



OUTDOOR PROPERTIES

FARMS | RANCHES | RECREATIONAL PROPERTIES | LAND | LUXURY ESTATES



Reese Reservoir Ranch

748.06 ± Acres | Shasta 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 748± acre Reese Reservoir Ranch is very private yet located just minutes from downtown Redding, CA. The current owners have done a remarkable job clearing the property of brush and planting different grasses. The ranch currently runs cattle. There is a huge 25-acre lake that has great bass fishing and a beautifully designed covered pavilion with a stone fireplace, and a BBQ setup. Additional water attributes include two creeks, four wells, and numerous reservoirs. There is an impressive home recently built to replicate a forest service lookout tower. It has two bedrooms, a full bathroom, a kitchen, & a living room with incredible 360 views. The home was designed with beautiful wood and stone work throughout. There is also a large new shop building. This is an excellent recreational property for hunting, fishing, ATVing, and horseback riding. You can also capture majestic views of Mt. Lassen! Great opportunity to step into a well maintained ranch with recreational and cattle attributes.



Highlights

- Minutes to downtown Redding, CA
- Impeccable home with gorgeous wood and stone work throughout
- 360 degree views from patio
- Two bedrooms / one full bathroom
- Kitchen, living room and dining room
- Large new shop building
- Currently run cattle on the ranch
- 25-acre lake with great bass fishing
- Covered pavilion next to 25-acre lake with outdoor kitchen, turf area, and fireplace
- Two Creeks: Tadpole Creek & Olney Creek
- Four wells
- Numerous reservoirs
- Excellent recreation: Fishing, hunting, ATVing, horseback riding



Water

Water is one of the greatest attributes on the ranch. There is a huge 25 ± acre lake with an outdoor pavilion that has a rock fireplace, kitchen area, a turf grass area, and outdoor floodlights. The magnificent fireplace was built using rocks from the property. The dining table in the pavilion also incorporated rocks from the property used as the base “legs.” The pavilion is top quality with imposing large wood beams. Next to the pavilion is an RV parking spot and a propane generator for backup purposes. There is a nice boat launch on the lake for fishing boats, kayaks, and jet skis. Anglers will enjoy excellent bass fishing on this lake.



Water Cont'd



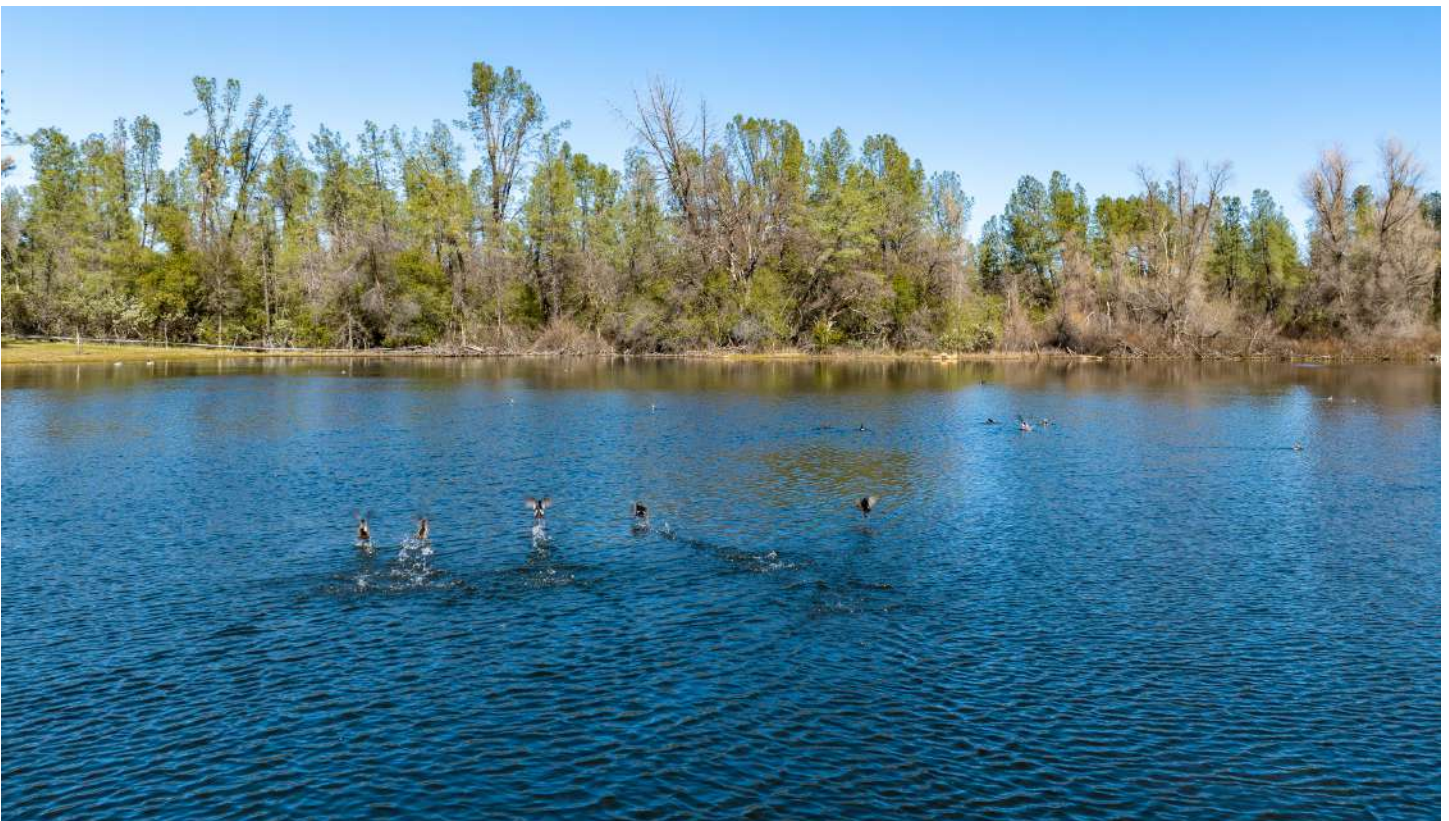
Additional water on the property include two creeks, Tadpole Creek and Olney Creek, four wells and multiple reservoirs. One of the wells is a solar well that feeds the lake. There is also a little waterfall that was created by Tadpole Creek. As a result of the water features, the area enhances wildlife habitat.



Cattle & Recreation



The owners have done a tremendous job upkeeping this property by clearing out a lot of brush and planting different types of grasses. Cattle are currently run on the ranch. The parcel that contains the lake, borders BLM land. The Reese Reservoir Ranch offers a variety of recreational activities. There is excellent deer hunting, great bass fishing, ATVing, and horseback riding. There are even two shooting ranges: one is a pistol range and the other is a rifle range. (*Pictured on the right is the pistol range*) Not to mention, the ranch is located in one of the top recreational areas in California.



Improvements

Improvements on the ranch include a custom-built house that was designed to look like a forest lookout station. In addition, there is a large new metal shop building and an older house that is in tear down condition.



The custom home is breathtaking. As you make your way to the home, you cross this charming custom rock bridge that is illuminated at night. The rocks on the bridge and the exterior of the home were sourced from the ranch itself. In the interior of the home, beautiful wood and stone work can be found throughout. No expense was spared in the creation of this home. There are two bedrooms and a full bathroom located on the first floor and a kitchen/dining/living room located on the second floor. The second floor boasts 360 views of the ranch including views of Lassen Park from its wide range of windows. There are automatic blinds in the upstairs area to create more privacy. The outdoor deck on the second story wraps around the whole home. It can accommodate a number of lounge chairs/ patio seating to enjoy a relaxing morning and/or evening with a view. The downstairs outdoor patio has both a fire pit area and a small turf area.



Improvements Cont'd



Kitchen/Dining/Living Room



Dining Room Views



Downstairs Outside Patio/ Entrance



Full Bathroom



Upstairs Patio Views

The second improvement is a large metal shop building located nearby the home. There is also an older home in tear down condition adjacent to the newly constructed home.



Size & Zoning

APN	ACRES	ZONING	WILLIAMSON ACT (Y/N)	TAXES (2022)
203-140-001	35 acres	Rural Vacant	N	\$1,433.00
203-200-001	164.19 acres	U	N	\$1,103.00
208-120-001	335.1 acres	U	N	\$15,060.00
208-120-004	40.68 acres	U	N	\$219.00
208-120-015	110.81 acres	U	N	\$1,611.00
208-120-016	62.28 acres	R-R-SP	N	\$1,075.00
TOTAL	748.06			\$20,501.00

U: Unclassified
RR: Rural Residential



Location



About Redding, CA

Redding lies along the Sacramento River in the northern Sacramento Valley area and is known as the “sunniest city in all of California.” It is surrounded by mountains on the north, east, & west and farmland to the south. According to the 2022 US Census, the population is 95,542. It is the largest city north of Sacramento and is the county seat of Shasta County. The city covers eight counties and comprises of 25% of California’s landmass. It is the “economic and cultural capital of the Shasta Cascade region.” There are tons of outdoor activities; lakes, trails, national parks, state parks, etc. Iconically, the most known things to see in Redding are Mount Shasta, Lassen Volcanic National Park, McArthur-Burney Falls, Whiskeytown National Recreation Area, Sundial Bridge, Turtle Bay Exploration Park & more. This city is all about the outdoor lifestyle; hike, fish, kayak, boat, eat, camp.



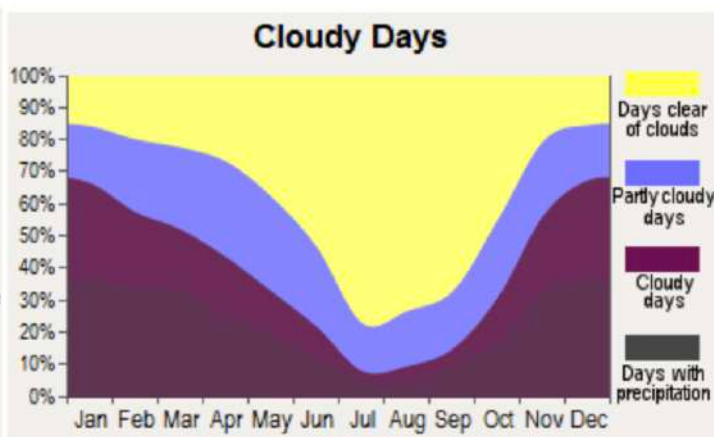
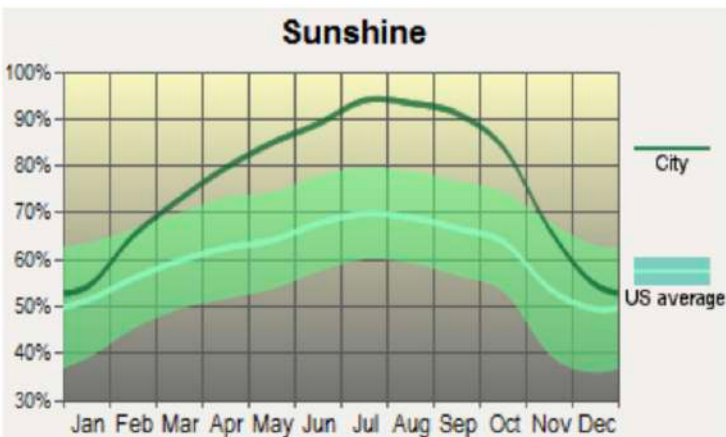
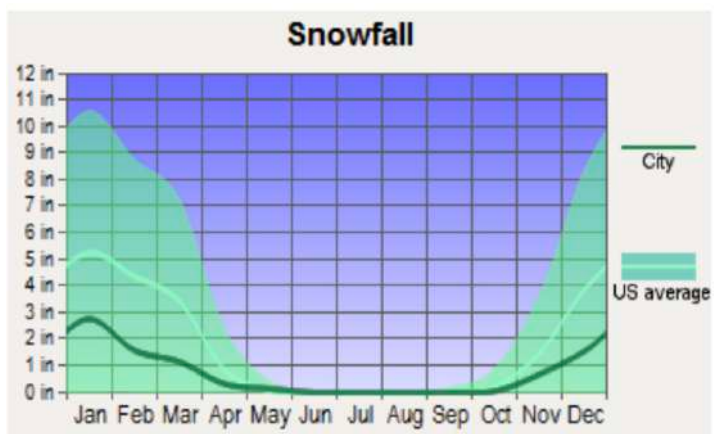
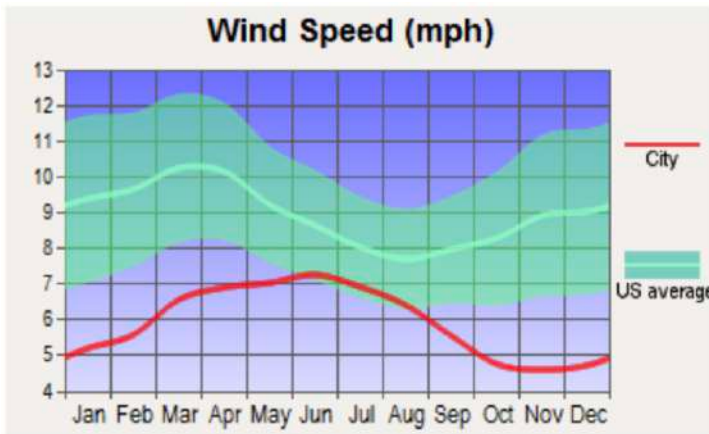
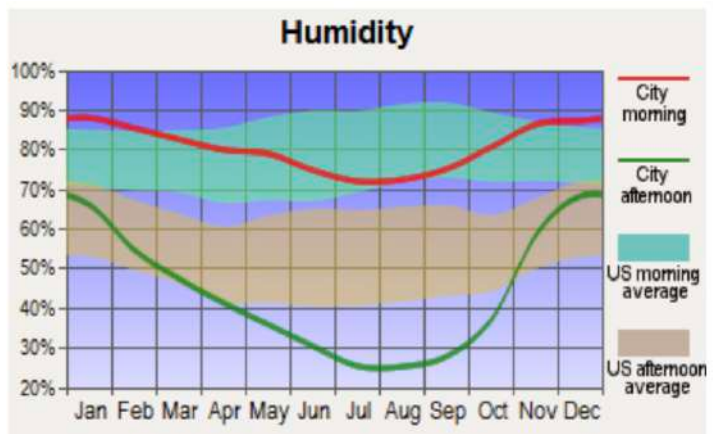
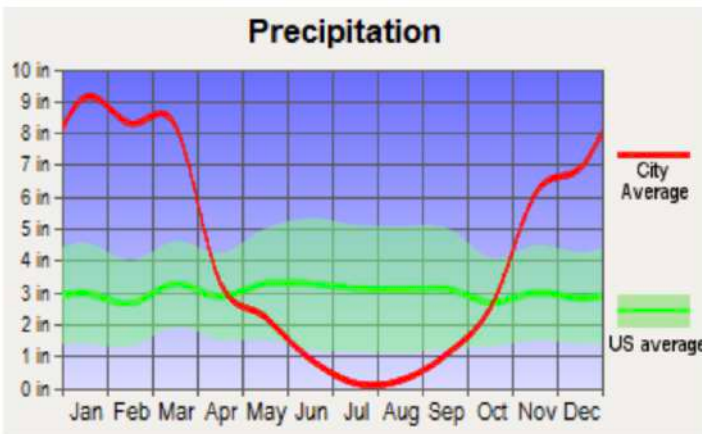
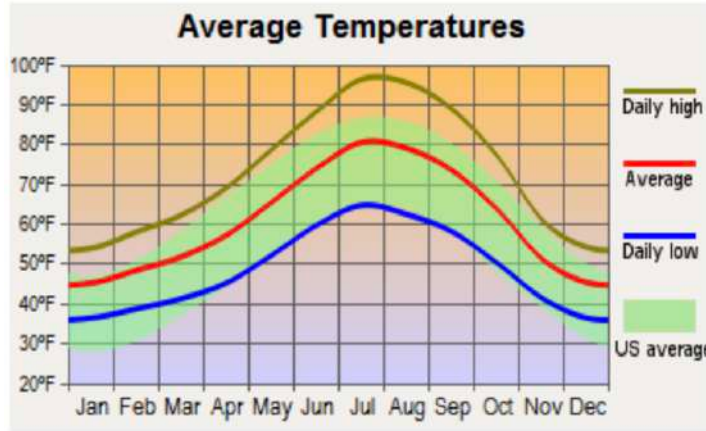
Nearby airports include: Redding Municipal Airport (9 miles from Redding) and Chico Municipal Airport (71 miles). **International Airports:** Sacramento International Airport (154 miles) and Reno-Tahoe International Airport (200 miles).



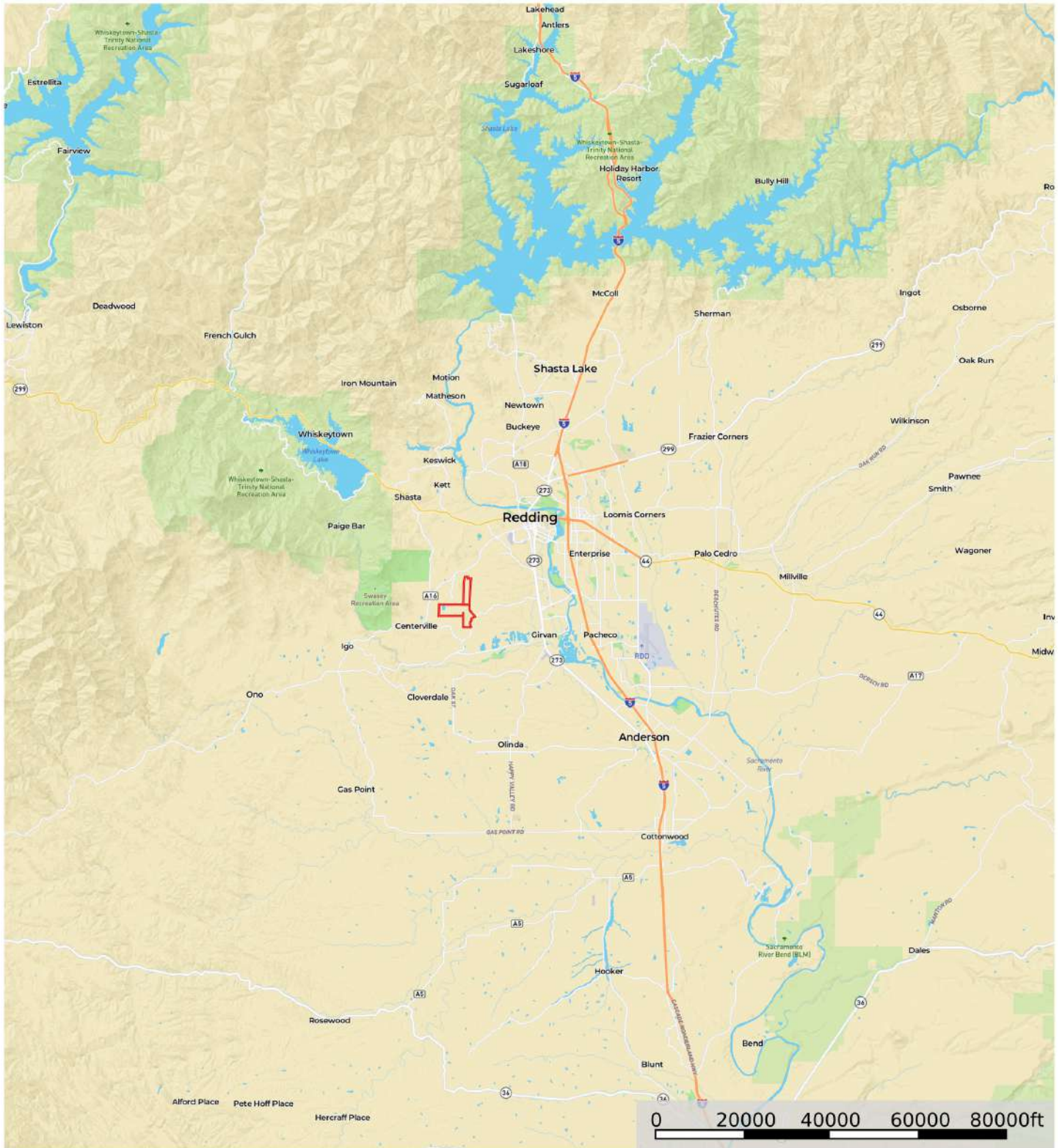
About Shasta County, CA

Shasta County is in the northern portion of California. The county seat is Redding. As of the 2020 US Census, the population is 182,155. Top attractions in the county are the Shasta Lake, Lassen Peak and the Sundial Bridge. Shasta County is one of the original counties in California created in 1850. The county was named after Mount Shasta which was named after the Shasta people.

Weather

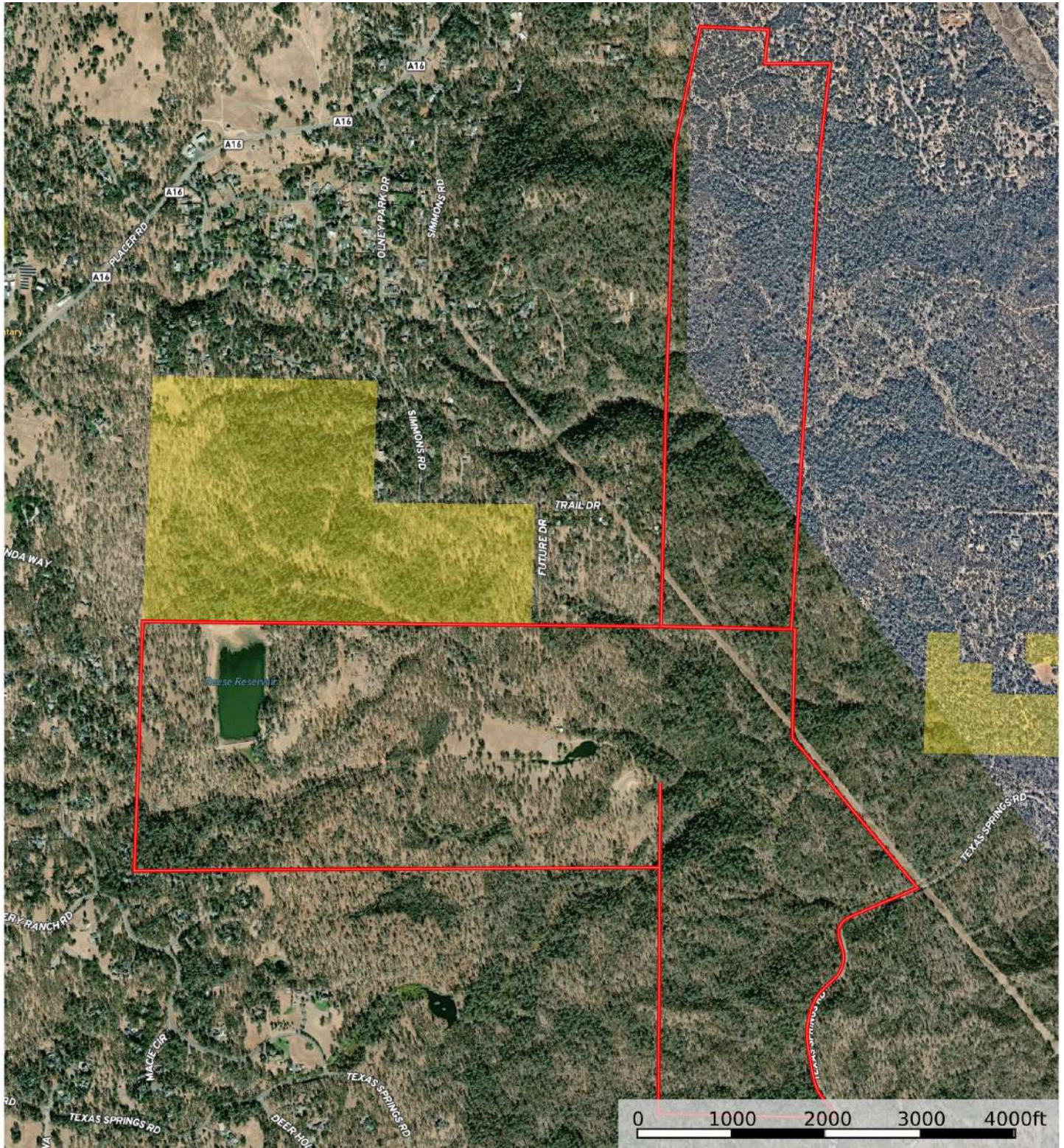


Street Map



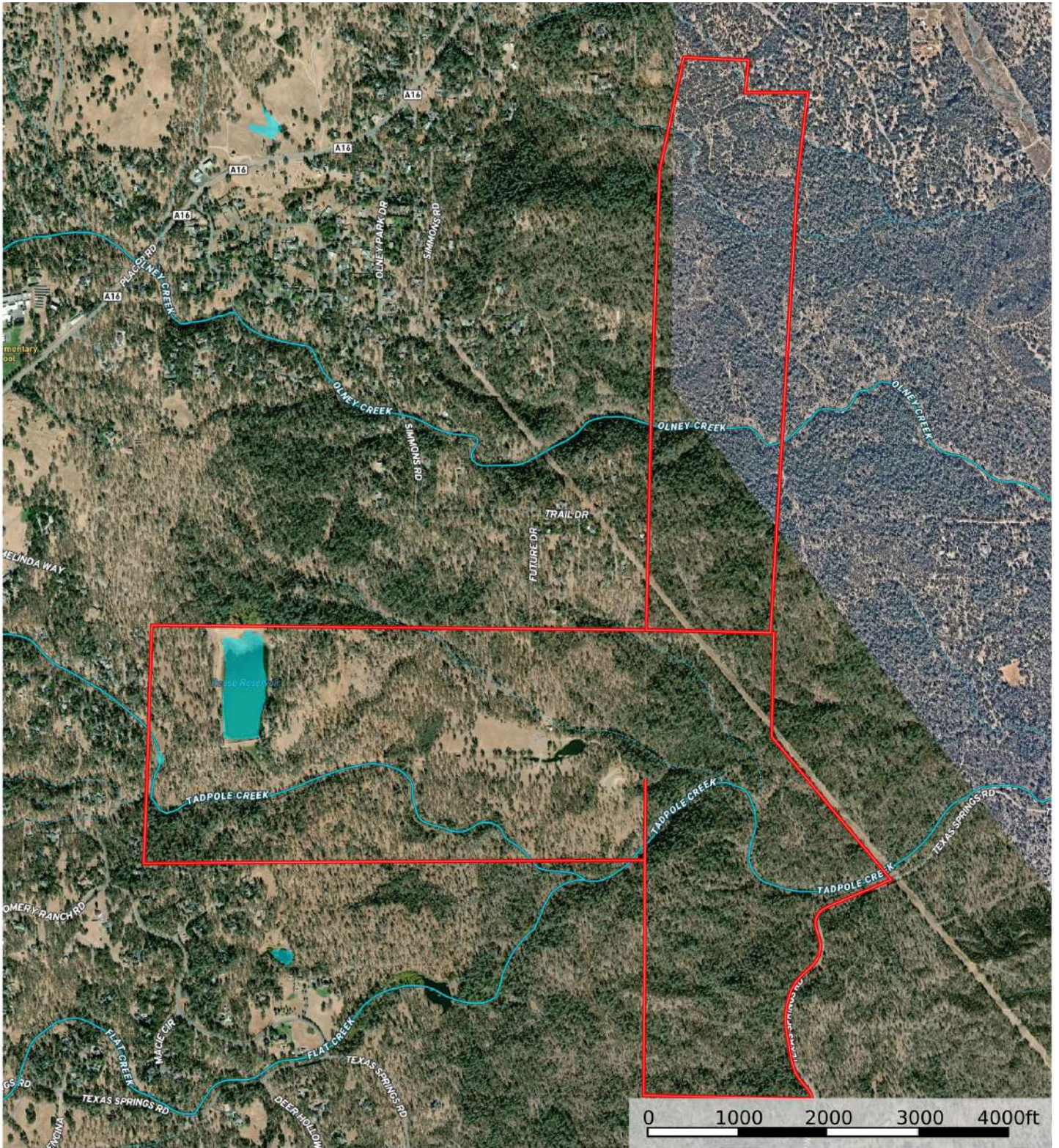
 Boundary

Fed/State Lands Map



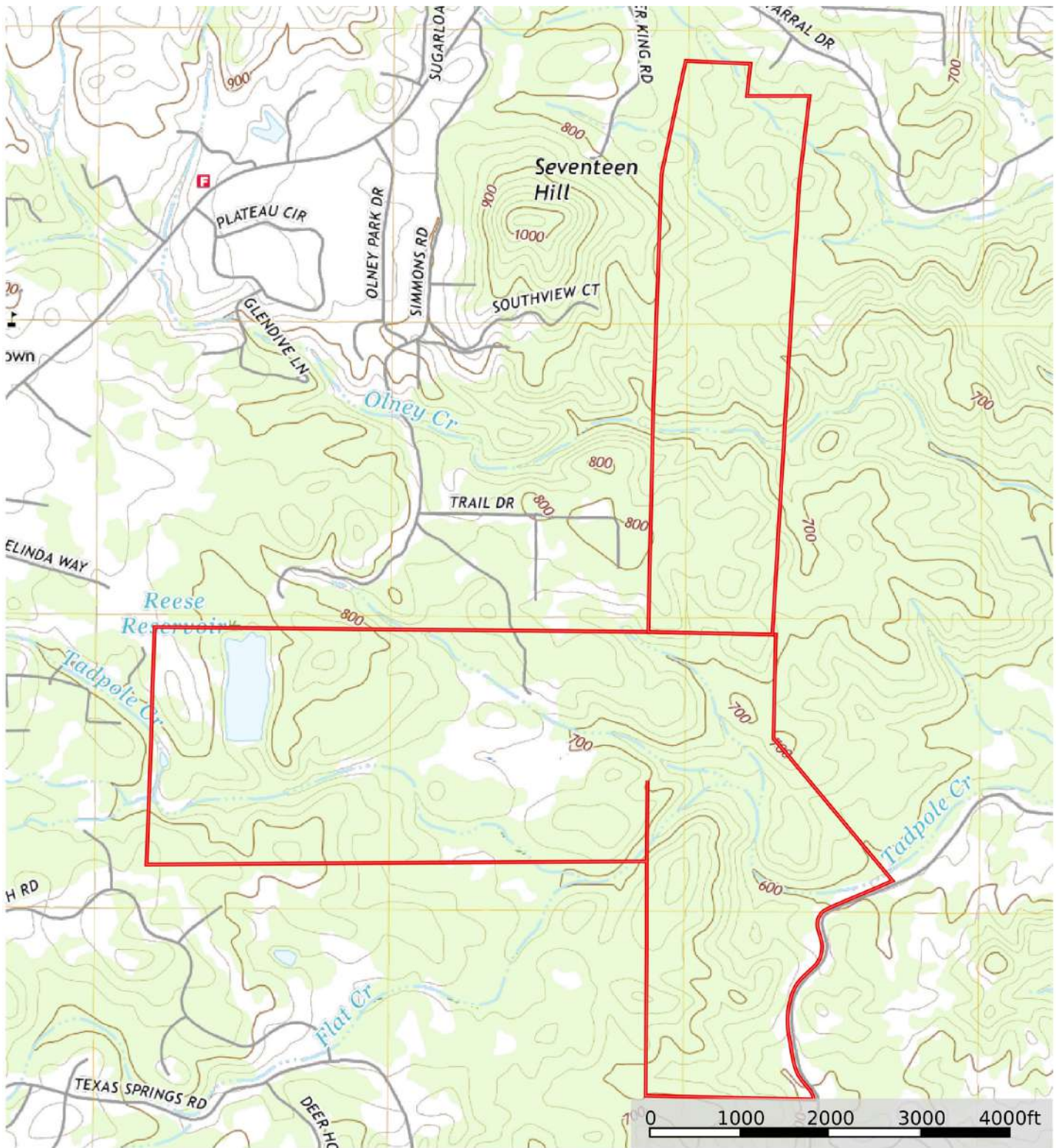
- ▬ Boundary
- Forest Service
- State Land
- Fish and Wildlife
- National Park
- Other
- BLM
- Local Government
- Conservation Easements

Map I



 Boundary  Stream, Intermittent  River/Creek  Water Body

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

Denny Prins | (530) 410-5755
dennyprins@gmail.com

EXCLUSIVE PARTNER OF

