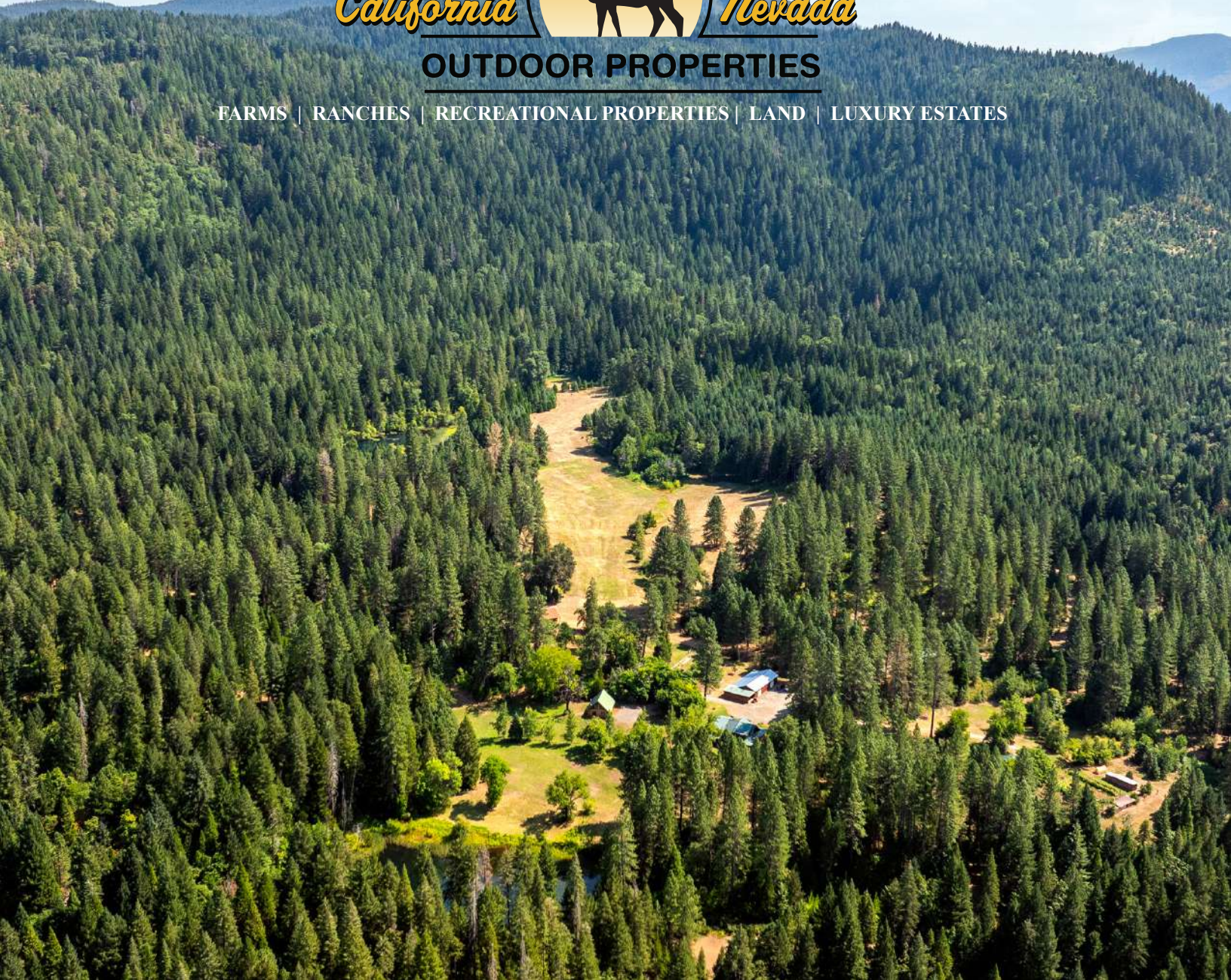




## OUTDOOR PROPERTIES

FARMS | RANCHES | RECREATIONAL PROPERTIES | LAND | LUXURY ESTATES



# Henriksen Ranch

161.25 ± Acres | Shasta 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)

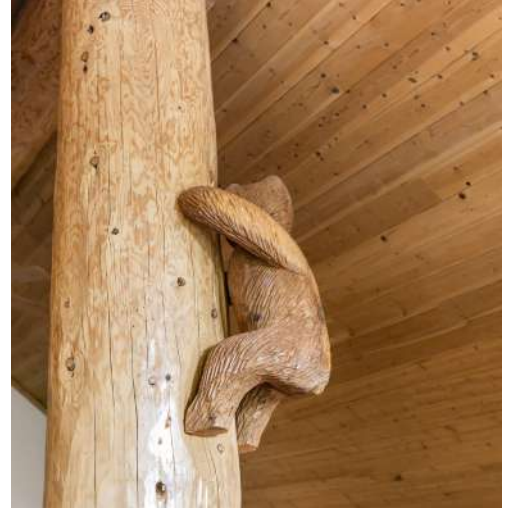
DRE# 01838294





# Introduction

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Just one and a half hours from Redding, escape to the 161.25-acre Henriksen Ranch, an outdoor recreational haven. Set amid a sprawling, natural landscape of towering trees and rugged mountains, the property offers the perfect blend of rustic luxury and rugged independence. Completely off-the-grid and self-sustaining, the property features a stunning 2,900 sq. ft. Pioneer log cabin as the main home, accompanied by a charming 1,316 sq. ft. log guest cabin, and a 1,464 sq. ft. caretaker's manufactured home. Whether you're seeking a private family retreat, a remote basecamp, or a recreational getaway, this is a versatile property.

To support all your hobbies, projects, and Henriksen Ranch operations, there is a 3,600 sq. ft. multifunctional garage/shop equipped with electricity, a 1,800 sq. ft. detached garage, hay barn, and numerous outbuildings. The land is rich with natural resources and outdoor recreational opportunities. Water is abundant throughout with multiple year-round ponds, free-flowing creeks, and natural springs weaving through the landscape creating ideal habitats for wildlife and endless recreational pursuits. Hunting, fishing, horseback riding, or ATV'ing can be enjoyed right on the property, with pristine surroundings offering an unmatched connection to nature. The property has a timber harvest plan in place, offering an income-producing stream.

Henriksen Ranch delivers a true private outdoor recreational experience in the unspoiled forests of Shasta County.





# Highlights

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- 1.5 hours from Redding, CA
- 161.25-acre off-grid property
- Main home: 2,900 sq. ft. log cabin built by Pioneer Log Homes
- Guest cabin: 1,316 sq. ft. log cabin
- Caretaker's home: 1,464 sq. ft. manufactured home
- 3,600 sq. ft. garage/shop with electricity
- 1,800 sq. ft. detached garage
- Includes hay barn and outbuildings
- Nice garden and orchard with apples, blueberries, cherry trees, raspberries, walnuts, almonds, and hazelnuts
- Year-round ponds, creeks, and springs
- Recreational activities: hunting, fishing, horseback riding, ATV
- Powered by private hydroelectric system
- Spring-fed pump system from mountain intake
- 20KW backup generator included
- Habitat for bears, deer, ducks, turkeys, and geese
- Timber harvest plan provides potential income
- Located in Shasta County's natural forest





# Improvements



Nestled among the trees, the Henriksen Ranch homestead offers a blend of rustic charm and rugged independence. The main home was built with Western Red Cedar logs from the coast of British Columbia by Pioneer Log Homes, a reputable builder known for high-quality log construction. (*Read Below on Pioneer Log Homes*) The property is also bordered by Sierra Pacific Industries (lumber company), ensuring exceptional privacy with no nearby neighbors.

Previous owners successfully raised buffalo here year-round, demonstrating the land's capacity to support livestock. This versatility makes the property ideal for a variety of uses, whether you're looking for a private family retreat, a remote basecamp, glampstead, or a recreational getaway. The homestead also features a nice garden area and orchard with pears, blueberries, cherry trees, raspberries, walnuts, almonds, and hazelnuts. Great garden and orchard to grow nearly anything.



*"For decades, various critics around the world have recognized Pioneer Log Homes of BC as the most state-of-the-art, high quality handcrafted log building company in the world. We have set extremely high standards within the custom log home industry, and are continually searching for new ways to improve all of our products. Pioneer Log Homes is tremendously proud to be called a leader in our industry."* - from Pioneer Log Homes Website



## Improvements: Main House



The centerpiece of this self-sustaining property is a stunning 2,900 sq. ft. Pioneer Log Home, offering three bedrooms and two-and-a-half baths in a masterpiece of rustic architecture. Nestled in a serene, park-like setting and capped with a durable metal roof, the home is built with massive, handcrafted logs and unique, gnarled timber posts that convey a powerful sense of natural artistry. Inside, the magnificent great room impresses with soaring vaulted ceilings and custom details like decorative forest-themed metalwork and charming carved bears. This grand space flows seamlessly into a modern, open-concept kitchen, where stainless steel appliances and granite countertops are masterfully integrated with the home's rustic log structure. Overlooking it all is a spacious loft. The expansive wrap-around deck has the perfect vantage point to enjoy peaceful views of one of the ponds.





# Improvements: Main House





# Improvements: Guest House

The charming 1,316 sq. ft. log guest cabin offers a cozy and inviting retreat. The rustic-yet-refined interior features beautiful natural log walls and exposed log beams throughout, creating a warm, classic cabin feel. The main living space has an open-concept design with high, vaulted ceilings and polished wood floors, seamlessly connecting the living room area and kitchen. A prominent log staircase leads to the upper loft, which features a bedroom, but could be also transformed into an office space as well.





# Additional Improvements

In addition to the main residence and guest cabin, Henriksen Ranch is exceptionally well-equipped to support a variety of operations, hobbies, and projects. Additional improvements include a 1,464 sq. ft. caretaker's manufactured home, a large 3,600 sq. ft. garage/shop with electricity, an additional 1,800 sq. ft. detached garage, a hay barn, and other outbuildings. These structures provide ample space for vehicles, equipment, and any projects, ensuring the ranch is equipped for all operational needs.





# Water

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The ranch features an abundance of natural water, including multiple year-round trout-filled ponds, free-flowing creeks, and pristine springs that meander through the landscape. This extensive water system supports a thriving wildlife habitat and offers endless opportunities for recreation. Completely self-sufficient, the property is powered by its own hydroelectric system. Water is supplied from spring fed 10" pemstock to the hydroplant. For added peace of mind, a 20KW backup generator ensures all systems remain fully operational. There is also Pre-1914 water rights from the creek supplying irrigation water to the property.





# Recreation



The Henriksen Ranch is a true outdoor enthusiast's paradise. The property offers abundant recreational opportunities including hunting, fishing, horseback riding, and ATV'ing. The land's pristine surroundings create a rich habitat for diverse wildlife. The property is home to bears, deer turkeys, and the ponds and creeks attract ducks and geese. The property also features a timber harvest plan in place, offering a potential income-producing stream.









# Location



## About Big Bend, CA:

Big Bend is a small, remote community located in Shasta County, California, at a major bend in the Pit River. It is the ancestral homeland of the Madesi band of the Pit River Tribe. The area is known for its natural resources, including forests and geothermal hot springs.

## 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 comprising 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 nestled in the northern region 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. Mount Shasta, a dormant stratovolcano, dominates the skyline with its snow-capped peak, attracting hikers, climbers, and spiritual seekers from far and wide. The surrounding Shasta-Trinity National Forest provides endless opportunities for exploration, from pristine alpine lakes to dense forests teeming with wildlife. The Sacramento River winds through the county, offering fishing, boating, and scenic views. Whether you seek outdoor adventure or a charming small-town atmosphere, Shasta County promises a unique and unforgettable experience.

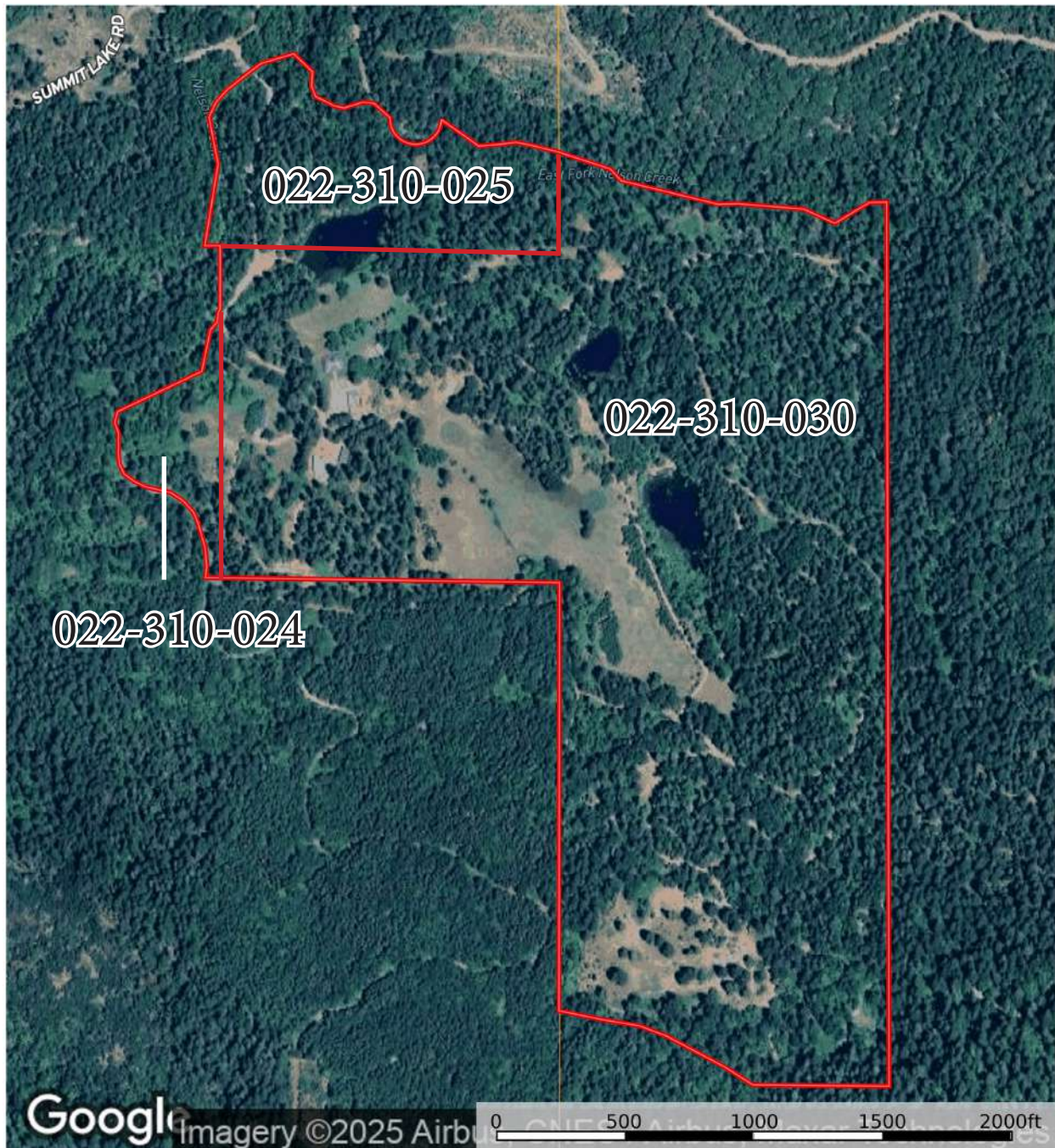




## Size & Zoning

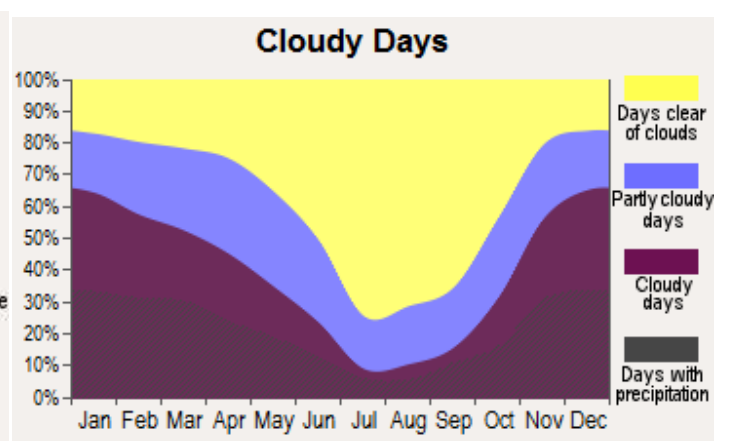
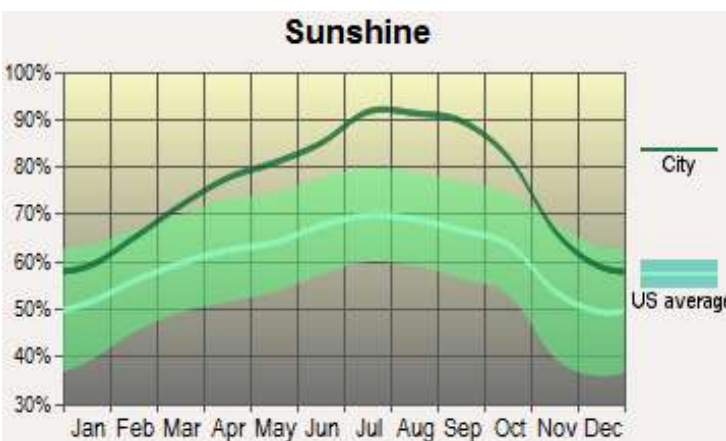
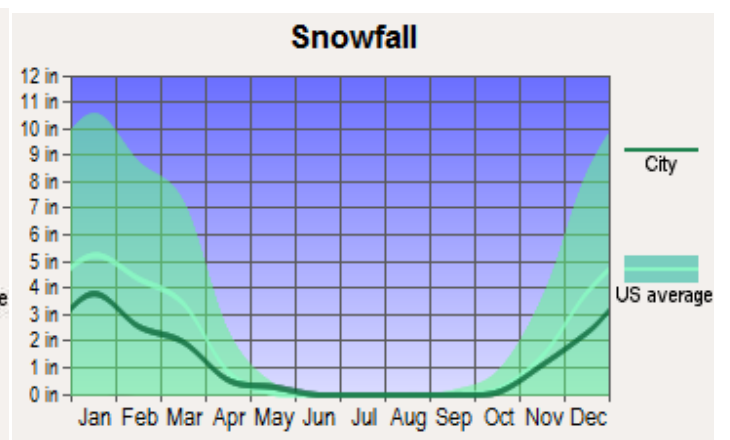
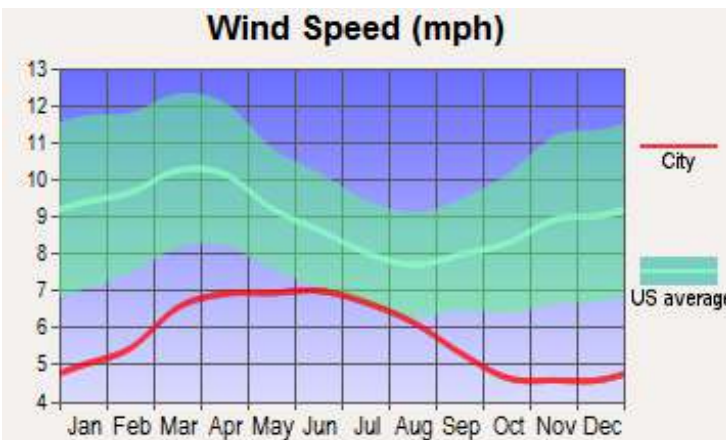
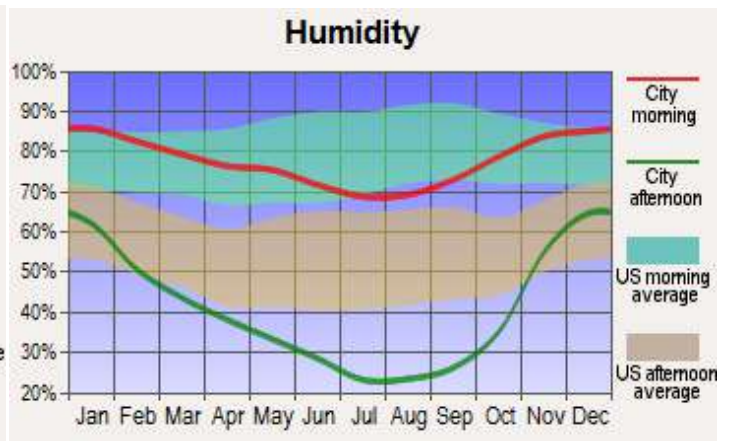
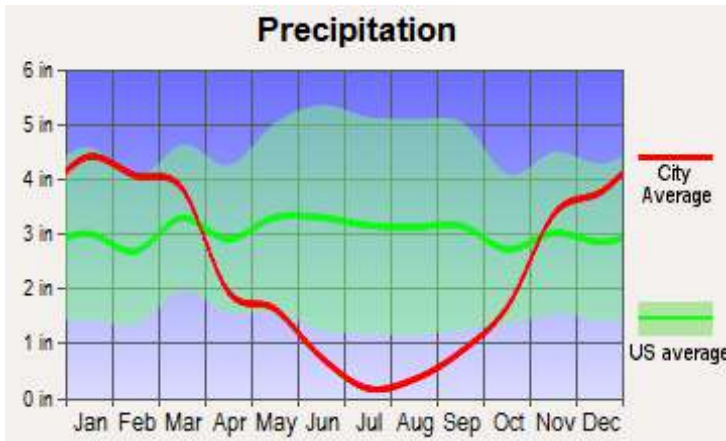
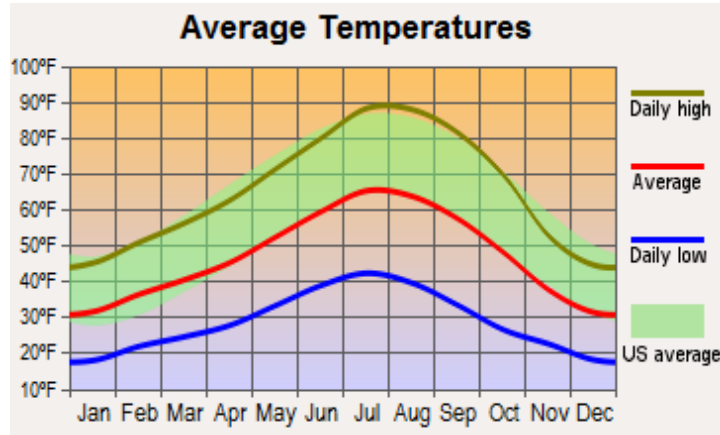
The Henriksen Ranch consists of three parcels totaling 161.25 acres. It is zoned TP (Timber Preserve). The total taxes for the 2024 year was \$3,253.40.

APN	ACRES	ZONING	WILLIAMSON ACT (Y/N)	TAXES (2024)
022-310-024	4.45 acres	TP	N	\$5.70
022-310-025	14.14 acres	TP	N	\$18.24
022-310-030	142.66 acres	TP	N	\$3,229.46
<b>TOTAL</b>	<b>161.25 acres</b>			<b>\$3,253.40</b>



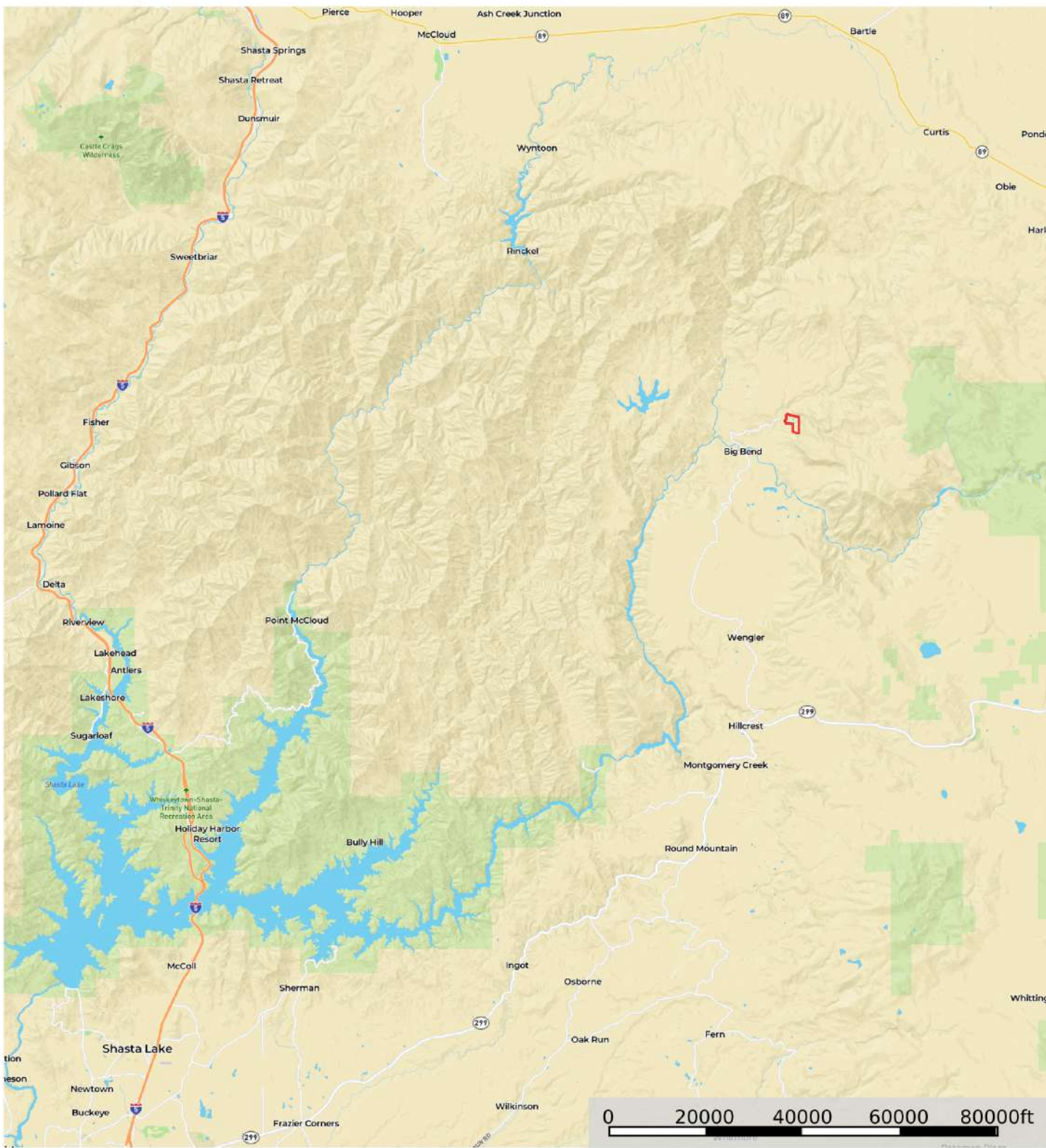


# Weather for Burney, CA\*





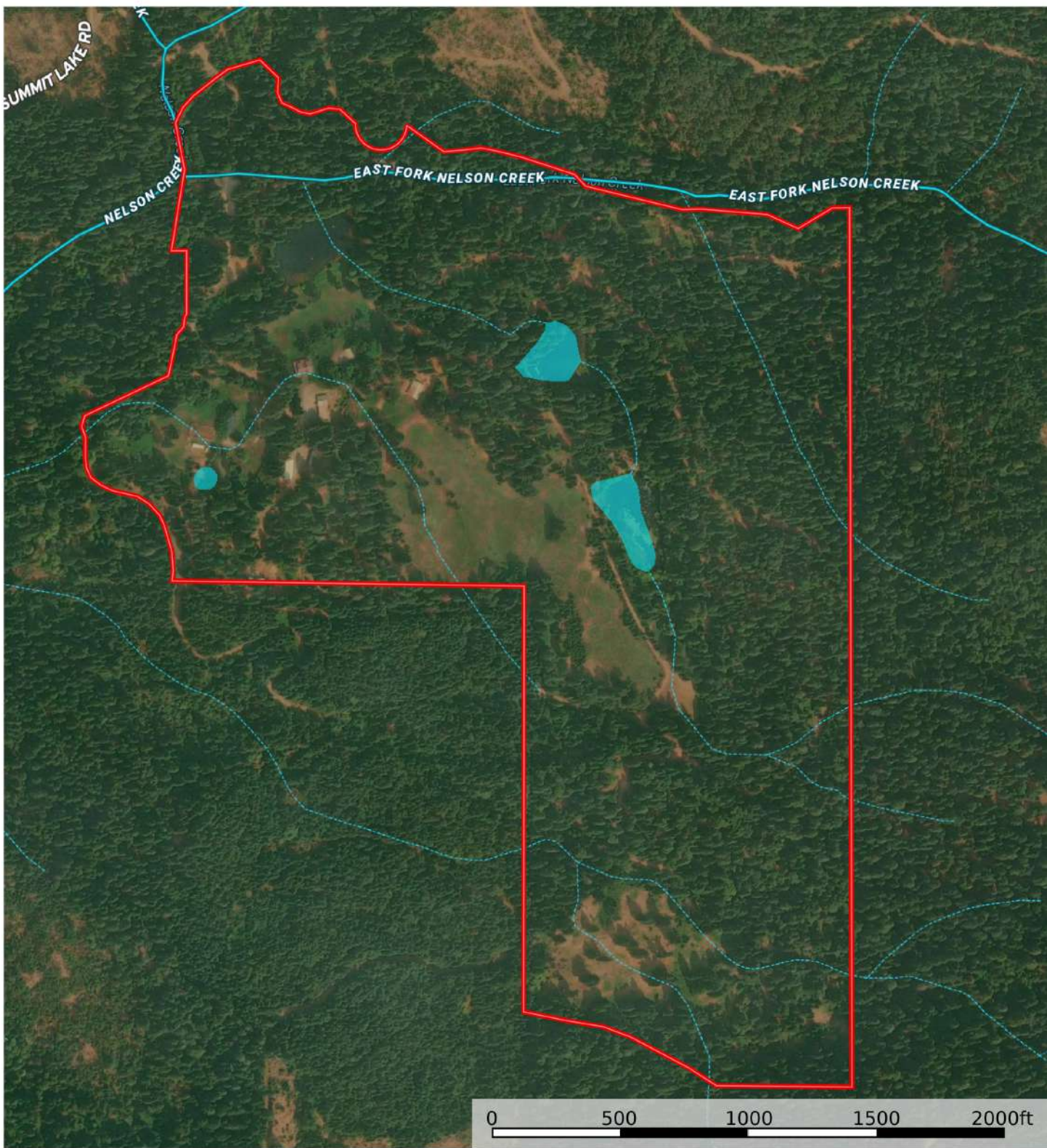
# Street Map



 Boundary



# MB Satellite Map

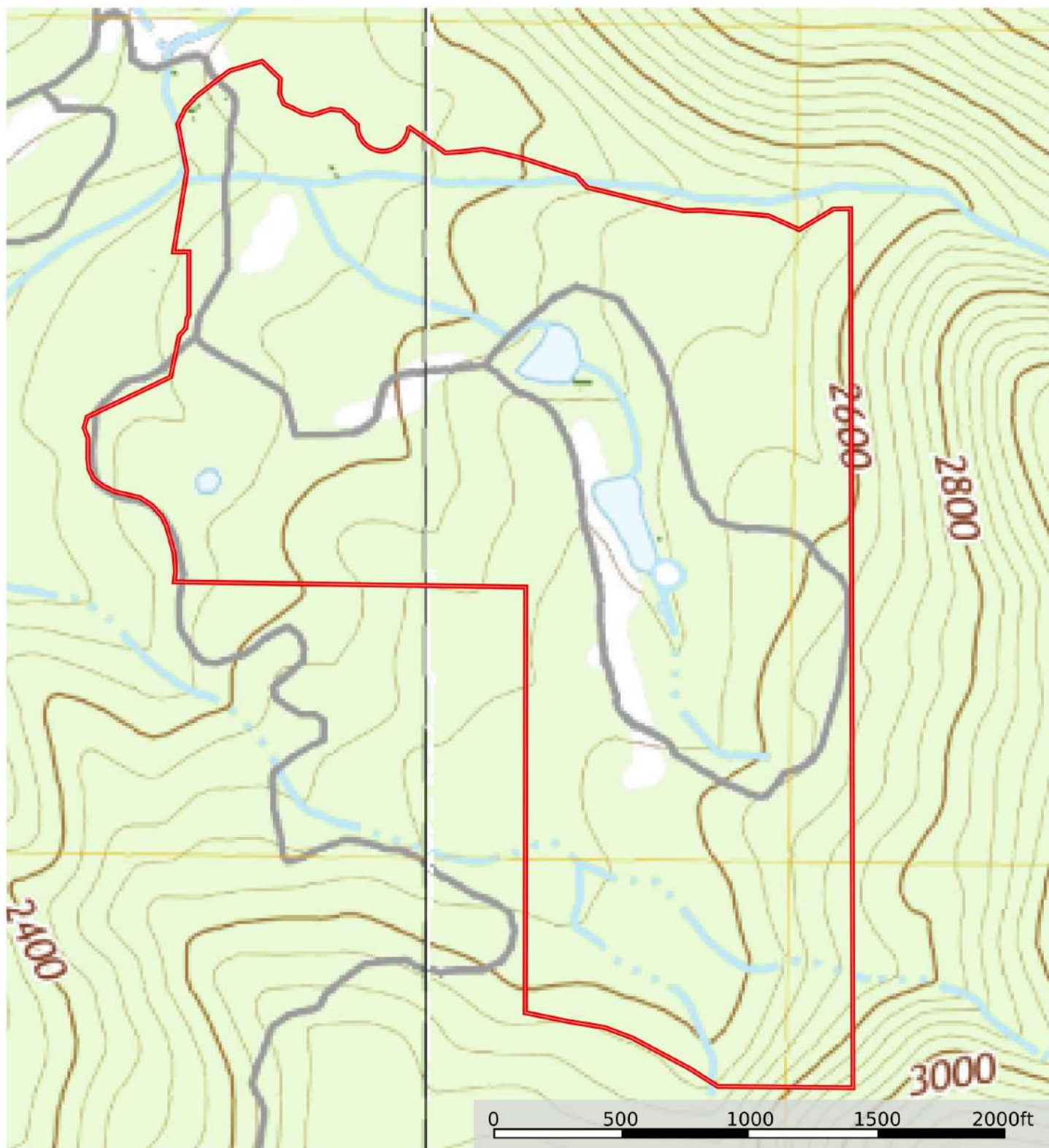


Boundary Stream, Intermittent River/Creek Water Body





# 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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