



FARMS | RANCHES | RECREATIONAL PROPERTIES | LAND | LUXURY ESTATES



# Franklin Ranch

227.12 ± Acres | Tehama County, CA



707 Merchant Street | Suite 100 | Vacaville, CA 95688

707-455-4444 Office | 707-455-0455 Fax | [www.CaliforniaOutdoorProperties.com](http://www.CaliforniaOutdoorProperties.com)

DRE# 01838294



# Introduction



Welcome to Franklin Ranch, a 227.12-acre property ideally situated just 15 minutes west of Red Bluff in scenic Tehama County. This exceptional ranch offers a unique combination of functionality, beauty, and space, making it perfect for ranching, farming, or simply enjoying the quiet country lifestyle.

The ranch features two well-appointed homes: a charming 1,542 square foot, three-bedroom, two-bathroom main residence with a welcoming back patio, and a spacious 2,300 square foot manufactured guest home—both complete with covered carports. For equestrian enthusiasts, the six-stall horse barn with electricity, outdoor riding arena, and nearby hay barn provide excellent facilities. Additional amenities include a large shop with three roll-up doors and power, RV hookups, a chicken coop, and several versatile outbuildings suited for a wide range of uses. The property is enrolled in the Williamson Act, providing valuable property tax benefits, and is thoughtfully equipped with a 25 KW 3-phase generator to support year-round operations.

Two scenic ponds enhance the ranch's charm and utility, offering not only a reliable water source for livestock but also a peaceful natural setting for relaxation or recreation. The property also includes 27 acres of flat, dry farmland suited for planting crops or expanding agricultural operations. Whether you're looking to run livestock, cultivate the land, or create a family retreat, Franklin Ranch presents a unique opportunity to own a turnkey property in the heart of Northern California ranch country.



# Highlights

- 15 minutes west of Red Bluff in Tehama County
- Two Homes:
  - 1,542 SF (3 bed/2 bath) main residence with paved back patio
  - 2,300 SF manufactured home
- Covered two-car carports for both residences
- Six-stall horse barn with electricity
- Outdoor riding arena
- Hay barn
- Utility barn
- Large shop with three roll-up doors and power
- Detached two-car metal garage
- Chicken coop
- RV hookups
- 25 KW 3-phase generator to support year-round operations
- Two ponds — larger pond is stocked with catfish and bass
- 27 acres of flat, dry farmland
- Recreation: Horseback riding, hunting, & running cattle
- Enrolled in the Williamson Act (property tax benefits)



# Improvements

The ranch boasts two comfortable residences. The charming main home, built in 1996, offers 1,542 square feet with three bedrooms and two bathrooms. Its design features a distinctive adobe-style exterior and a nice-sized kitchen equipped with a dual gas range. Enjoy outdoor living on the nice-sized paved back patio, and benefit from the convenience of a two-car carport. The second home is a 2,300 square foot manufactured home that also includes a two-car carport.



## Improvements Cont'd



Additional improvements on the property include a six-stall horse barn with electricity, a hay barn, a metal shop with three roll-up doors, a detached two-car metal garage, and a chicken coop.



## Water & Recreation

---

Water on the property includes two ponds and some springs. These ponds provide a reliable water source for livestock and create tranquil spots for unwinding and observing nature.

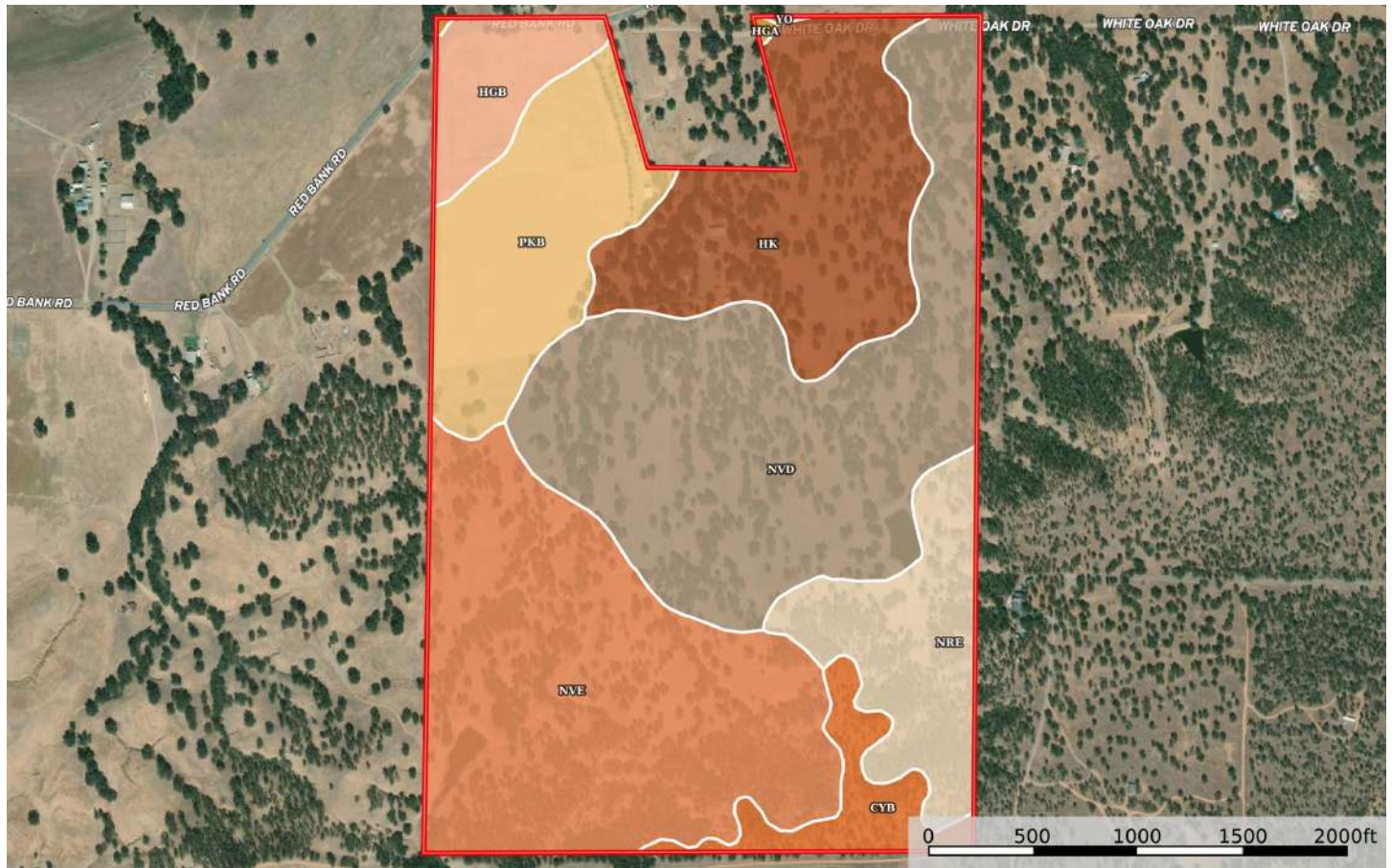


Recreational features of the ranch include horseback riding, hunting opportunities, and the ability to run cattle. There is also a large, uncovered square riding arena located at the headquarters.



# Agriculture Use

The property features 27 acres of flat, dry farmland, offering potential for agricultural use. This acreage is well-suited for planting a variety of crops and provides a valuable opportunity to expand existing agricultural operations or establish new ones. The level terrain simplifies cultivation.



Boundary

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
NvD	Newville-Dibble complex, 10 to 30 percent slopes	65.55	28.76	0	39	6e
NvE	Newville-Dibble complex, 30 to 50 percent slopes	62.62	27.47	0	25	6e
Hk	Hillgate gravelly loam, 0 to 3 percent slopes	35.33	15.5	0	43	3e
PkB	Perkins gravelly loam, 3 to 8 percent slopes	26.27	11.53	0	51	3e
NrE	Newville gravelly loam, 10 to 40 percent slopes, MLRA 17	19.58	8.59	0	40	6e
HgB	Hillgate loam, 3 to 8 percent slopes	9.57	4.2	0	48	3e
CyB	Corning-Redding gravelly loams, 0 to 5 percent slopes	8.57	3.76	0	37	4e
HgA	Hillgate loam, 0 to 3 percent slopes	0.31	0.14	0	48	3e
Yo	Yolo silt loam, very gravelly substratum, 0 to 10 percent slopes, MLRA 17	0.12	0.05	0	60	3c
TOTALS		227.92(*)	100%	-	37.57	4.98

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

*\*For more in-depth information on soils, please contact our office\**

# Location



## About Red Bluff, CA:

Red Bluff, California, in Tehama County along the upper Sacramento River, holds historical significance as a former landing point during the Gold Rush era and later as a key stop on the Southern Pacific Railroad. The city, named for its distinctive reddish bluffs, serves today as the county seat and a marketing hub for the region's agriculture, including peaches, and its lumber industry. Red Bluff is known for its annual Red Bluff Round-Up rodeo, celebrating its Western heritage. Notably, it was also the home of William B. Ide, the one-time president of the Bear Flag Republic. According to the US 2020 census, the population is around 14,710. Geographically, Red Bluff is positioned on the northern edge of the Sacramento Valley, approximately 30 miles south of Redding. Its location provides convenient access to outdoor recreation, with Lassen Volcanic National Park and the Ishi Wilderness Area to the east, offering opportunities for hiking, exploring volcanic landscapes, and experiencing rugged wilderness.

**Nearby airport(s) include:** *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, CA:

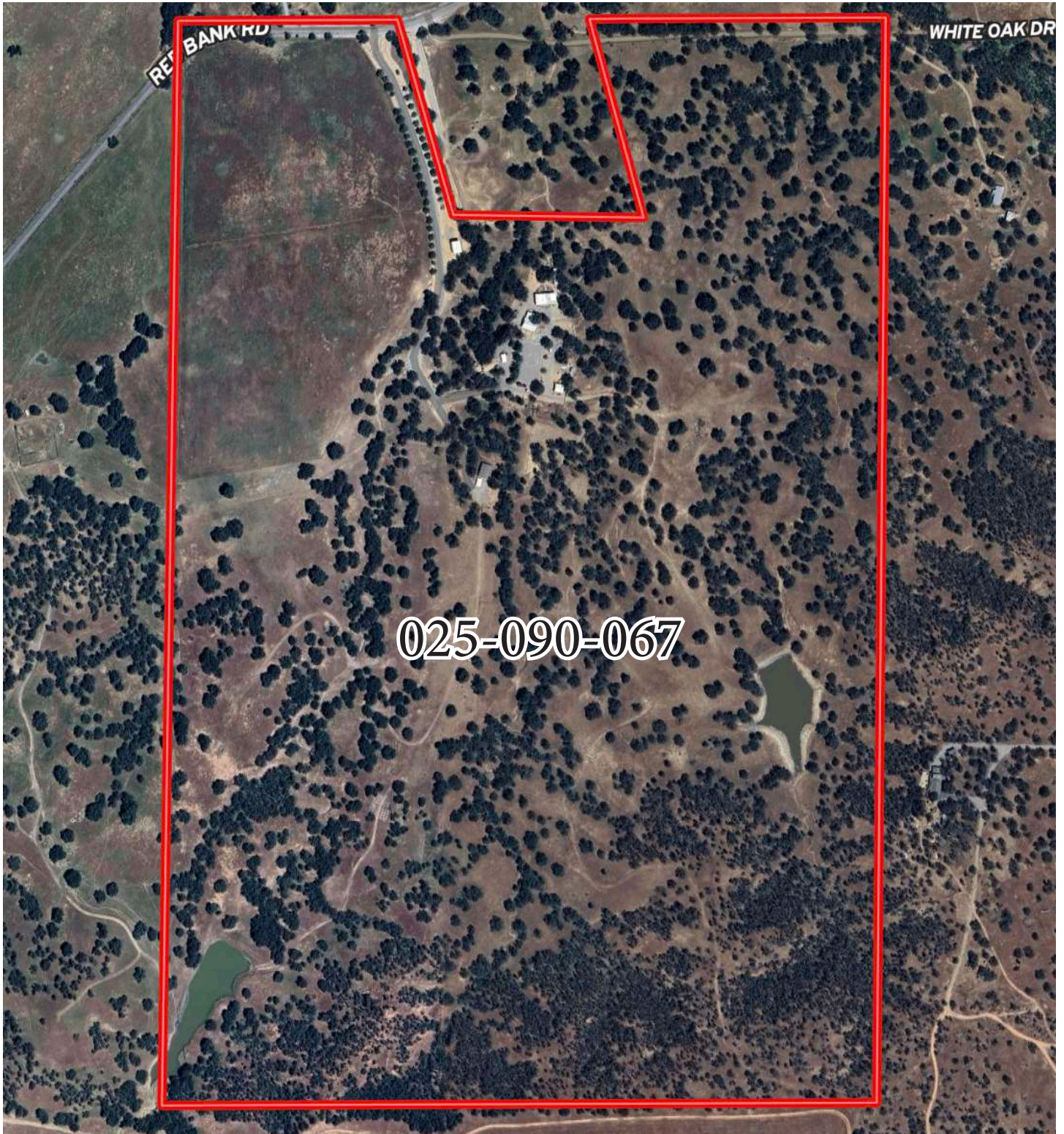
Tehama County is located in the northern Sacramento Valley and is comprised of 1,888,670 acres. The county seat is Red Bluff. As of 2021, the county had a population of 65,498. The Sacramento River runs through the central portion of Red Bluff and provides endless varieties of outdoor recreation. The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



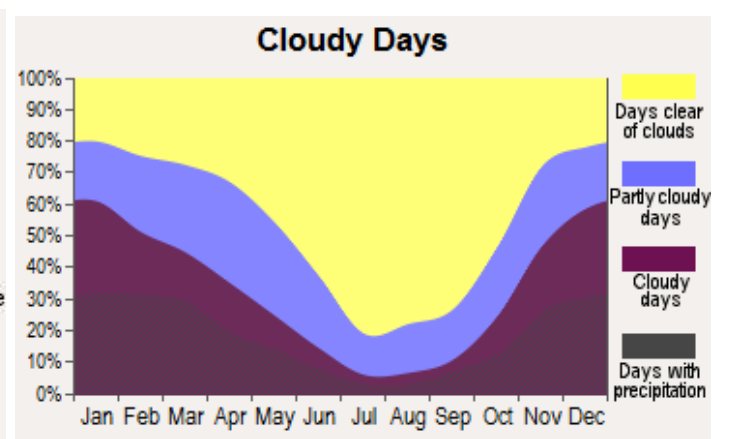
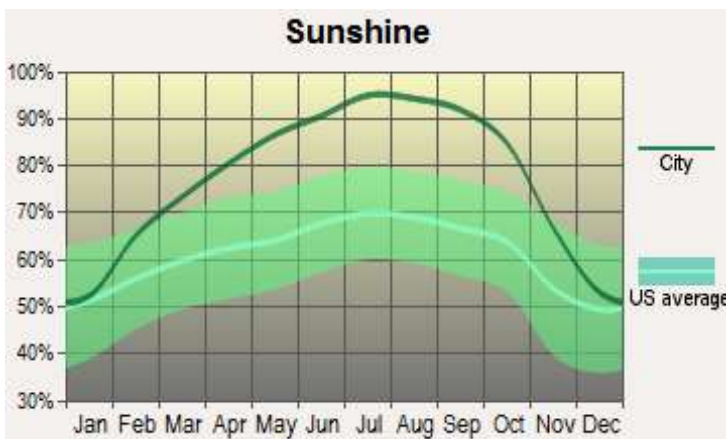
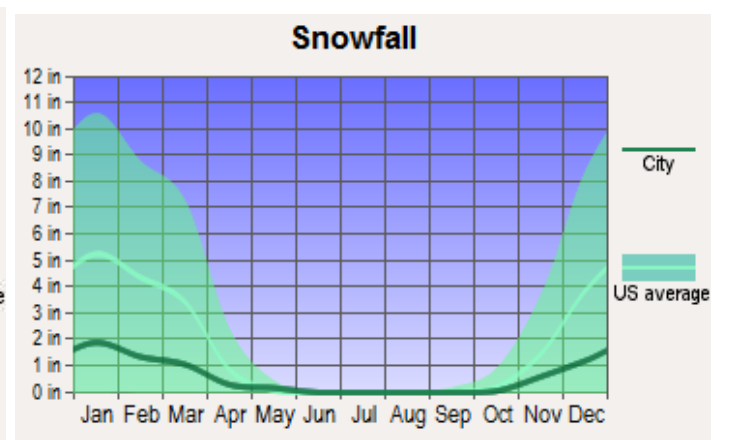
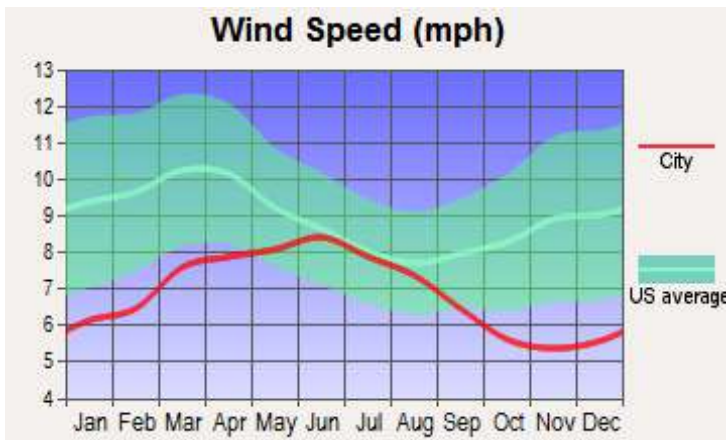
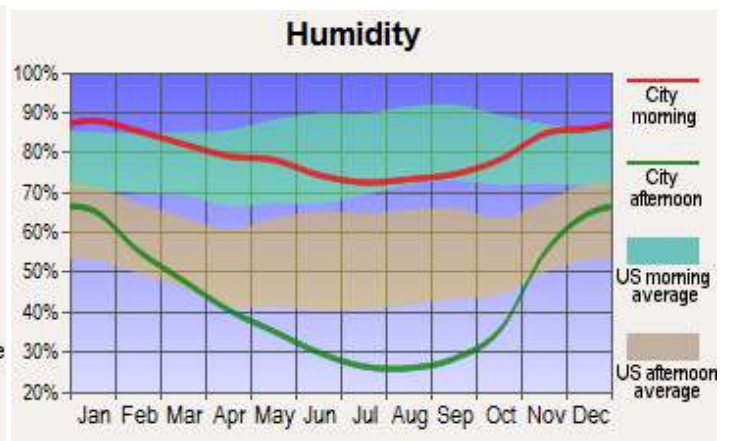
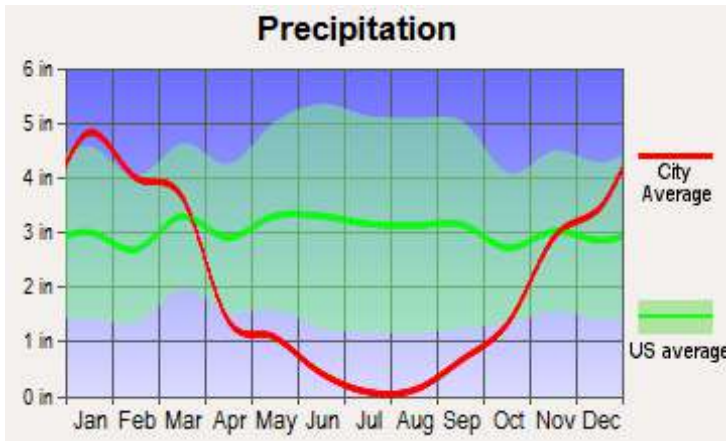
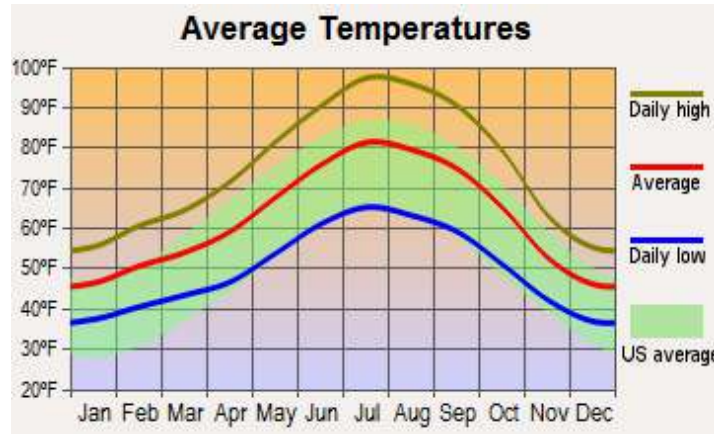
# Size & Zoning

The Franklin Ranch consists of one parcel totaling 227.12 acres. The taxes for the 2024 year were \$5,371.

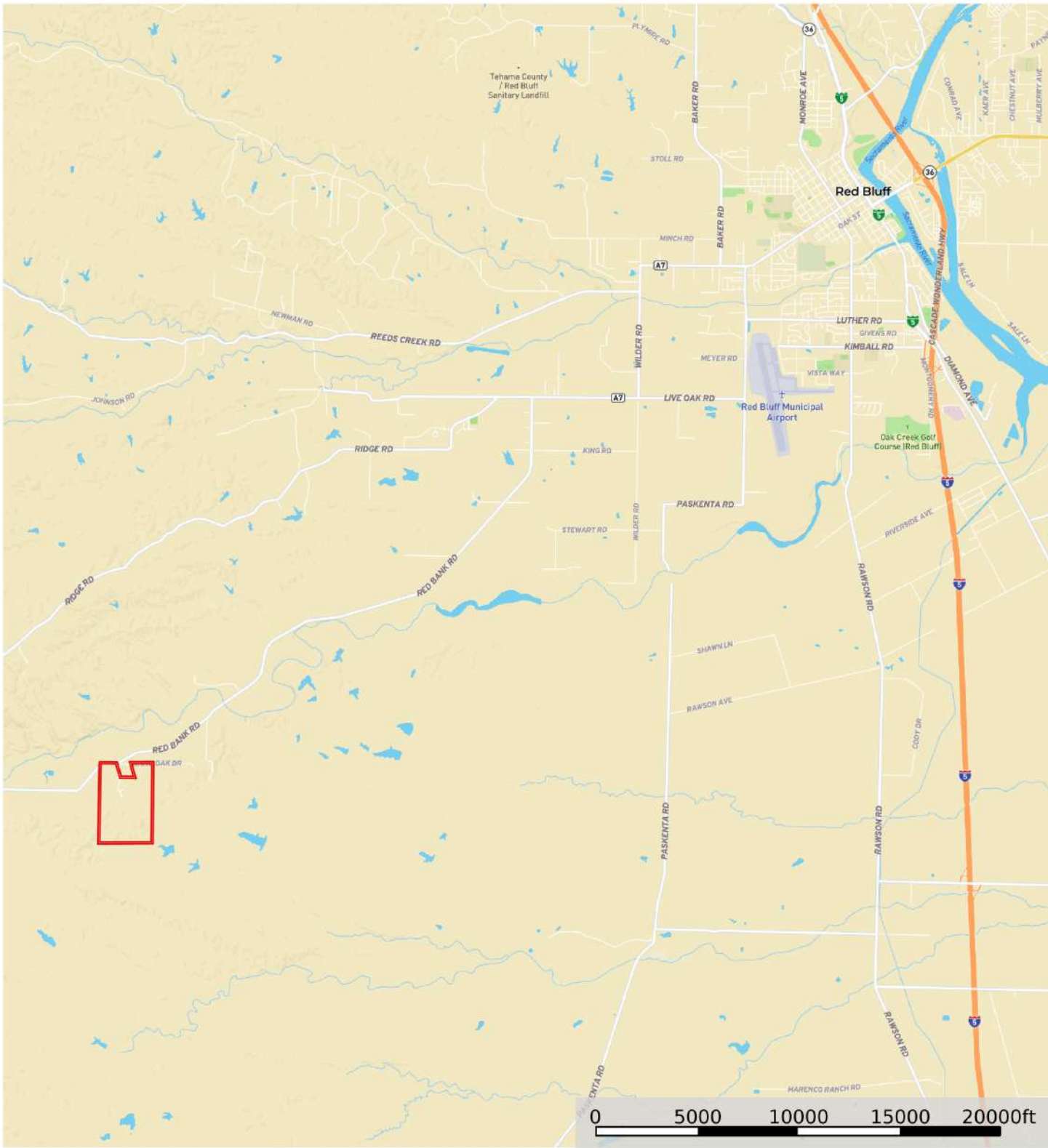
APN	ACRES	ZONING	WILLIAMSON ACT (Y/N)	TAXES (2024)
025-090-067	227.12 acres	AG-1	N	\$5,371
<b>TOTAL</b>	<b>227.12 acres</b>			<b>\$5,371</b>



# Weather for Red Bluff, CA



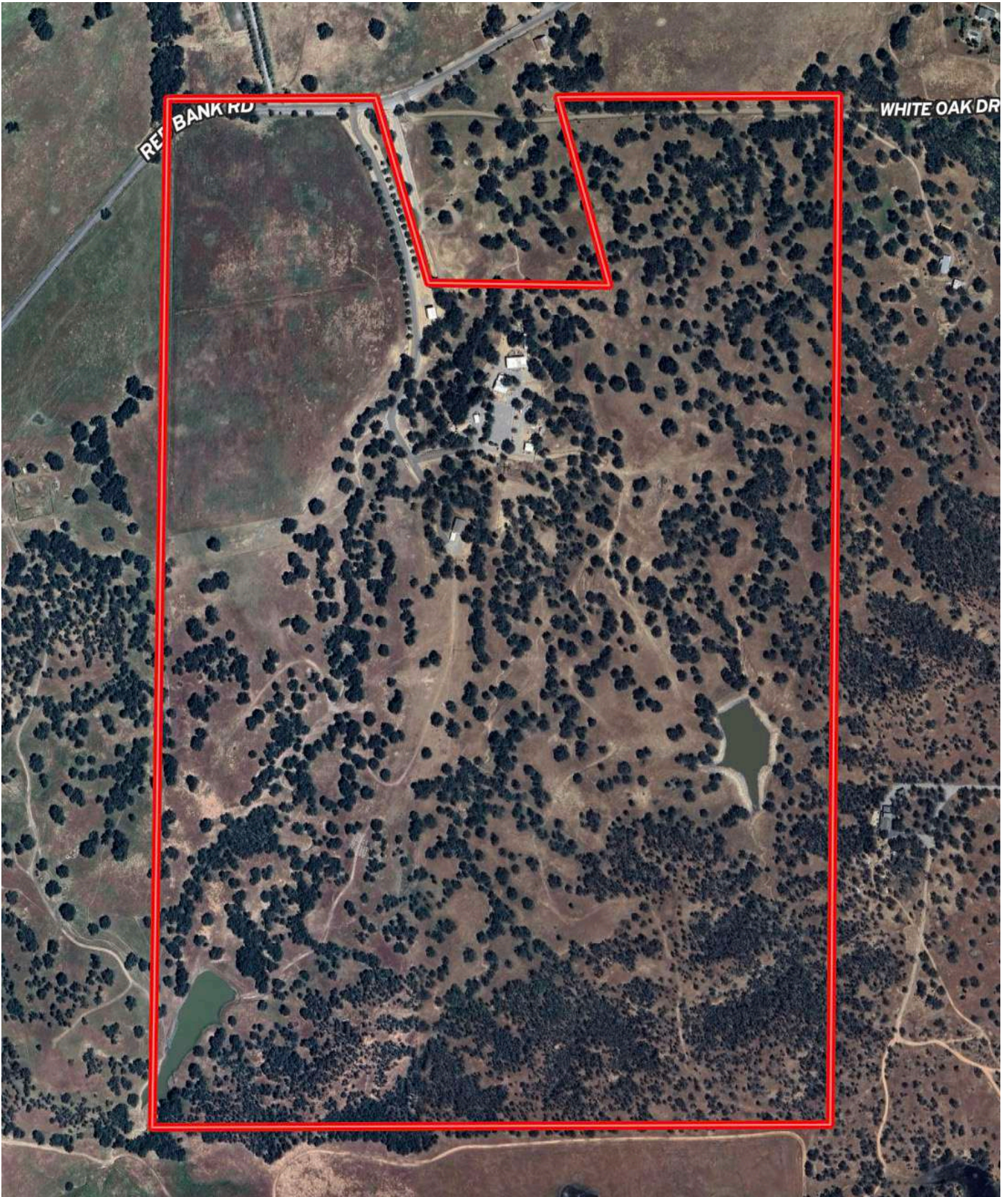
# Street Map



 Boundary

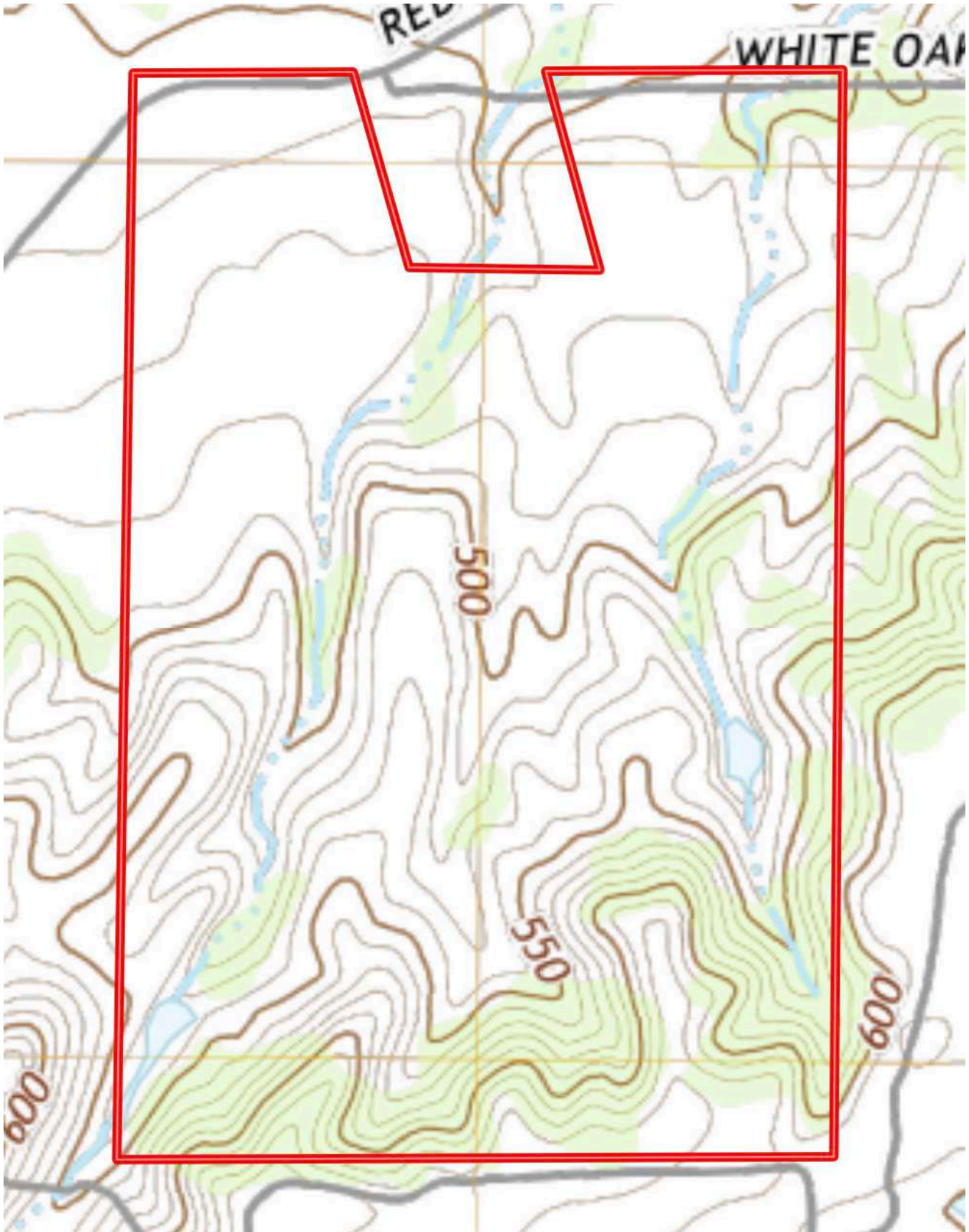
# MB Satellite Map

---



# Topo Map

---





*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](http://www.CaliforniaOutdoorProperties.com)

**LISTING AGENTS:**

**Todd Renfrew | (707) 455-4444**  
[todd@caoutdoorproperties.com](mailto:todd@caoutdoorproperties.com)

**Scott Soder | (530) 727-7572**  
[scottsoder@aol.com](mailto:scottsoder@aol.com)



EXCLUSIVE PARTNER OF

