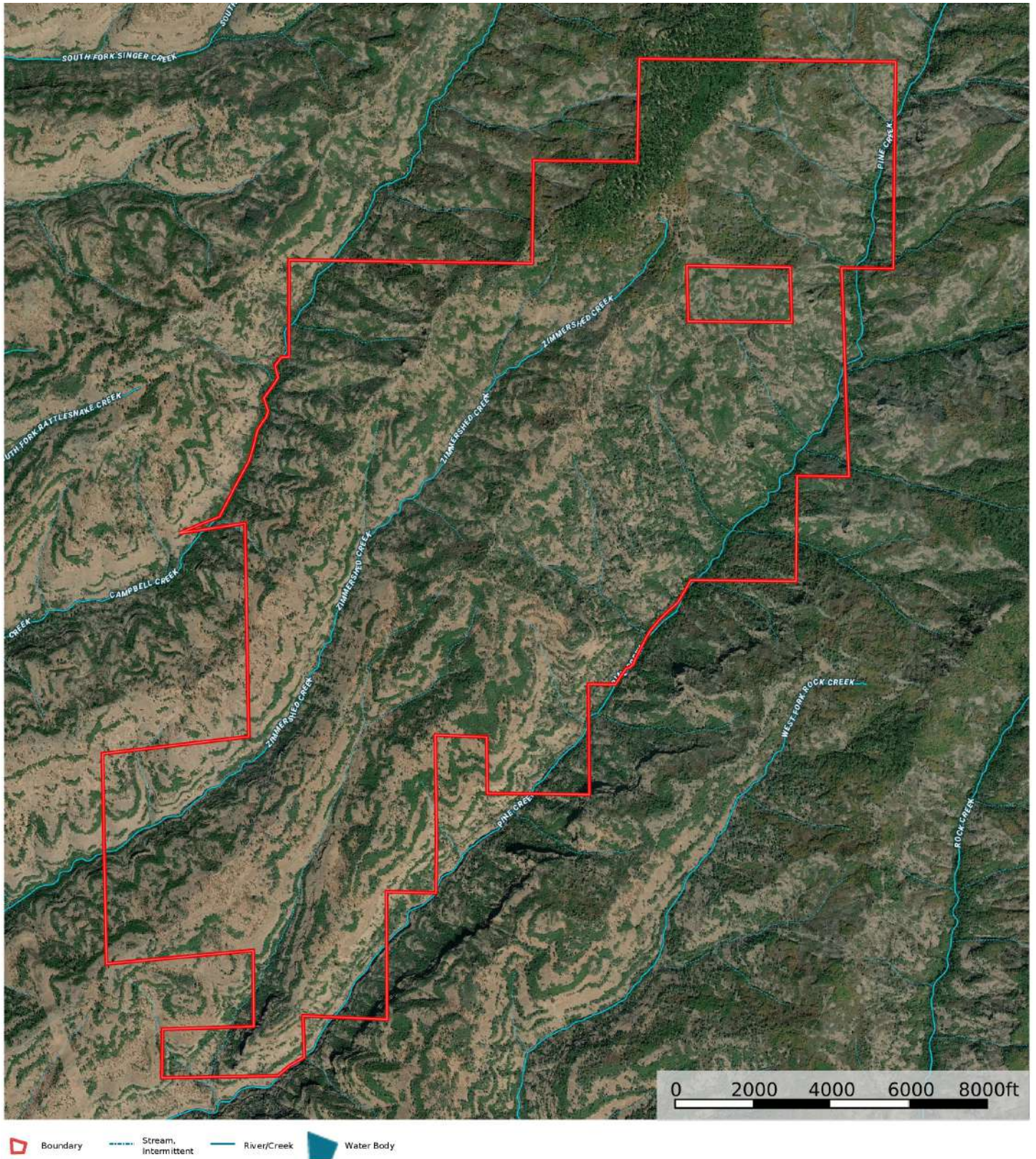


Fed/State Lands Map

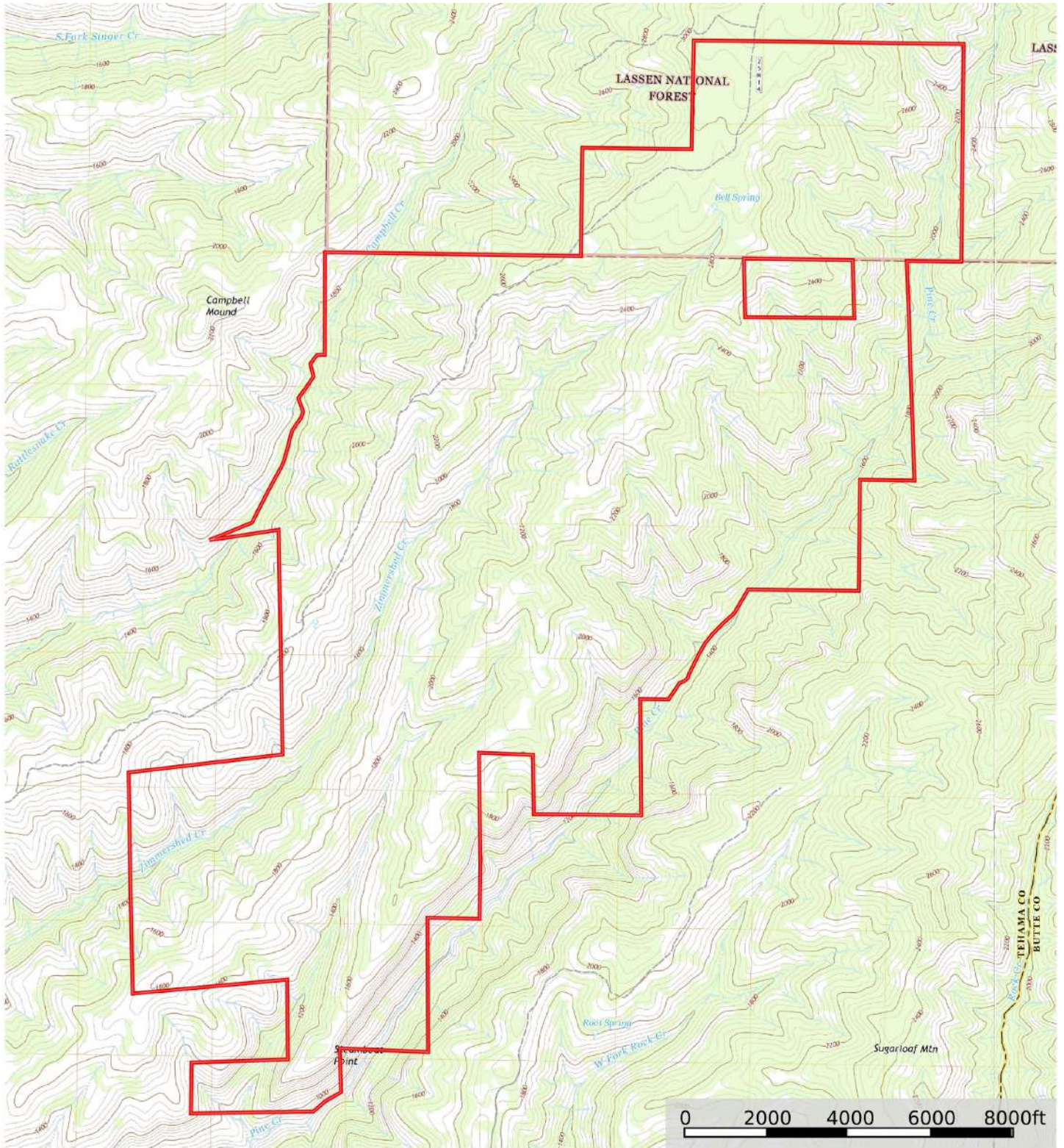


- Boundary
- Forest Service
- State Land
- Fish and Wildlife
- National Park
- Other
- BLM
- Local Government

HEX Aerial Map



Topo Map



 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., or the sellers. 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
Office: (707) 455-4444 Fax: (707) 455-0455
www.CaliforniaOutdoorProperties.com



LISTING AGENT:

Todd Renfrew | (707) 455-4444
todd@caoutdoorproperties.com

EXCLUSIVE PARTNER OF

