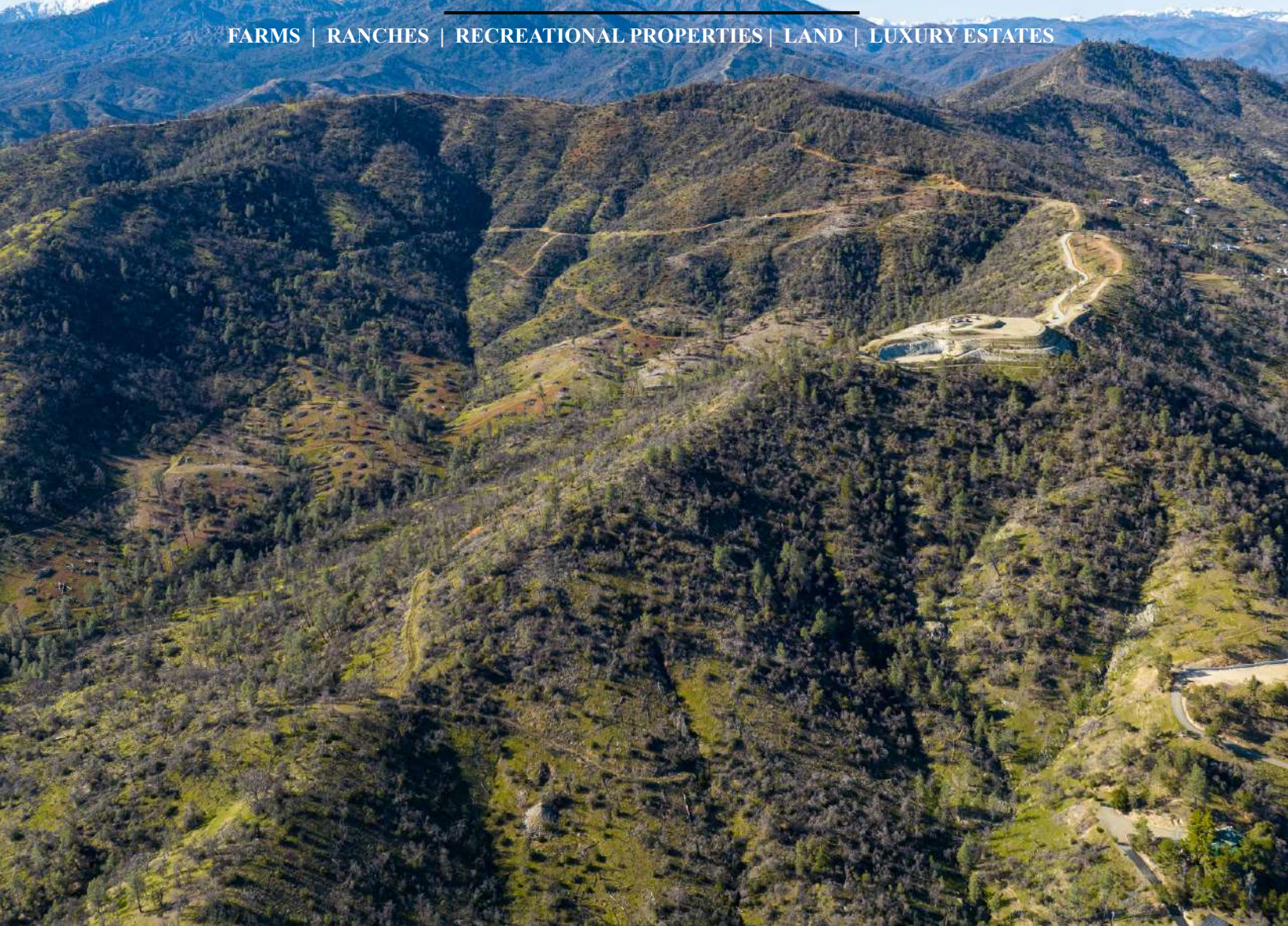




OUTDOOR PROPERTIES

FARMS | RANCHES | RECREATIONAL PROPERTIES | LAND | LUXURY ESTATES



Swasey Ranch

490.21 ± Acres | Shasta County, CA



EXCLUSIVE PARTNER OF

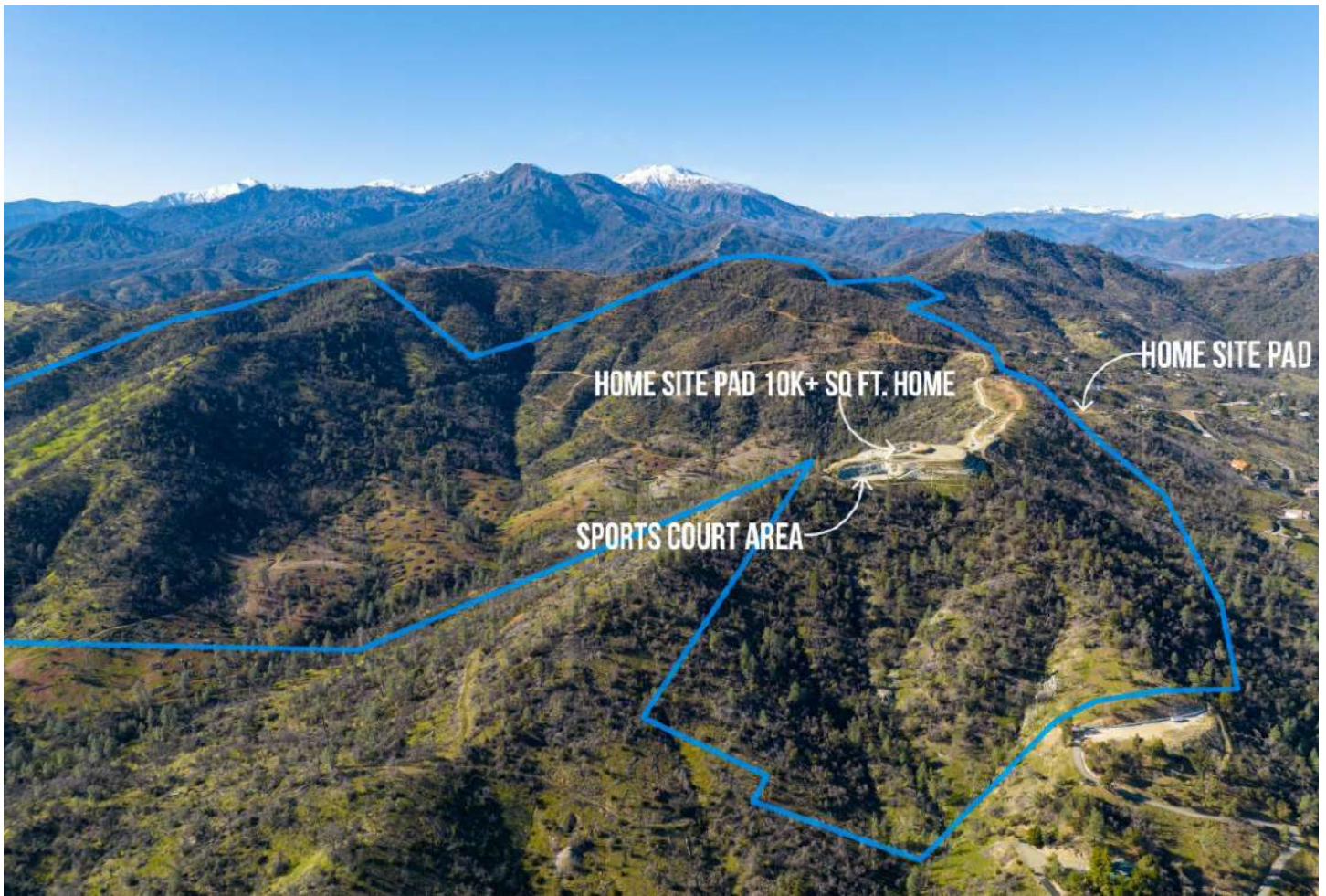
707 Merchant Street | Suite 100 | Vacaville, CA 95688

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

DRE# 01838294



Introduction

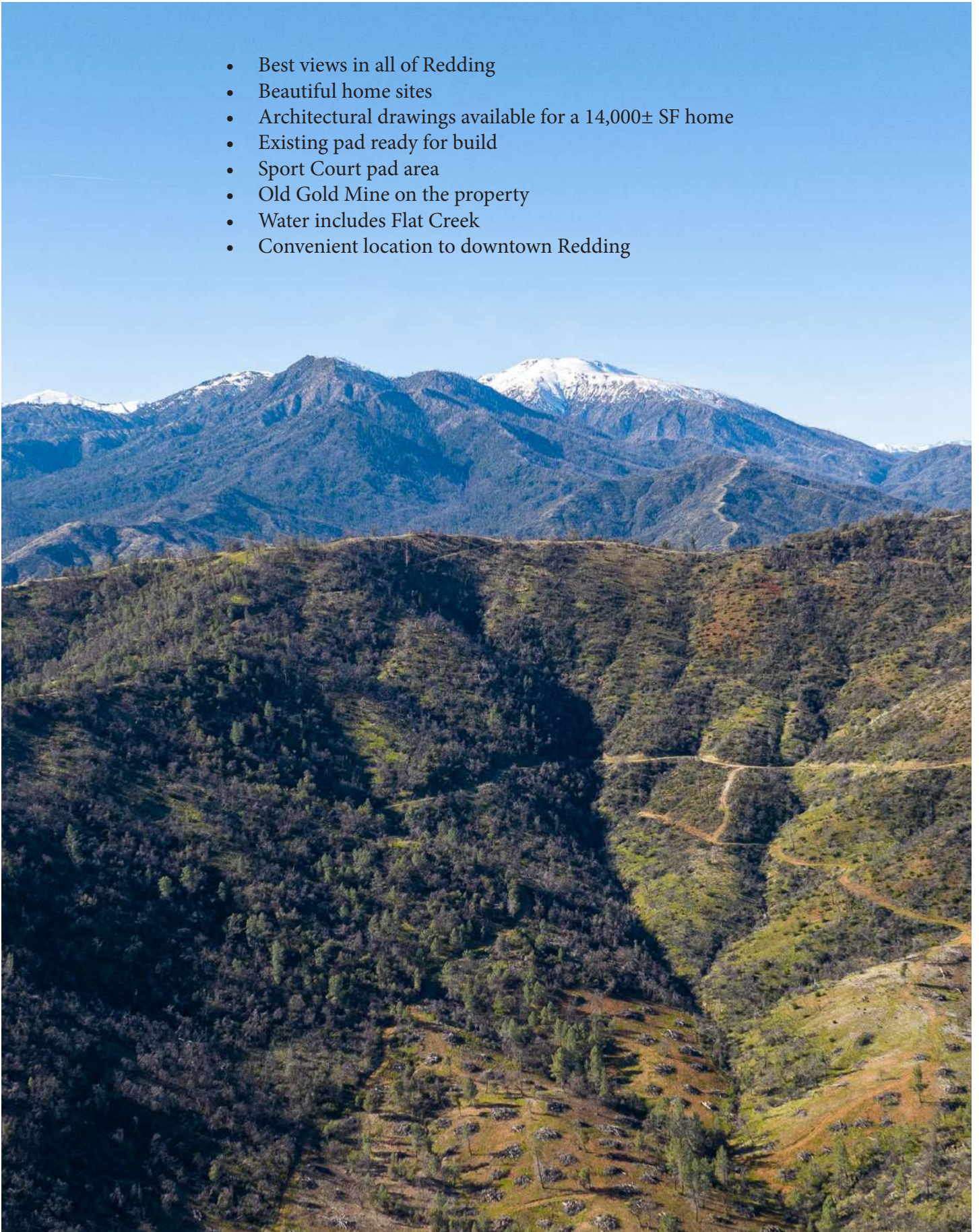


Swasey Ranch is a blank canvas consisting of 490 ± acres. The property has the best views in all of Redding! Enjoy spectacular views of Mount Shasta, Lassen Peak, and all of downtown Redding. There is a potential homesite layout ready with architectural drawings available for a 14,000± SF home with a sports court area, along with other additional build site options. The owners have begun clearing brush and planting trees. There is also an old gold mine on the property. Existing water on the property includes Flat Creek. This is an outstanding opportunity to create your very own dream ranch with a short drive to downtown Redding.



Highlights

- Best views in all of Redding
- Beautiful home sites
- Architectural drawings available for a 14,000± SF home
- Existing pad ready for build
- Sport Court pad area
- Old Gold Mine on the property
- Water includes Flat Creek
- Convenient location to downtown Redding



Main Homesite Layout & Sport Court

There are architectural drawings available for a 14,000 ± square foot home with the best views of Redding! Below the site pad is a sport court area that is already carved out. Below are photos of the main homesite pad ready for build as well as the sport court pictured on the bottom.



Old Cave Mine

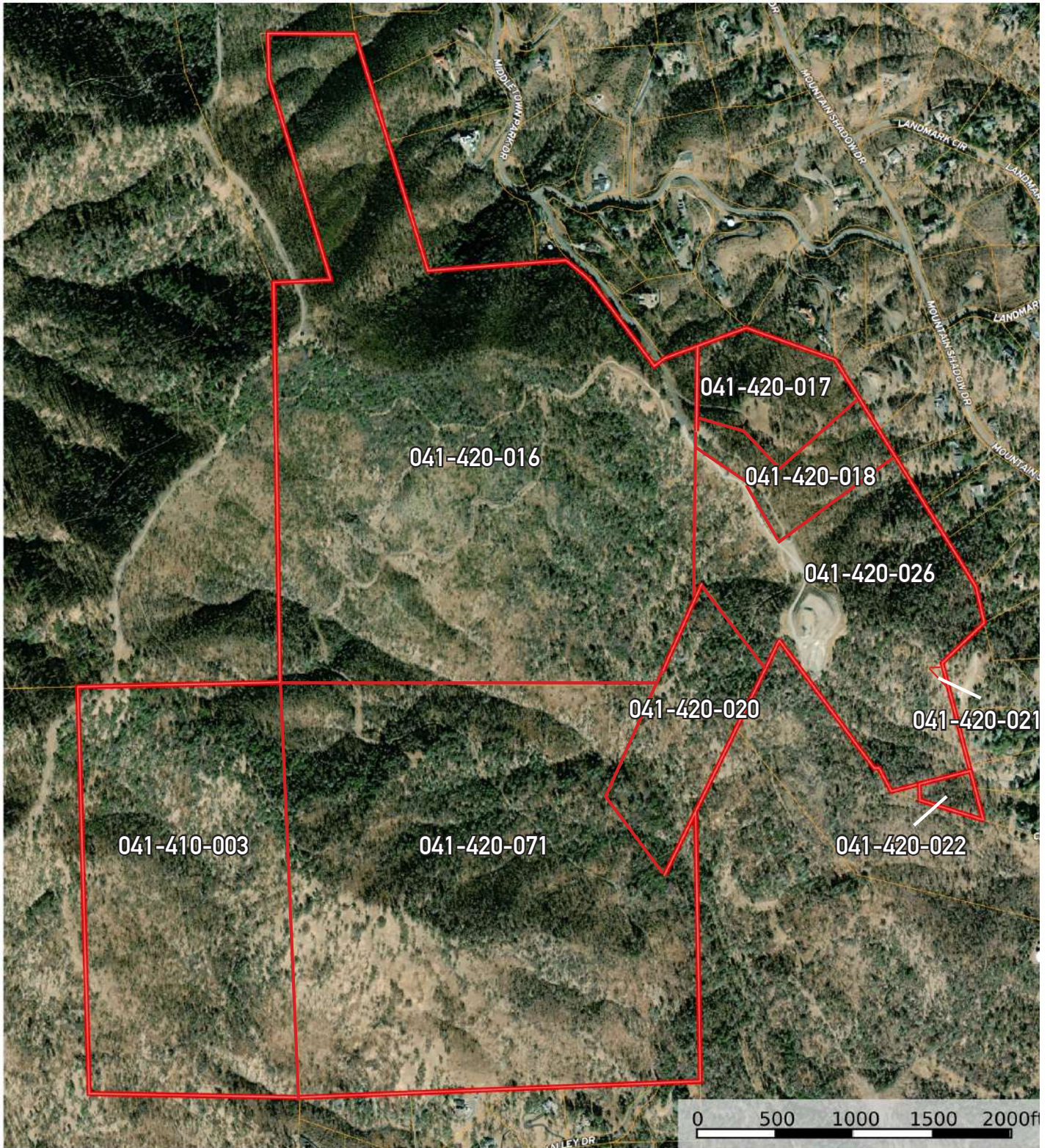


Size & Zoning

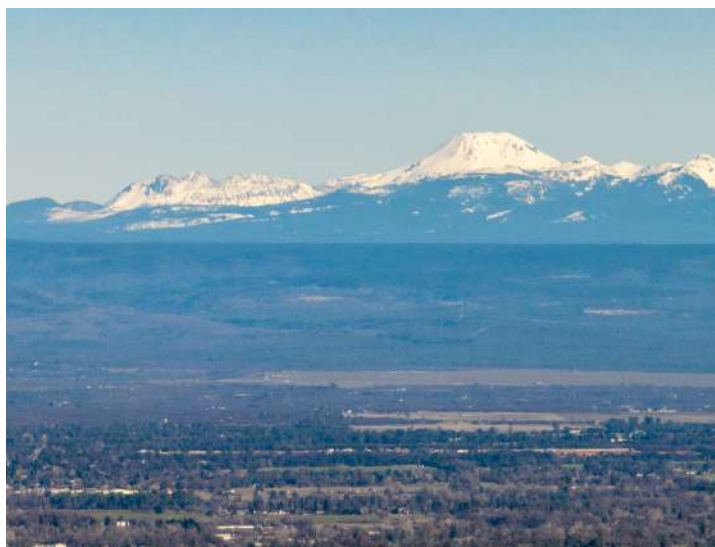
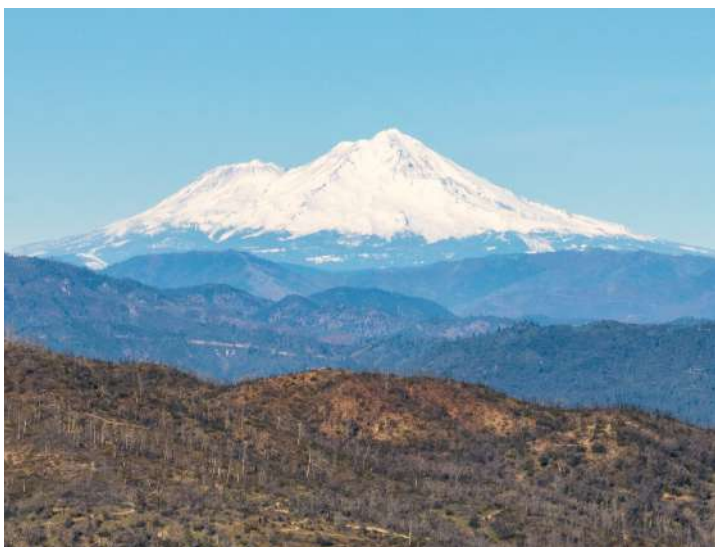
APN	ACRES	LAND USE - COUNTY	WILLIAMSON ACT (Y/N)	TAXES (2022)
041-410-003	79.59 acres	Vacant 51-160 AC	N	\$3,238
041-420-017	13 acres	Vacant 11-50 AC	N	\$1,728
041-420-026	47.5 acres	MISC RURAL HOMESITE IMPS ONLY	N	\$4,181
041-420-021	0.2 acres	Vacant to 2 AC	N	\$57
041-420-022	1.1 acres	Vacant to 2 AC	N	\$542
041-420-016	171.01 acres	Vacant 161-500 AC	N	\$6,474
041-420-018	11.1 acres	Vacant 11-50 AC	N	\$1,513
041-420-020	16.4 acres	Vacant 11-50 AC	N	\$1,728
041-410-071	150.31 acres	Vacant 51-160 AC	N	\$4,856
TOTAL	490.21 acres			\$24,317



Parcel Map



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.

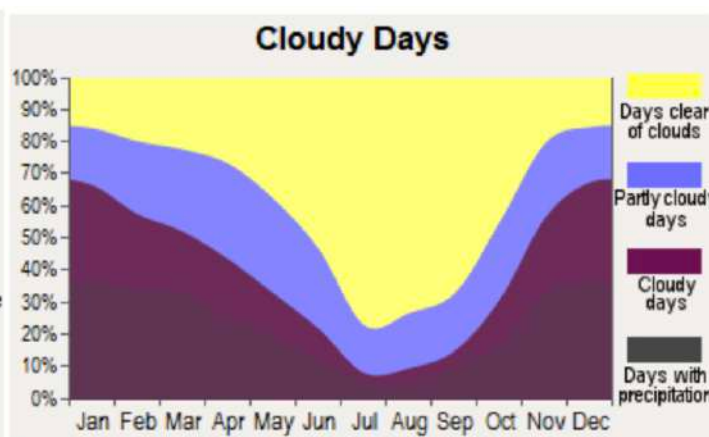
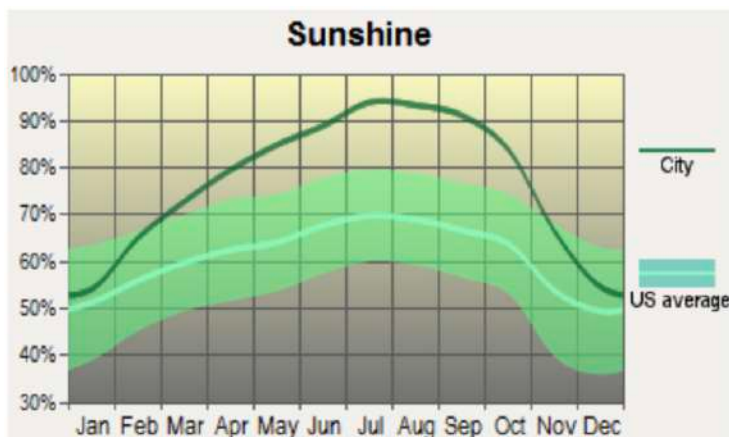
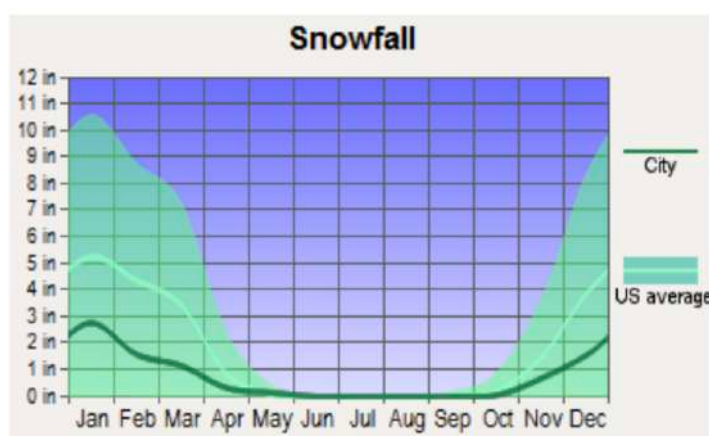
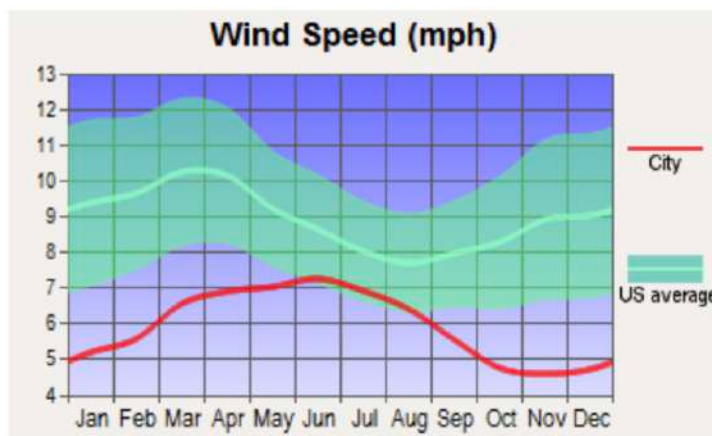
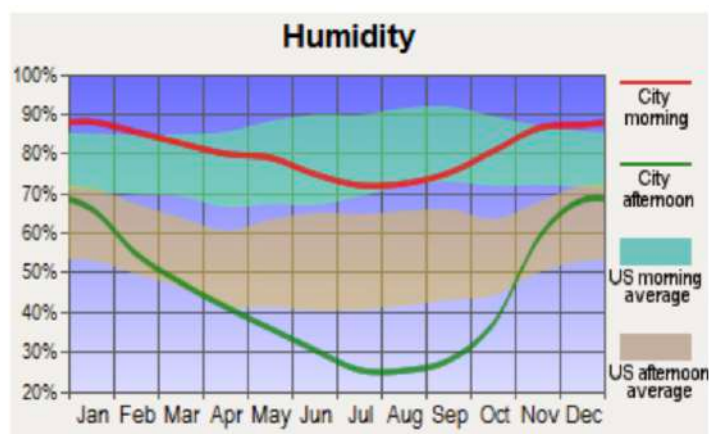
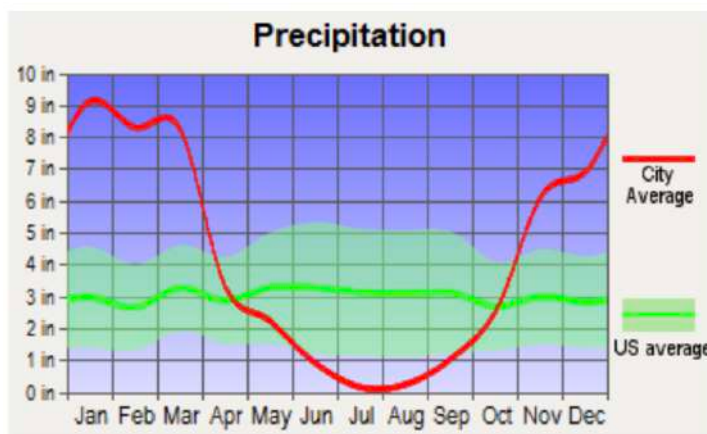
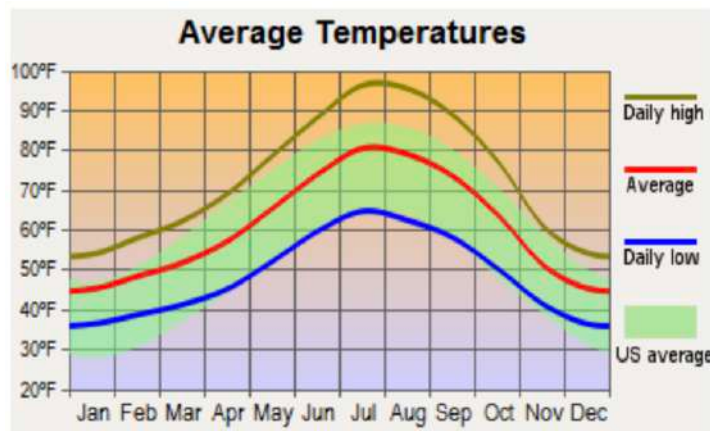
Nearby airports include: Redding Municipal Airport (9 miles from Redding) and Chico Municipal Airport (71 miles). **International Airports:** Sacramento International Airport (154 miles) and Reno-Tahoe International Airport (200 miles).

About Shasta County, CA

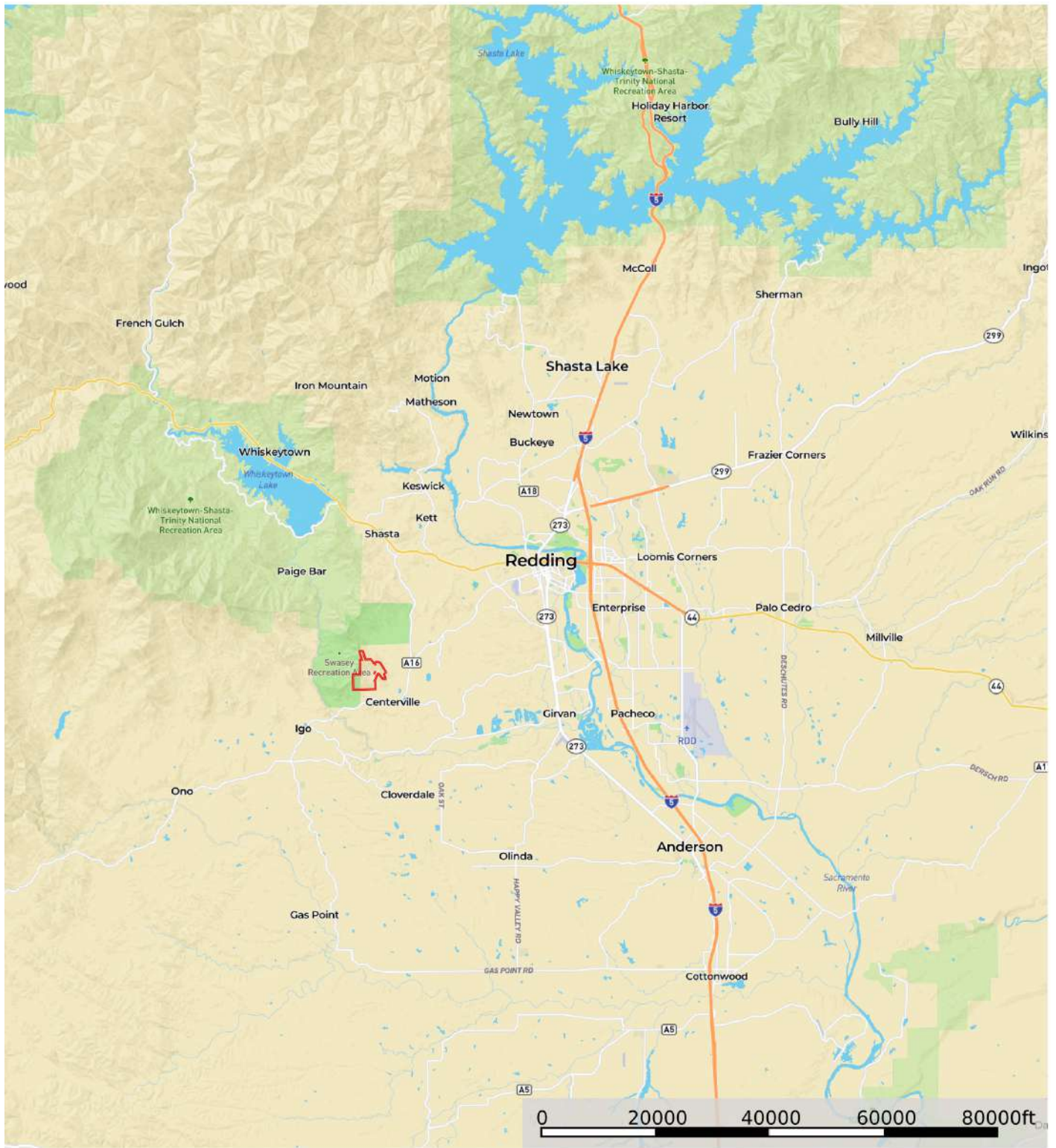
Shasta County is in the northern portion of California. The county seat is Redding. As of the 2020 US Census, the population is 182,155. Top attractions in the county are the Shasta Lake, Lassen Peak and the Sundial Bridge. Shasta County is one of the original counties in California created in 1850.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



Weather

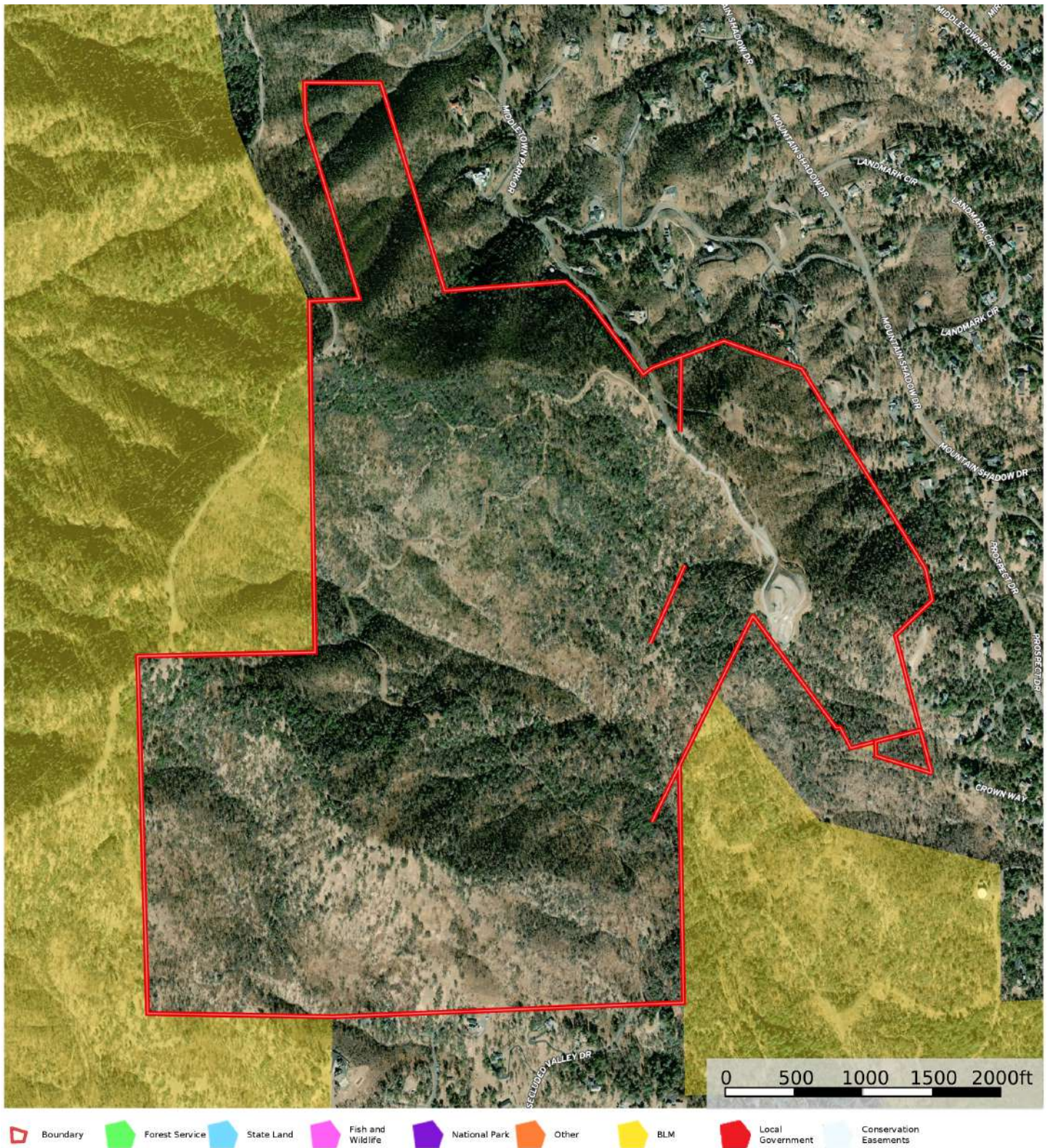


Street Map

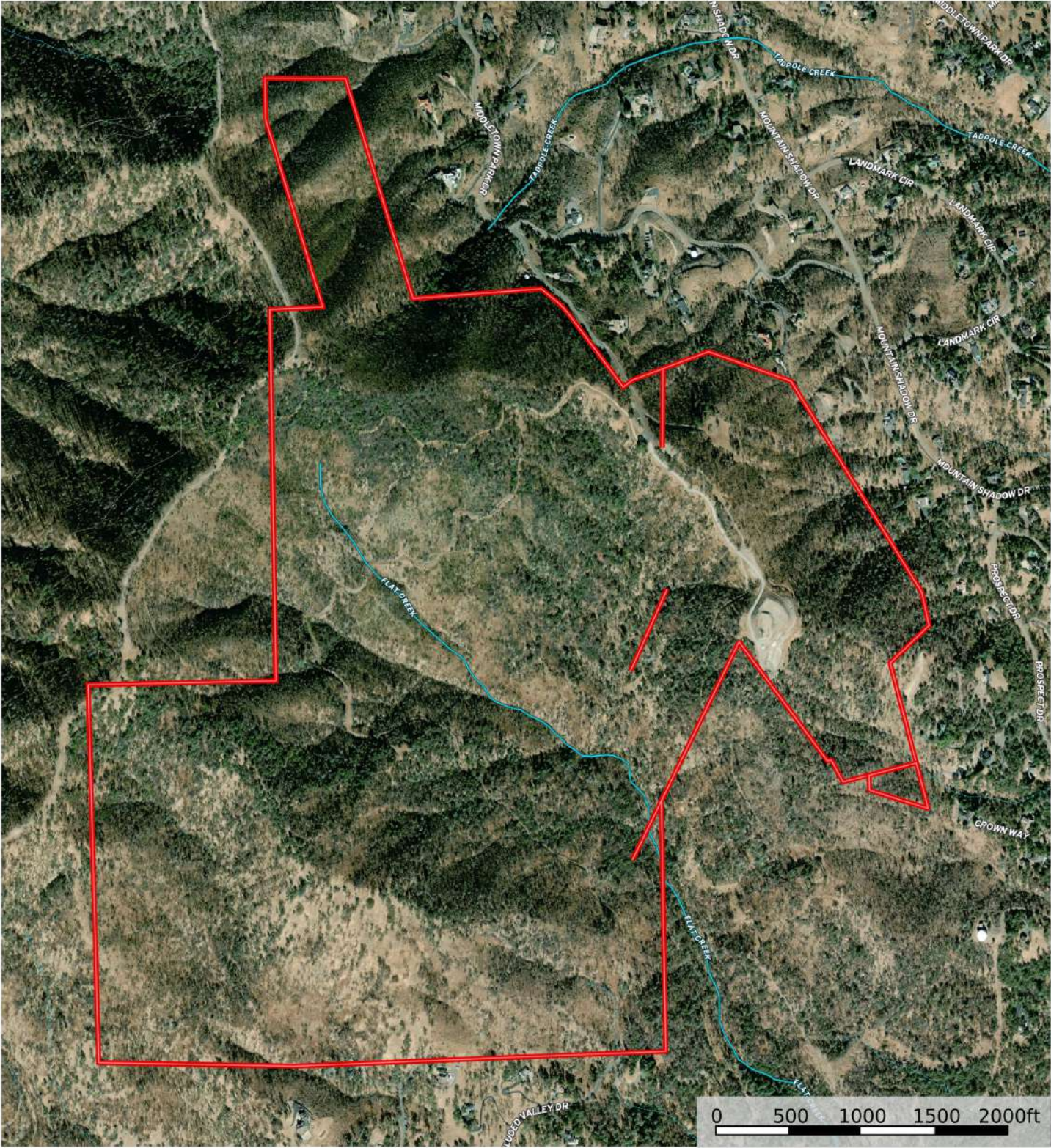


 Boundary

Fed/State Lands Map

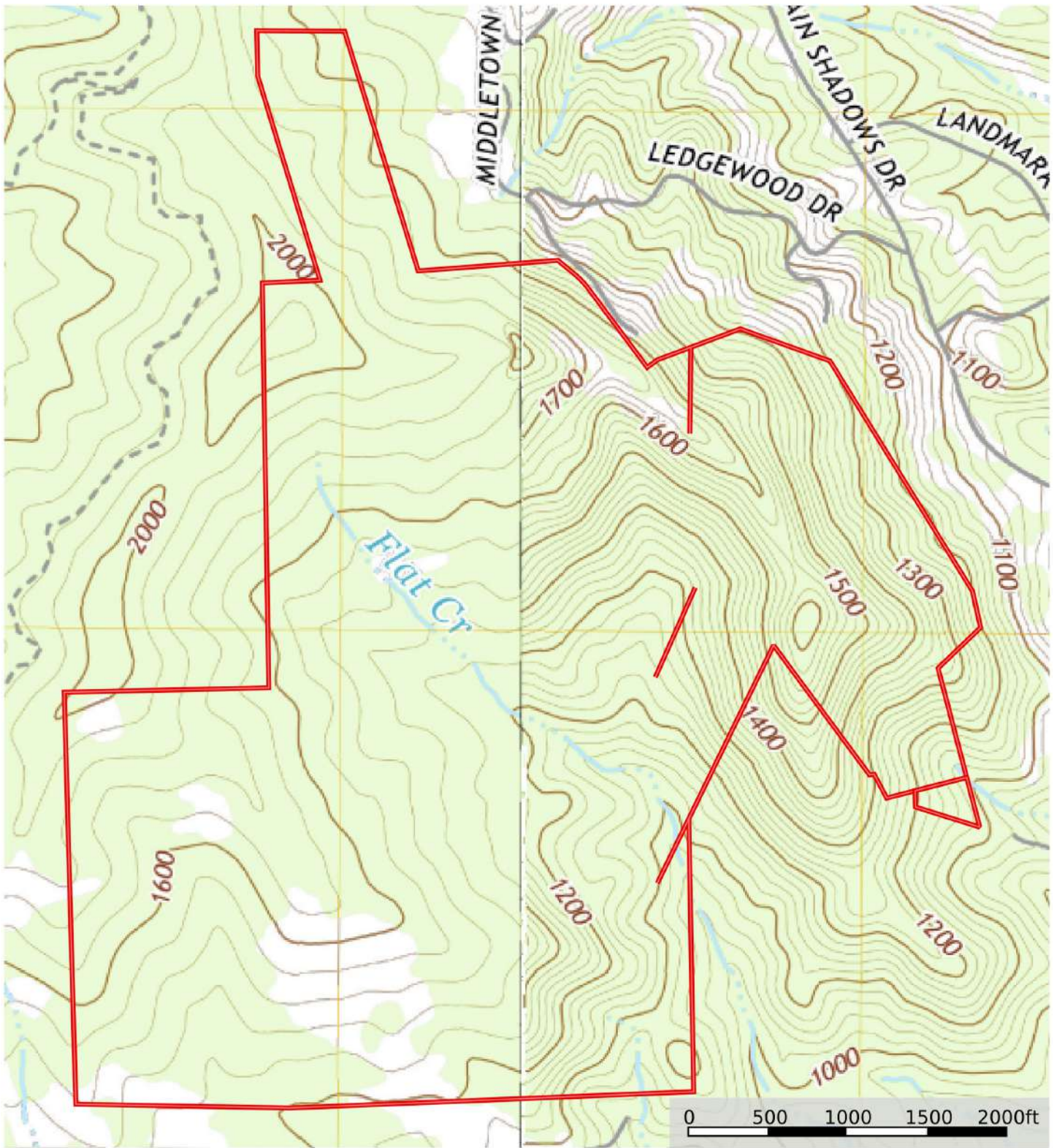


Map I



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.

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