



FARMS | RANCHES | RECREATIONAL PROPERTIES | LAND | LUXURY ESTATES



Bar 69 Ranch

1,924.62 ± Acres | Tehama County, CA



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DRE# 01838294



Introduction



In the rolling hills of Tehama County, outside of Corning, CA where the horizon stretches endlessly and the air is filled with quiet promise, lies the 1,924-acre Bar 69 Ranch that embodies the spirit of the American West. This legacy property has been held by only its second owner since the original 1,519-acre ranch was established. This is more than just land, it's a reminder of the freedom found in wide-open spaces and the limitless opportunities they hold.

At the heart of the ranch is a warm and inviting 2,400 sq. ft. main home featuring a spacious loft and traditional cellar that embodies the perfect blend of comfort and country charm. Nearby, two thoughtfully designed guest houses (a two-bedroom and a one-bedroom) offer private accommodations for family, friends, or visitors, while a 1BD/1BA labor home provides flexible housing for ranch hands. Whether you're hosting weekend gatherings or fun family reunions, the expansive recreational room is a standout feature, complete with an 18-foot bar and attached kitchen. It's the ideal setting for entertaining guests who can retreat to the nearby guest homes after a night of stories, music, and laughter under the open sky.

Beyond the living spaces, the ranch is a fully functional livestock operation with multiple barns, a well-equipped shop featuring large roll-up doors with 3-phase power, corrals, pens, squeeze and loading chutes. The property is cross and perimeter fenced, supporting 235 cow/calf pairs year-round. Additional features like RV hookups with water, sewer, and electric, a two-car garage, and various outbuildings add even more flexibility.

The property's water resources are extensive, consisting of eight year-round ponds, four seasonal ponds, two seasonal creeks, five irrigated pastures, an ag well, solar wells, domestic wells, and designated water rights. Outdoor recreational opportunities are endless on this wide expansive ranch. Five of the year-round ponds are stocked with bass, providing great fishing opportunities. Hunters and those who appreciate the wildlife will find pigs, deer, boar, doves, and quail all on the property.

This is a ranch where tradition meets possibility, where the land provides, the views inspire, and the lifestyle is rich with meaning. Whether you're continuing a ranching legacy or starting a new chapter, the Bar 69 Ranch offers the space, the infrastructure, and the freedom to make it your own.



Highlights

- Prime Northern California ranchland in Tehama County
- Only second ownership since original 1,519-acre ranch was established
- Eight year-round ponds (five of those ponds with bass), four seasonal ponds, & two creeks
- 5 irrigated pastures; up to 200 ± acres of irrigated land
- 100% of mineral rights on 1,519 acres and 50% on the remaining 405 acres
- 1 ag well, 3 solar wells for cattle, & 4 domestic wells for homes & livestock
- Water Rights: Two valuable water rights (A019105 & A021348) transfer with the sale
- Current winter grazing lease from November 1 to June 1
- The ranch supports 235 cow/calf pairs year-round
- Abundant wildlife, including deer, pigs, boar, quail, and doves
- Fish in the ponds for bass
- No conservation easements
- No easements or rights-of-way, except a prescriptive easement along Long Hollow Road & an AT&T easement to main house
- Main house, two guest houses, & a labor home
- A large recreational room with an 18-foot bar & a kitchen
- Outbuildings: A metal shop with three-phase power, multiple barns, sheds, & a large corral system with a squeeze chute
- There are also three RV hookups with water, sewer, & electricity
- 66-grave cemetery on property; landlocked due to creek; no public access



Water



The property features eight year-round ponds, five of which are stocked with bass, four seasonal ponds, and two creeks: Jackson Spring Creek, which runs through the southern portion of the ranch, and Elmore Creek, which runs along the northern portion. There are five irrigated pastures. The ranch is further supported by one ag well, three solar wells for cattle, and four domestic wells for homes and livestock. These sources supply up to 200 ± acres of irrigated land spread across five pastures.

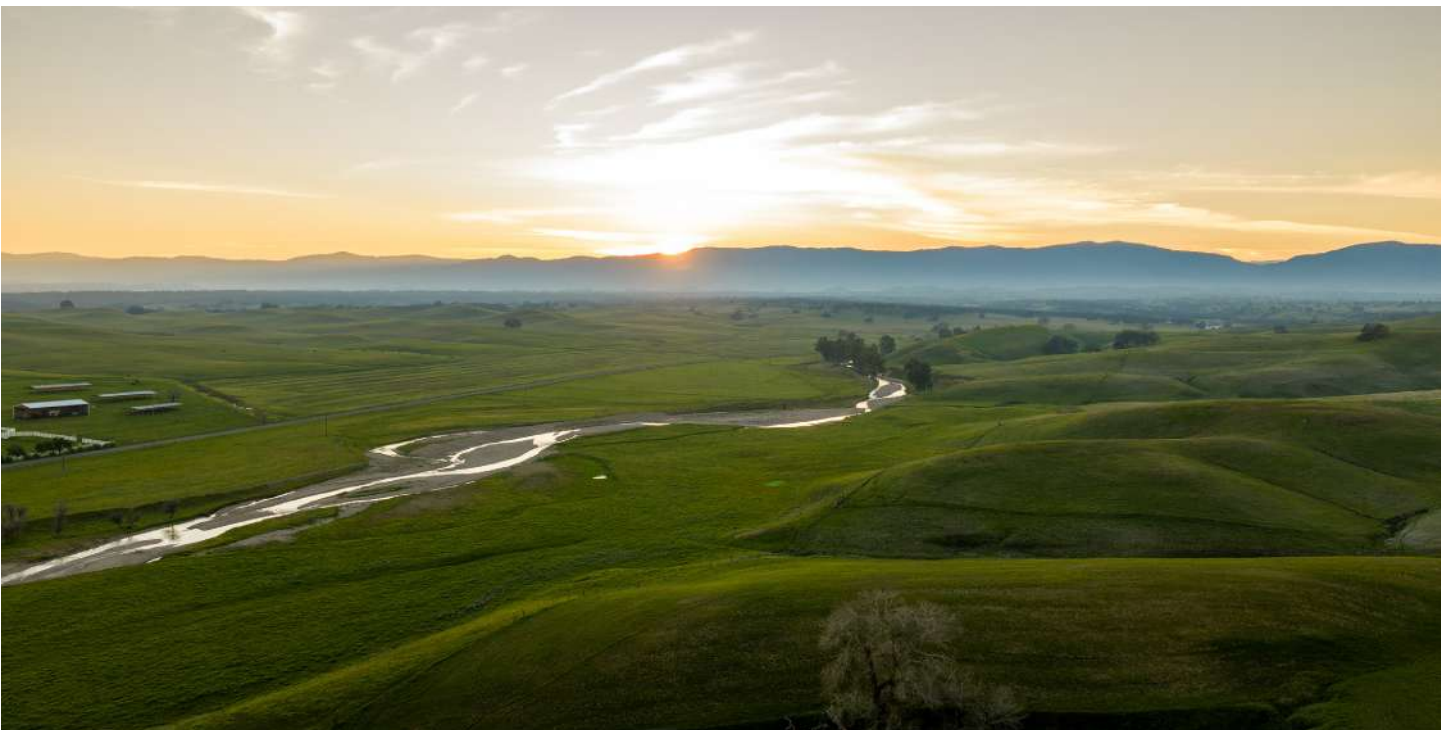
The sale also includes two valuable water rights (A019105 & A021348), which will transfer to the new owner.



Cattle



The property's gently rolling terrain is well-suited for seasonal cattle grazing, with livestock rotated through seven to eight established pastures. The ranch is currently leased as a winter grazing operation, with the lease running from November 1 to June 1. The ranch supports 235 cow/calf pairs year-round. Every pasture on the ranch has at least one reliable water source. Seven pastures are equipped with cross-fencing. There are eight dry pastures along with some dry hay fields.



Improvements



The headquarters of the Bar 69 Ranch is a thoughtfully laid out and well-maintained hub for ranch operations, family living, and guest accommodations. A tree-lined driveway leads to the main house, a classic farmhouse-style residence with a welcoming front porch and mature shade trees. The 2,400 sq. ft. home, built in 1934, with an 800 sq. ft. loft and a 400 sq. ft. cellar was completely remodeled in 2005, including new roofing and septic system.



Improvements Cont'd

Main Home Interiors:



Recreational Room:

A former water pump house now featuring an 18' bar and an attached kitchen. Excellent for entertaining guests!



Improvements Cont'd

All buildings on the property, including the main home, two guest houses, and a separate worker's home, were completely remodeled in 2005, with updates to roofing and the installation of three new septic systems.

- **Guest House #1:** 23' x 29' with two beds, a bathroom, and a laundry area.
- **Guest House #2:** 13' x 24' with one bed and a bathroom.
- **Worker's Home:** A one-bed/one-bath home located three-quarters of a mile west of Long Hollow Road.



- **Original Cow Barn:** 50' x 79' (3,950 sq. ft.), with original wood/metal siding and mostly cement flooring.



Improvements Cont'd

- **Metal Shop:** Built in 2005, with cement floors, a large roll-up and sliding door, and three-phase power
- **Two-Car Garage:** 23' x 25' with additional washer and dryer hookups
- **Storage Barn:** 16' x 84' (1,344 sq. ft.)
- **Five-Stall Equipment Barn:** 22' x 60' (1,320 sq. ft.)
- **Two-Stall Shed:** 17' x 20' (340 sq. ft.)
- **Large Low-Slung Barn:** 30' x 100' (3,000 sq. ft.), currently used for wood and supply storage
- **Shed:** 13' x 41' (533 sq. ft.)
- **Hay/Equipment Barn:** Built in 2005, 36' x 85' (3,060 sq. ft.)
- **Three Open-Sided Cow Shelters**
- **Large Corral System:** Includes multiple pens, a tub, a squeeze chute, a calf table, and a loading chute
- **Large Cement and Metal Mill:** Complete with tanks.
- **Six total outdoor bathroom stalls**



Recreation



The ranch offers exceptional recreational opportunities for outdoor and sports enthusiasts. Hunters will find an abundance of deer, wild pig, turkey, boar, quail, ducks, dove, and predators. Five of the eight year-round ponds are stocked with bass, providing great fishing opportunities. Nearby, you can head to Black Butte Lake for over 20 miles of hiking, mountain biking, and nature trails, or enjoy fishing and swimming. You can also fish on the nearby Sacramento River, which is well known as one of the largest salmon spawning rivers. On the ranch, you can fill your days with hunting, fishing, horseback riding, and ATV adventures.



Location



About Corning, CA:

Corning, California is a small city located in Tehama County, in the northern part of the state. Known as the “Olive City,” Corning has a strong agricultural heritage. Sprawling groves of olive, walnut, and almond trees dominate the landscape. Agriculture drives the local economy, and the city is a key producer of olives and olive oil, a legacy celebrated annually at the popular Olive Festival. Corning’s location along Interstate 5 makes it a convenient stop for travelers, many of whom visit the famous Olive Pit store. Corning offers a mix of farming, local businesses, and outdoor recreation, including access to nearby parks and the Sacramento River. Its economy is largely supported by agriculture, manufacturing, and transportation.

Nearby airports include: Corning Municipal Airport (1.6 mi from Corning) served by a single asphalt runway that is 2,699 feet in length and 60 feet wide. Red Bluff Municipal Airport (18.6 mi), Chico Municipal Airport (27 mi), and Redding Municipal Airport (43 mi). **Domestic and International:** Sacramento International Airport (106 mi).

About Tehama County, CA:

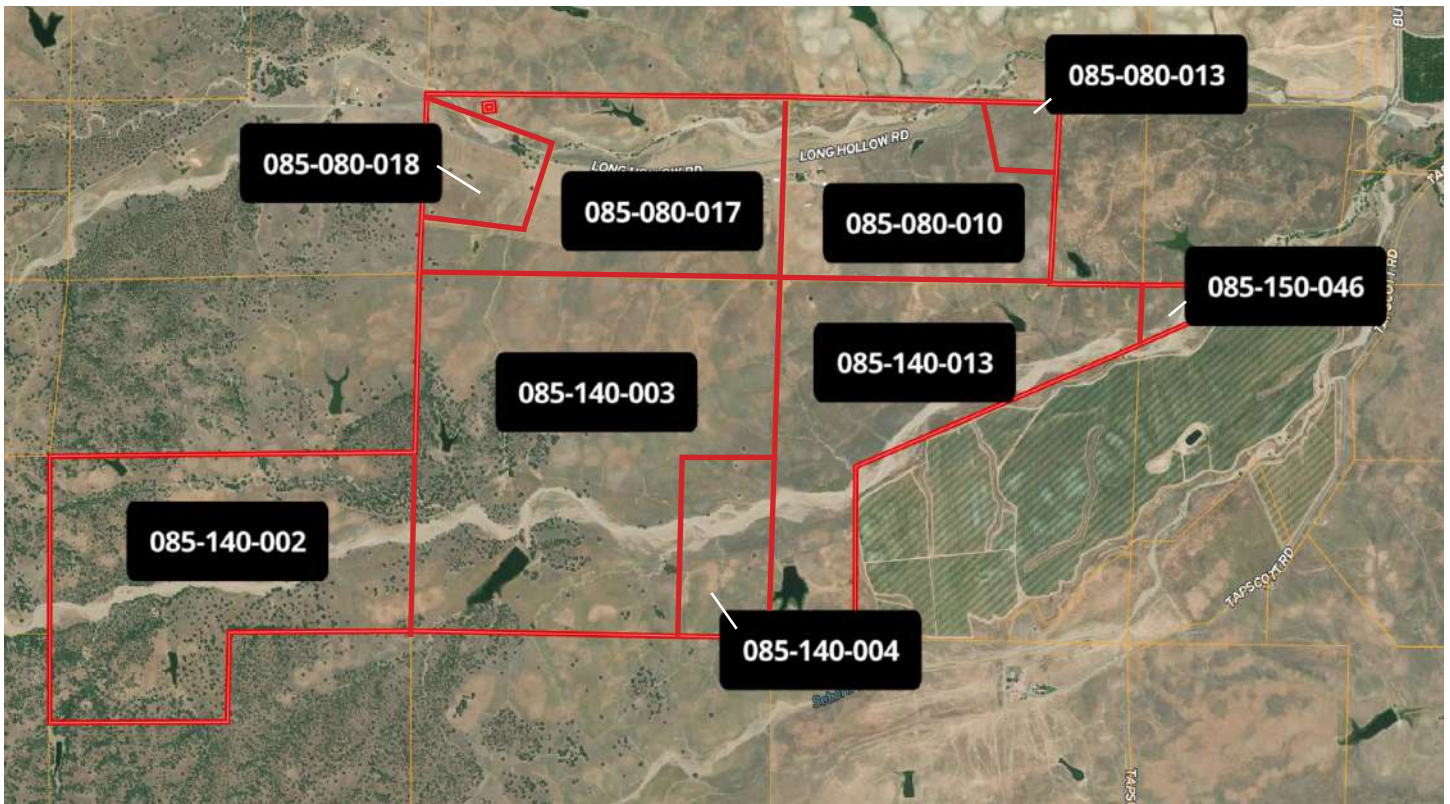
Tehama County is located in the northern Sacramento Valley and is comprised of 1,888,670 acres. The county seat is Red Bluff. As of 2021, the county had a population of 65,498. The Sacramento River runs through the central portion of Red Bluff and provides endless varieties of outdoor recreation. The 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 Bar 69 Ranch consists of 9 parcels, totaling 1,924.62 acres. All parcels are zoned AG-1 (*Agricultural Preserve*) and are enrolled in the Williamson Act. (See below for more information about the Williamson Act.) Property taxes for the 2024 year were \$10,563.22.

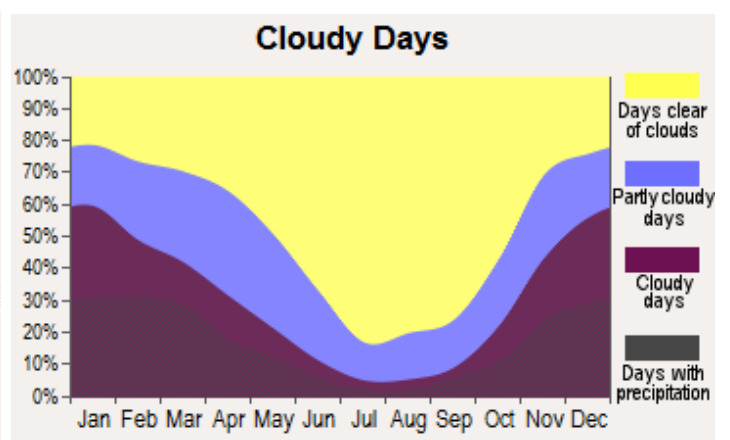
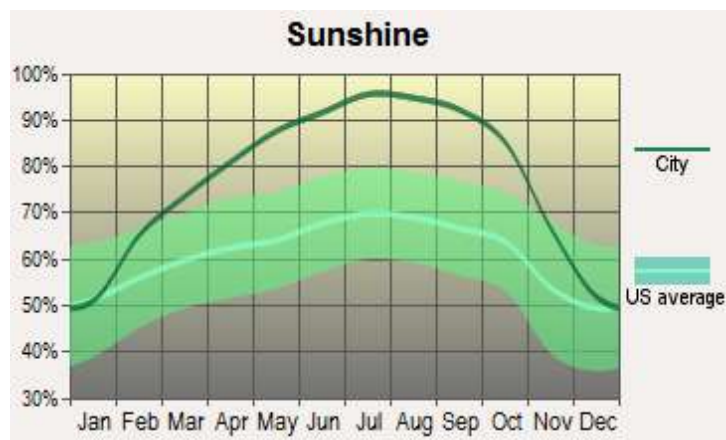
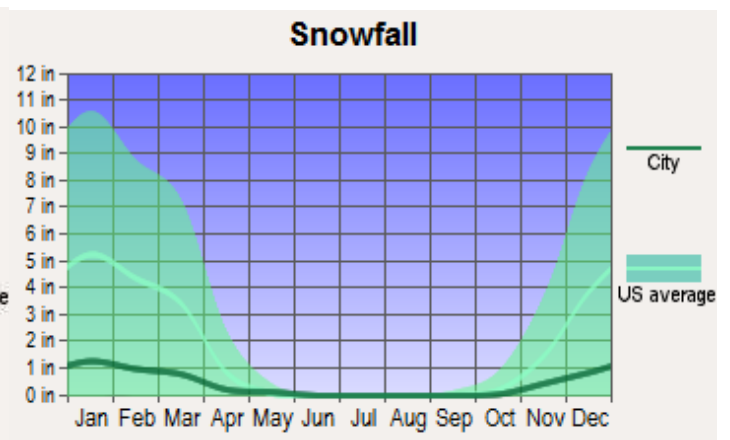
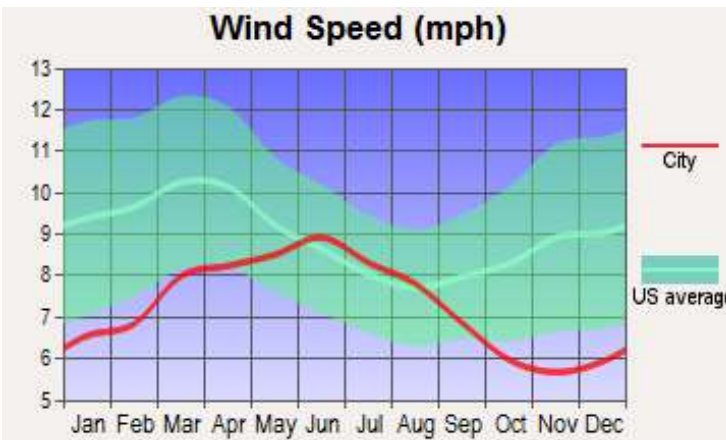
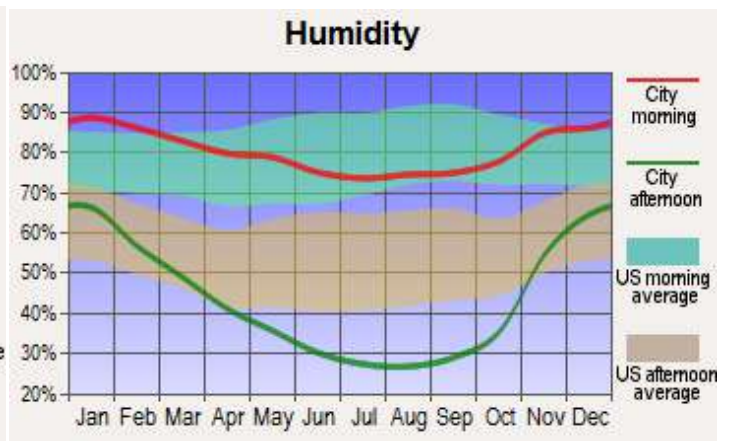
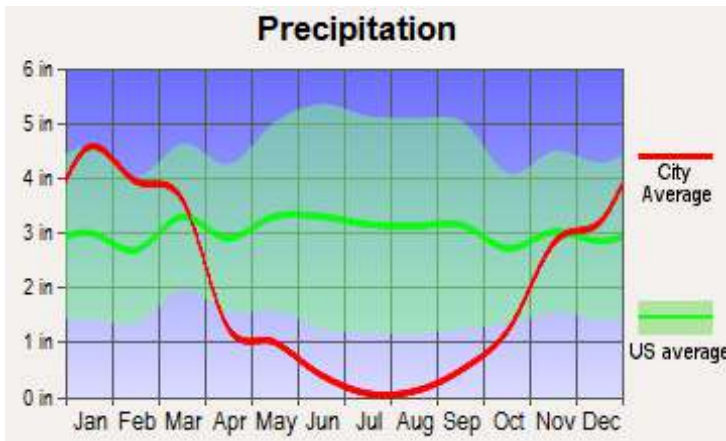
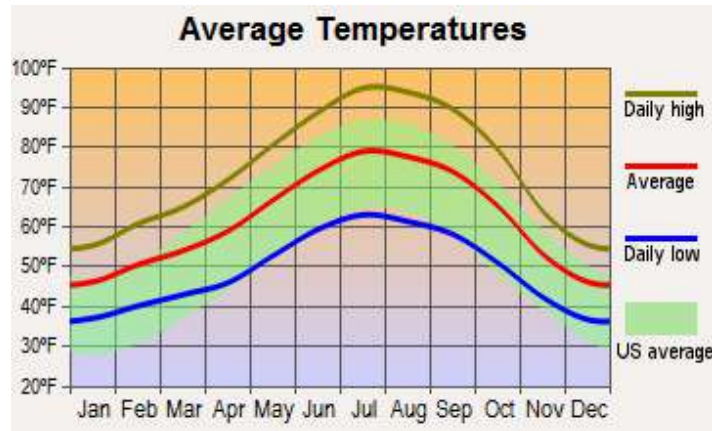
APN	ACRES	ZONING	WILLIAMSON ACT (Y/N)	TAXES (2024)
085-080-010	217.50 acres	AG-1	Y	\$4,271.96
085-080-013	22.50 acres	AG-1	Y	\$50.26
085-080-017	267.95 acres	AG-1	Y	\$1,741.86
085-080-018	51.62 acres	AG-1	Y	\$1,437.68
085-140-002	400 acres	AG-1	Y	\$904.94
085-140-003	560 acres	AG-1	Y	\$1,131.46
085-140-004	80 acres	AG-1	Y	\$182.84
085-140-013	307.32 acres	AG-1	Y	\$702.62
085-150-046	17.73 acres	AG-1	Y	\$139.60
TOTAL	1,924.62 acres			\$10,563.22



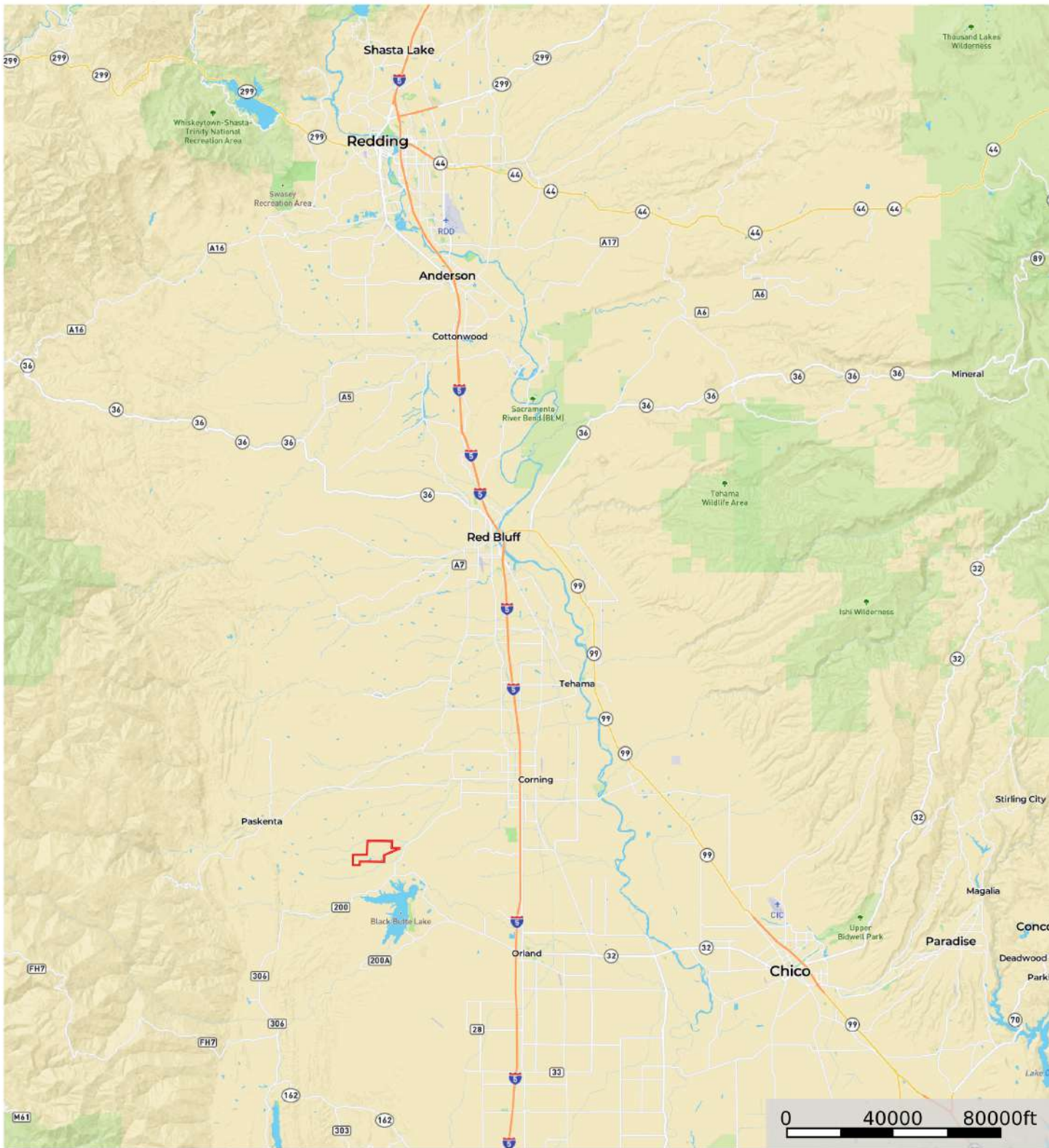
“The Williamson Act, also known as the California Land Conservation Act of 1965, enables local governments to enter into contracts with private landowners for the purpose of restricting specific parcels of land to agricultural or related open space use. In return, landowners receive property tax assessments 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

Weather for Corning, CA



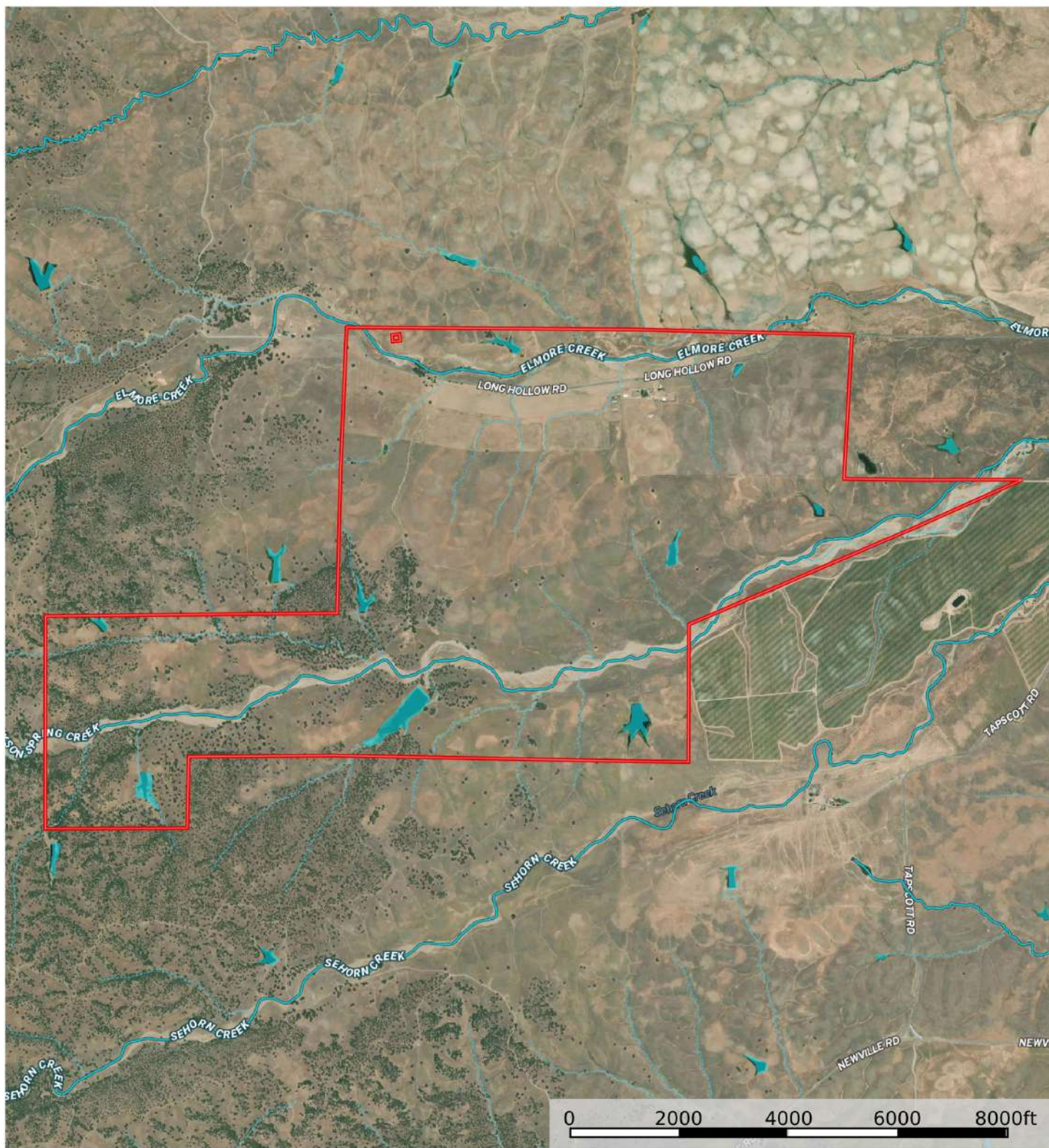
Street Map



 Boundary

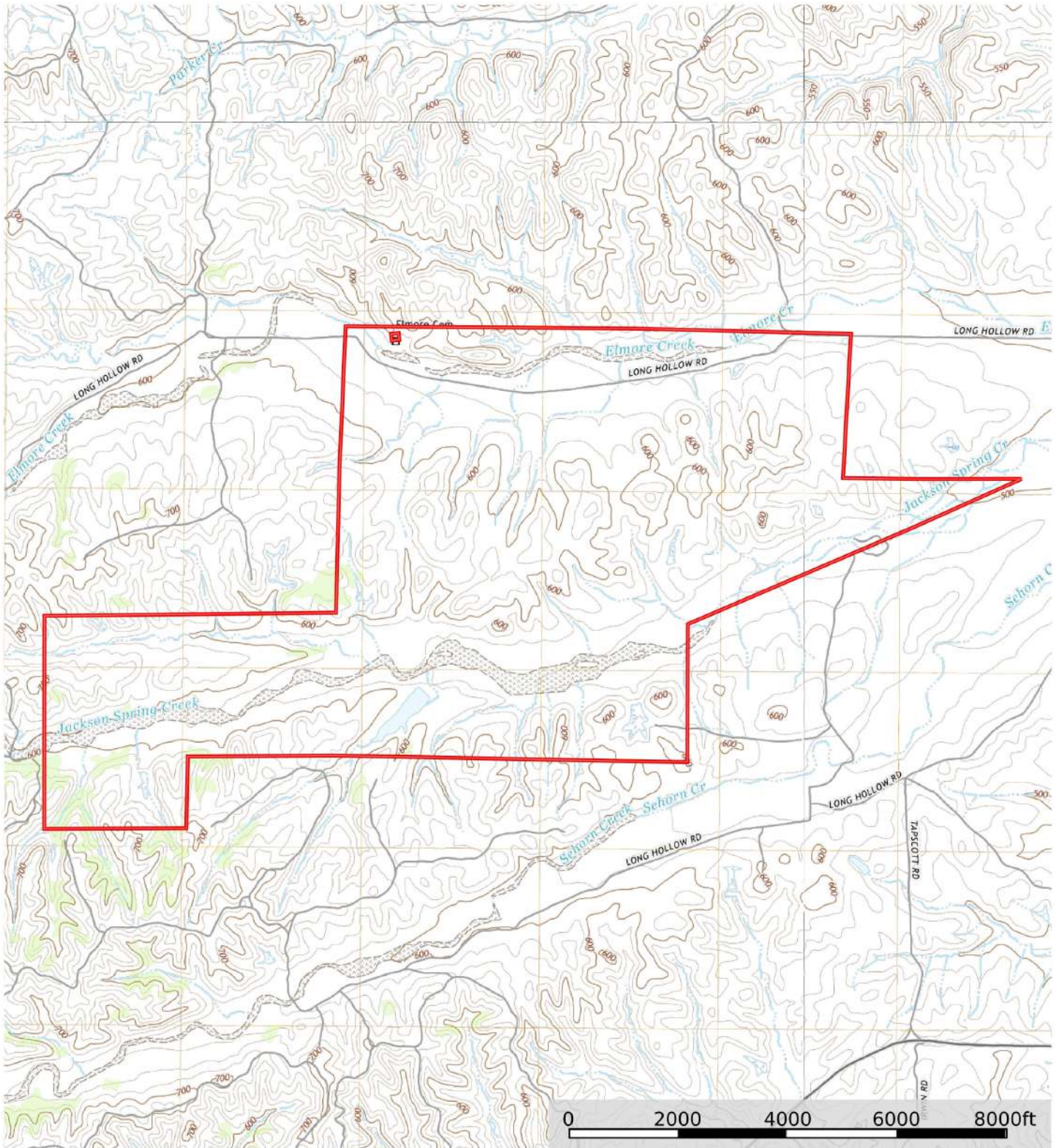


MB Satellite Map



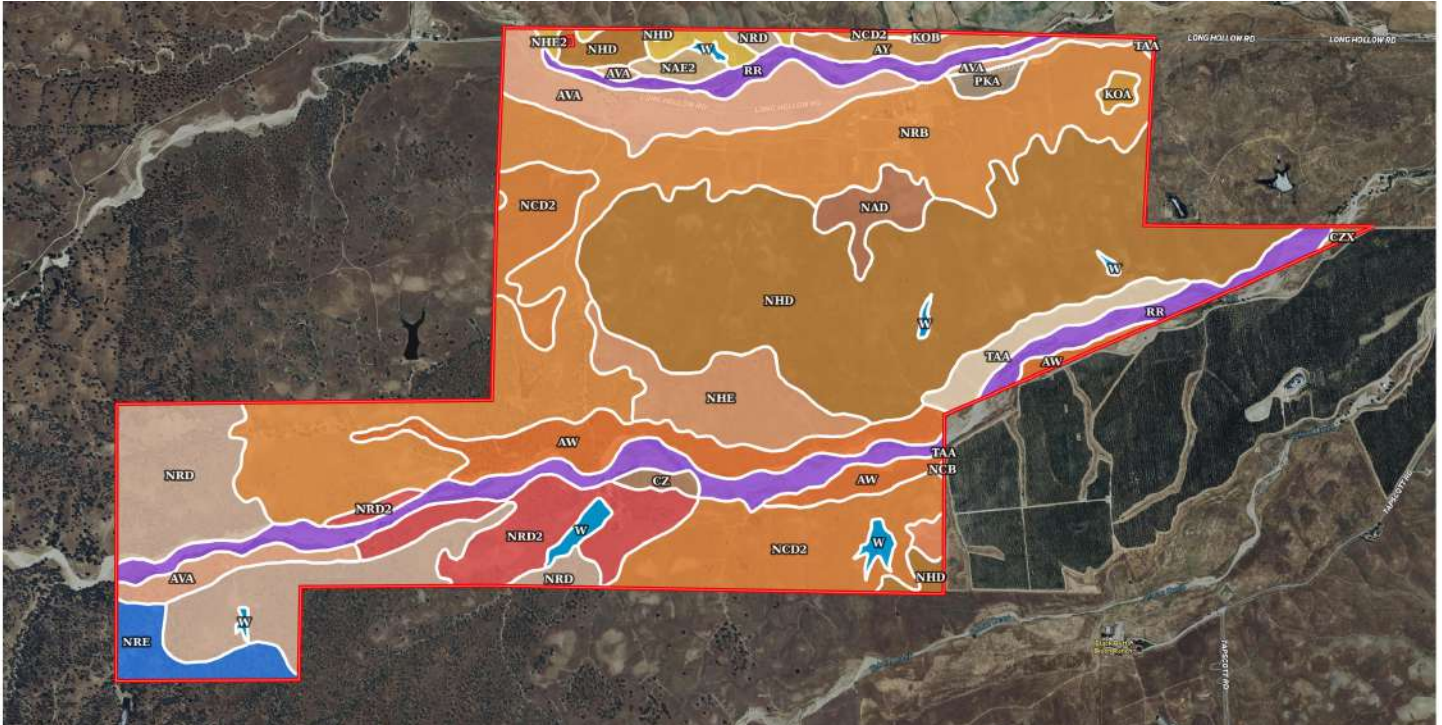
Boundary Stream, Intermittent River/Creek Water Body

Topo Map



Boundary

Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
NhD	Nacimiento-Newville complex, 10 to 30 percent slopes	479.9 5	24.89	0	31	4e
NrB	Newville gravelly loam, 3 to 10 percent slopes	410.1 6	21.27	0	37	4e
NrD	Newville gravelly loam, 10 to 30 percent slopes	177.6 9	9.22	0	37	6e
NcD2	Nacimiento-Altamont complex, 10 to 30 percent slopes, eroded	157.4 7	8.17	0	31	4e
Rr	Riverwash	146.7	7.61	0	-	8
AvA	Arbuckle gravelly loam, 0 to 2 percent slopes, MLRA 17	114.1 6	5.92	0	45	3s
Aw	Arbuckle gravelly loam, clayey substratum, 0 to 3 percent slopes	100.1 9	5.2	0	45	3s
NrD2	Newville gravelly loam, 10 to 30 percent slopes, eroded	88.77	4.6	0	33	6e
NhE	Nacimiento-Newville complex, 30 to 50 percent slopes	73.15	3.79	0	19	6e
NrE	Newville gravelly loam, 10 to 40 percent slopes, MLRA 17	33.32	1.73	0	40	6e
TaA	Tehama loam, 0 to 3 percent slopes, MLRA 17	31.31	1.62	0	56	3s
NaD	Nacimiento silty clay loam, 10 to 30 percent slopes	25.58	1.33	0	25	4e
Ay	Arbuckle gravelly loam, clayey substratum, channeled	19.7	1.02	0	27	3s
W	Water	16.18	0.84	0	-	8
NhE2	Nacimiento-Newville complex, 30 to 50 percent slopes, eroded	15.09	0.78	0	17	6e
NaE2	Nacimiento silty clay loam, 30 to 50 percent slopes, eroded, warm MAAT, MLRA 15	9.45	0.49	0	13	6e
PkA	Perkins gravelly loam, 0 to 3 percent slopes, MLRA 17	7.83	0.41	0	41	3s
Cz	Cortina coarse sandy loam, MLRA 17	6.83	0.35	0	20	4s
NcB	Nacimiento-Altamont complex, 3 to 10 percent slopes	5.69	0.3	0	36	3e
KoA	Kimball gravelly loam, 0 to 3 percent slopes	5.23	0.27	0	39	3s
Czx	Cortina complex	2.33	0.12	0	35	6w
KoB	Kimball gravelly loam, 3 to 8 percent slopes	1.32	0.07	0	38	3e
TOTALS		1928. 1(*)	100%	-	31.69	4.6

For more information on soils, please contact our office



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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