



FARMS | RANCHES | RECREATIONAL PROPERTIES | LAND | LUXURY ESTATES



Lassen Ranch

587.01 ± Acres | Tehama County, CA



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DRE# 01838294



Introduction



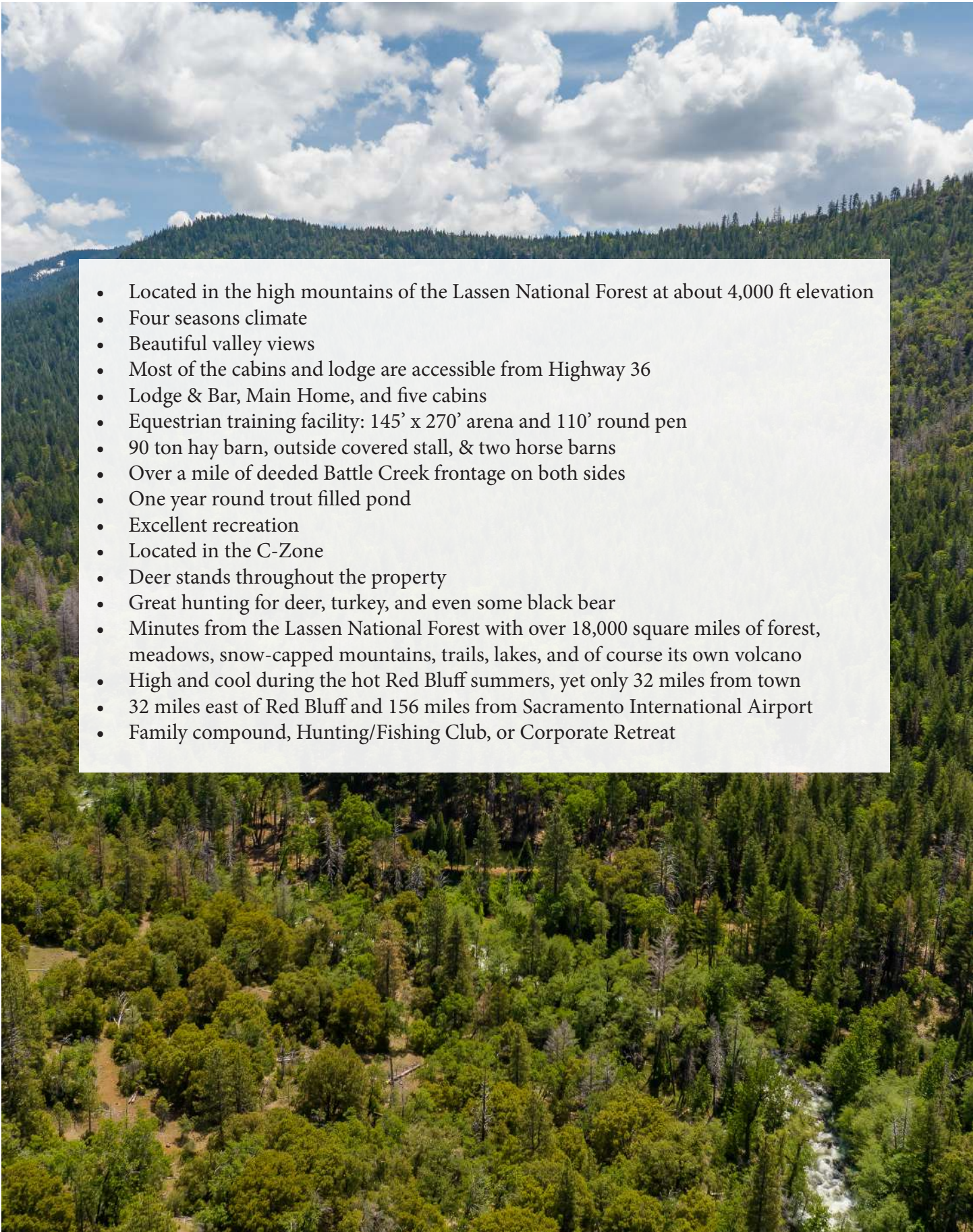
The historic Lassen Ranch is 587 acres of pristine mountain property. Whether you are looking for a prime fishing, hunting, or equestrian facility, this ranch has it all. Located in the high mountains of the Lassen National Forest at about 4,200 ft elevation, the ranch has varied terrain and majestic views of the valley floor. It is located about 32 miles east of Red Bluff, CA and 165 miles northeast of Sacramento, CA. This ranch is a recreational haven. With over a mile of Battle Creek frontage coupled with a trout-filled pond, fishermen will be more than satisfied. There is no better place to stalk and fly fish for trout than this one. As for the hunter, the ranch is located in the C-Zone with excellent deer, turkey, and even black bear. The turnkey equestrian facility is well-constructed, maintained, and would make any horse enthusiast envious. There is a 145' x 270' arena, 110' cutting round pen, hay and horse barns. As for the improvements, there is the old lodge, main house, and five newly renovated cabins, all built on a plateau close to the Lassen Wildlife Area. There is also a new 2,800 square foot log home in the process of being built overlooking the valley. With the most ideal four seasons, recreational attributes, and lodging, the Lassen Ranch is suitable for a family compound, hunting/fishing club, or corporate retreat.



Ranch History

The Lassen Ranch was homesteaded in the 1880's and has a long, rich history. Originally used as a summer range cattle ranch, it was later a midpoint grazing area for Central Valley cattlemen moving their herds from the winter valley ranches to their early spring and summer cattle grazing range of the High Sierra. By the early 1950's the ranch was also home to a thriving lodge and bar frequented by local loggers working in the then growing timber industry. In the middle 90's the ranch began its journey back to its roots with the focus on breeding, raising, and training American Quarter Horses.

Highlights

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- An aerial photograph of a mountain valley. In the foreground, a river flows through a dense forest of green trees. In the background, a mountain ridge is covered in a thick forest of evergreen trees under a blue sky with white clouds.
- Located in the high mountains of the Lassen National Forest at about 4,000 ft elevation
 - Four seasons climate
 - Beautiful valley views
 - Most of the cabins and lodge are accessible from Highway 36
 - Lodge & Bar, Main Home, and five cabins
 - Equestrian training facility: 145' x 270' arena and 110' round pen
 - 90 ton hay barn, outside covered stall, & two horse barns
 - Over a mile of deeded Battle Creek frontage on both sides
 - One year round trout filled pond
 - Excellent recreation
 - Located in the C-Zone
 - Deer stands throughout the property
 - Great hunting for deer, turkey, and even some black bear
 - Minutes from the Lassen National Forest with over 18,000 square miles of forest, meadows, snow-capped mountains, trails, lakes, and of course its own volcano
 - High and cool during the hot Red Bluff summers, yet only 32 miles from town
 - 32 miles east of Red Bluff and 156 miles from Sacramento International Airport
 - Family compound, Hunting/Fishing Club, or Corporate Retreat



Water



With over a mile of both sides of deeded Battle Creek frontage, this is a very special property. Battle Creek is a year-round trout stream that provides some of the best fly-fishing in the entire state of California. The ranch also has a year-round pond filled with trout. The ranch's water comes from a nearby spring on which Lassen Ranch has a recorded easement to the spring. The current owner has set up over 10,000 gallons in a water storage tank. This spring water is either gravity fed or pressurized before going through a 30 micron filter, then into a 5 micron filter, and then travels through a UV system before being distributed throughout the ranch. Although the property uses PGE electric power, each cabin is wired for plug-in generators. The cabins have also been outfitted with propane for heat and hot water, and have individual septic systems.



Recreation

This ranch is a haven for recreational enthusiasts. For the hunter you are in a C zone with great Pope & Young deer, turkey hunting, and some black bear. Herds of black-tail deer migrate from Lassen National Forest and come down from the high country to winter in this area. Turkey numbers are high and increasing. Black bear hunting is also an option. The current owner is an avid bow hunter and has strategically placed deer stands throughout the property.



For the fisherman, with over a mile of creek frontage there is plenty of space to stalk your favorite pool or catch some big ones in your trout stocked pond. No matter where you explore on this property, you will find an abundance of outdoor recreational opportunities.



Improvements



The historic Lassen Lodge House has its own bar and would make a fantastic ranch headquarters. From the 1950's to the 1970's, the "Old Lassen Lodge" was once a well-known watering hole for local lumberjacks. The Lodge & Bar is currently used for storage but could be brought back to life! Additionally, there is a main home and five cabins. The five cabins can provide comfortable housing for family, guests, or tenants. Most of the cabins and lodge are accessible from Highway 36. The owner is also currently in the process of building another home overlooking the valley. (Pictured bottom right) The equestrian center is located down a gravel road and opens up to a beautiful pine tree surrounded clearing - complete with a round pen, arena, and barns.



Lodge & Bar



Future Buildsite

Improvements Cont'd



Improvements Cont'd

The Equestrian Facility:

The seasonal training facility is well-constructed and maintained. The facility includes a 145' by 275' arena and a cutting round pen. The large cutting pen is 110' in diameter with 6 1/2 foot galvanized panels. Both the large cutting pen and the arena have french drains installed to prevent water accumulation. All training areas have six inches of compacted decomposed granite with three to six inches of washed sand.



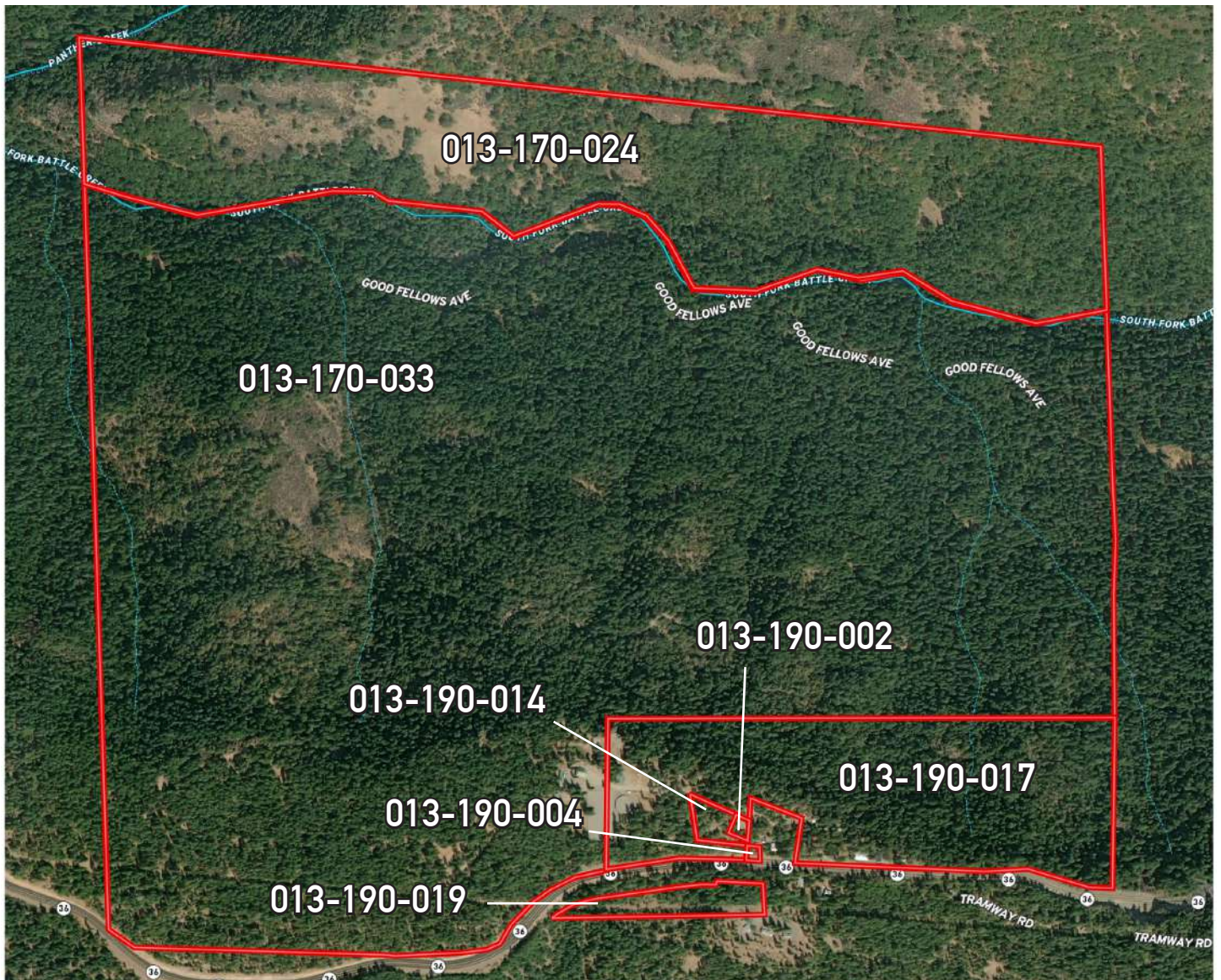
The hay barn is 42' by 28' and can hold up to 90 tons of hay. The 58' by 42" Horse Barn have twelve indoor/outdoor stalls with automatic waterers.



Size & Zoning

The Lassen Ranch consists of seven parcels totaling 587.01 acres. The ranch is not in the Williamson Act. The total taxes in 2024 was \$7,523.32.

APN	ACRES	ZONING	WILLIAMSON ACT (Y/N)	TAXES (2024)
013-190-002	0.2 acres	TPZ	N	\$531
013-170-024	166.9 acres	Rec. Land - Vacant	N	\$547.24
013-170-033	353.77 acres	Rec. Land w/Misc. Imp	N	\$3,577.42
013-190-004	0.14 acres	Recreational (NEC)	N	\$780.78
013-190-014	0.94 acres	Residential (NEC)	N	\$15.32
013-190-017	61.87 acres	Rec. Land w/Mult. Cabins	N	\$2,025.72
013-190-019	3.19 acres	Residential Acreage	N	\$45.84
TOTAL	587.01 acres			\$7,523.32



Location



About Paynes Creek, CA:

Paynes Creek is located in Tehama County about 23 miles east of Red Bluff. It sits at an elevation of 1,949 feet. According to the 2010 US Census, the population was 57.

With an elevation of about 4,000 feet, the summers average a high in the 80's and winter lows stay in the 40's. The precipitation is around 40" per year with a little snow occasionally. Higher up in elevation, in nearby Lassen Volcanic National Park, there are plenty of trails for snowmobiling, cross-country skiing, snowshoeing, or sledding. Nearby in Red Bluff, California, where the summer highs routinely climb over the 100's, an escape to Battle Creek keeps you cool, dry, and comfortable. With winter fun available, and lovely temperate summers, the climate of this area can't be beat.

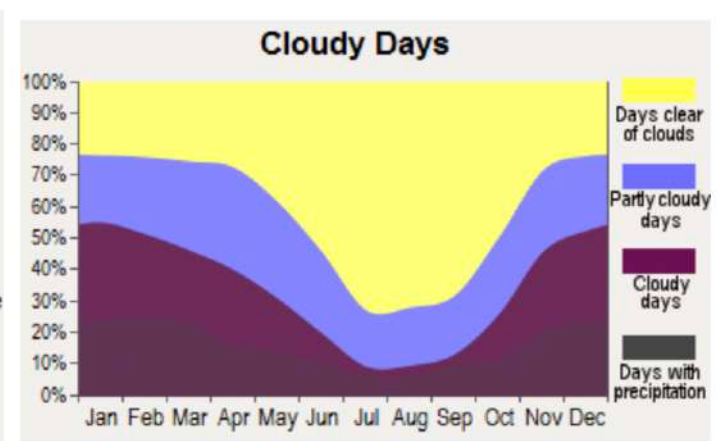
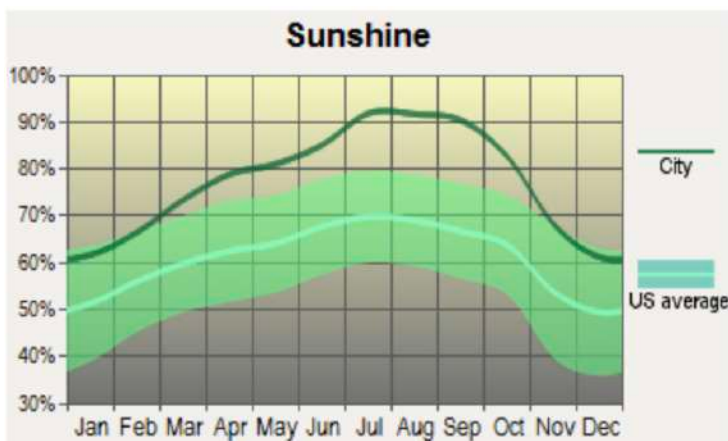
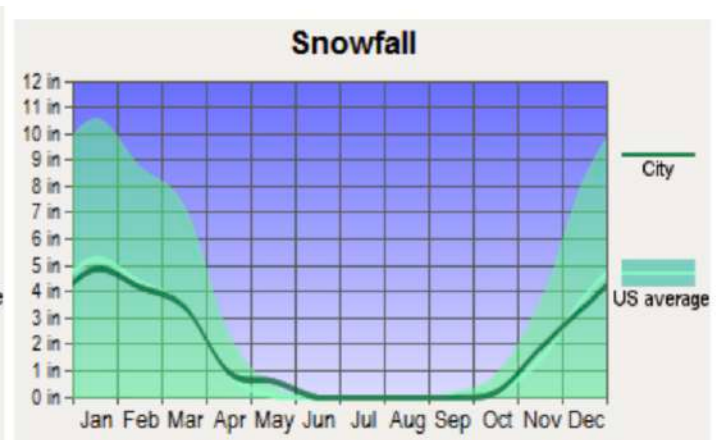
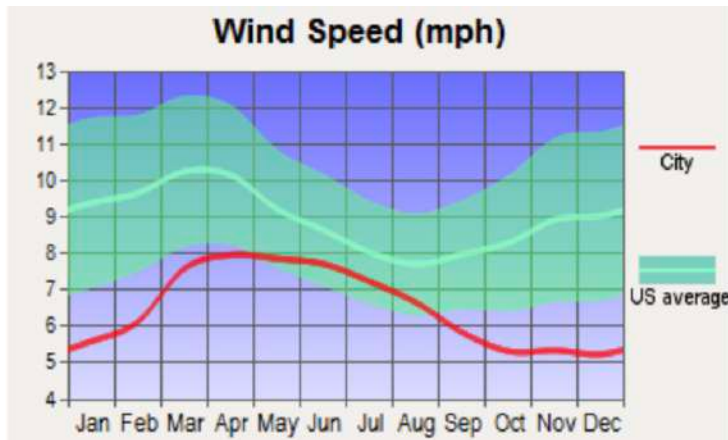
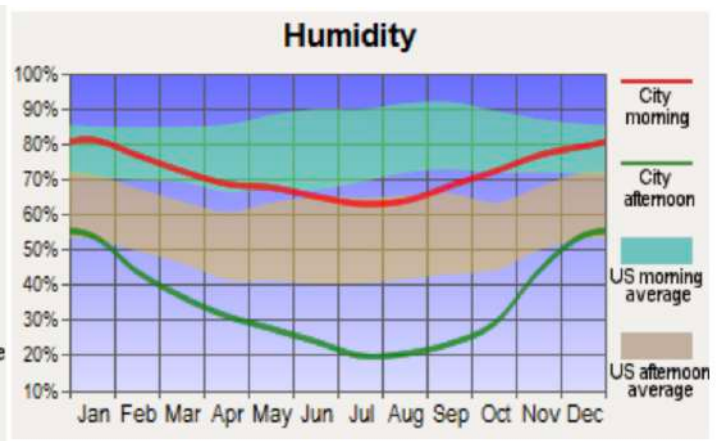
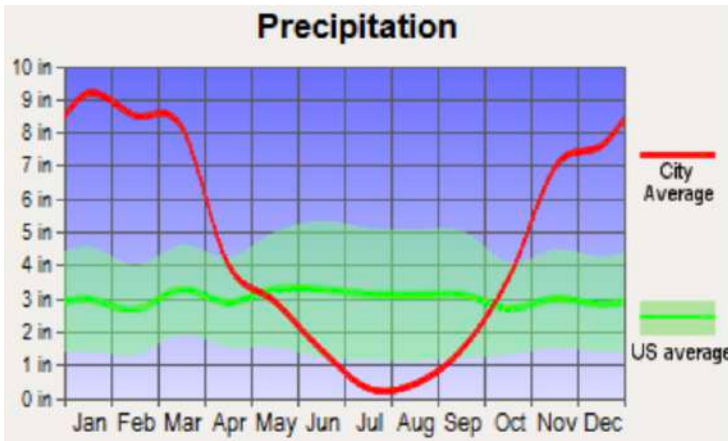
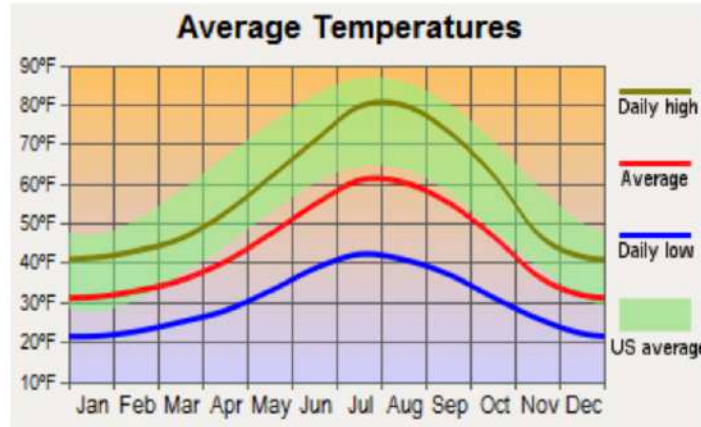
Nearby airports: Red Bluff Airport with a 5700 ft runway (27 mi) Commercial airport: Redding Municipal Airport (59 mi)

About Tehama County, CA:

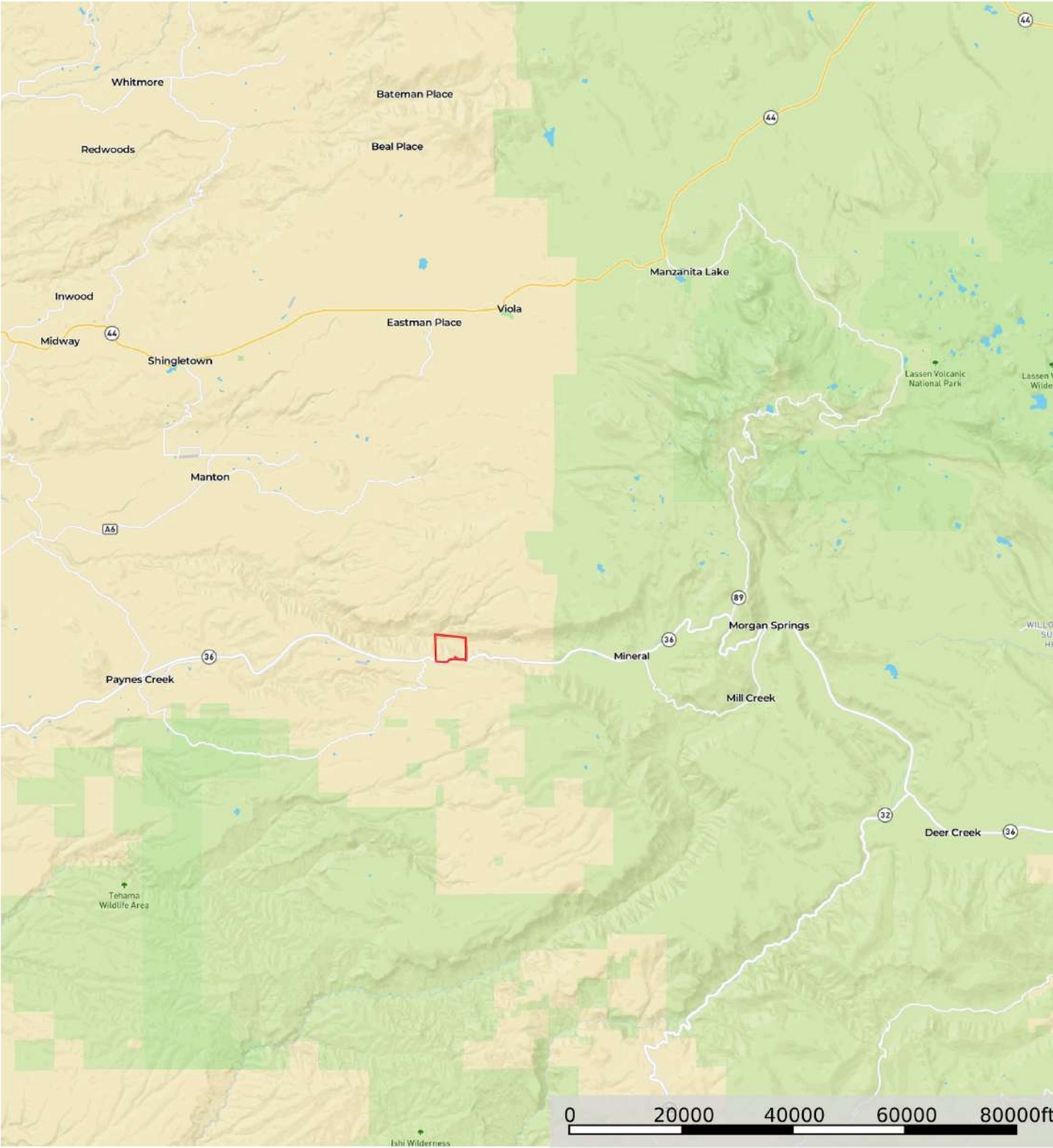
Tehama County is located in the northern Sacramento Valley and comprises 1,888,670 acres. The county seat is Red Bluff. As of 2021, the county had a population of 65,498. The Sacramento River runs through the central portion of Red Bluff and provides endless outdoor recreation. The county provides hiking, 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



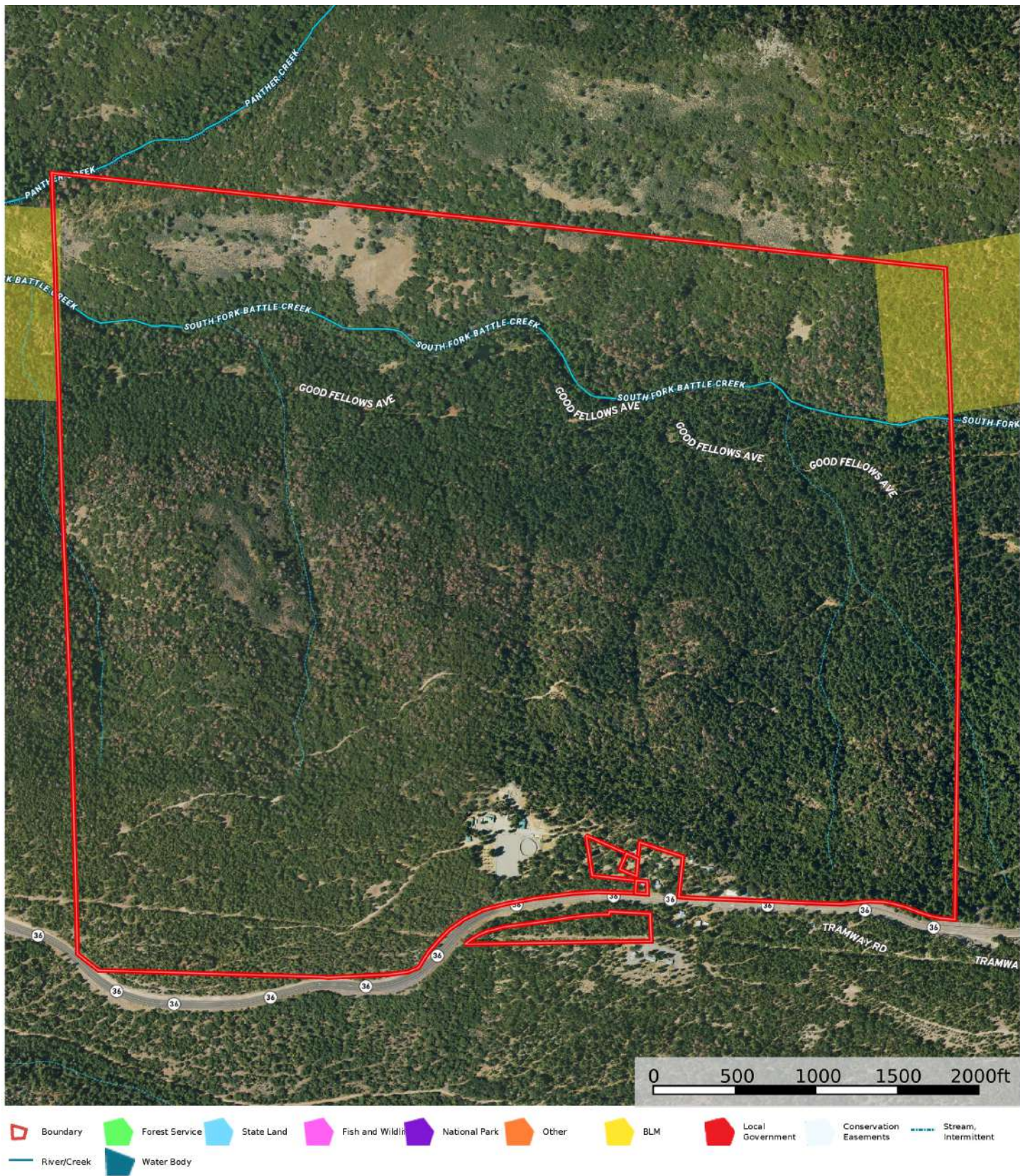
Street Map



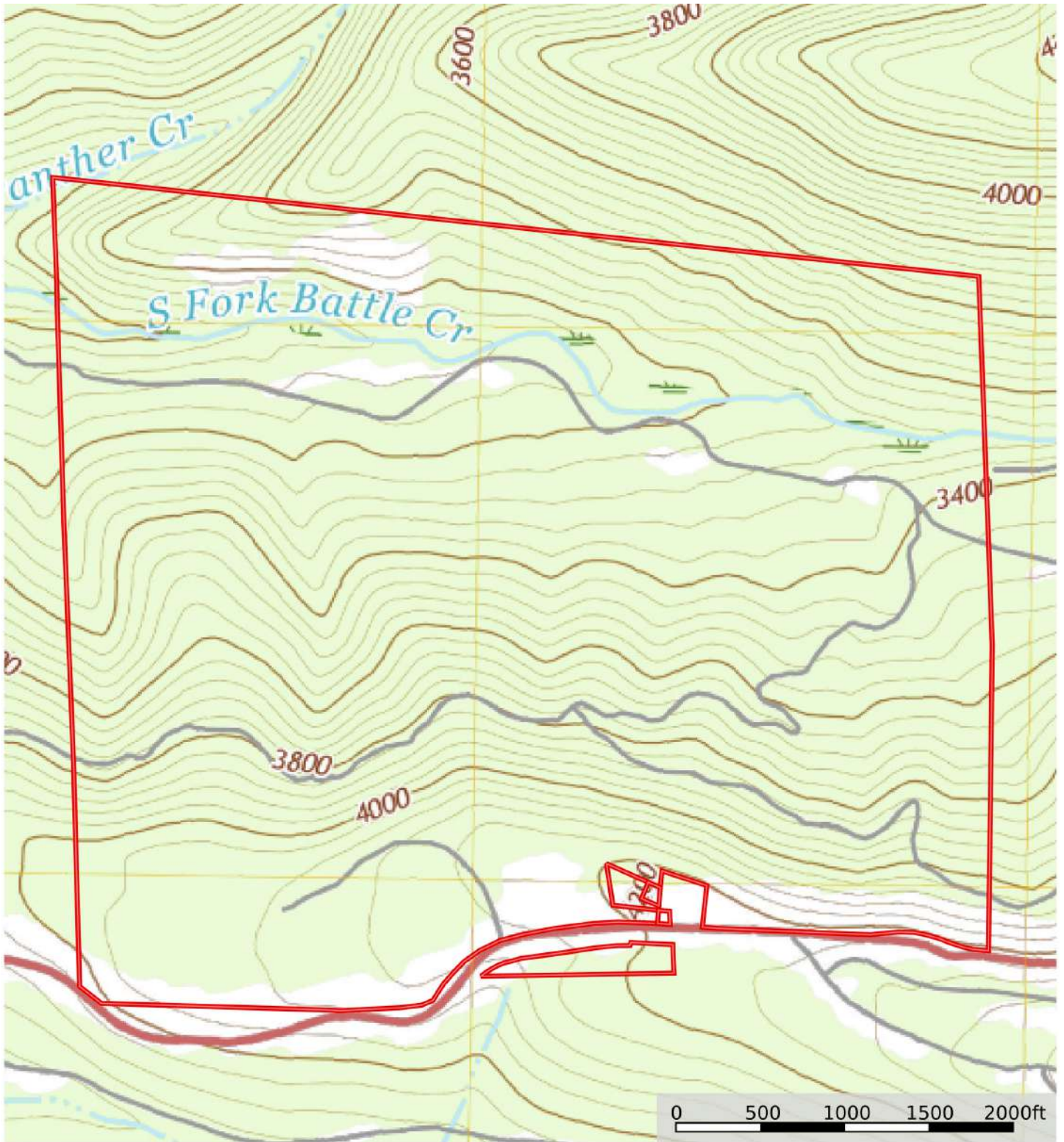
 Boundary



MB Satellite Map



Topo Map



 Boundary



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