

**Carpenter Ranch**  
**6,820 ± Acres | Tehama County, CA**

*Presented by:*



# Introduction

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Located in western Tehama County, the 6,820± acre Carpenter Ranch offers a versatile winter grazing operation just 15 minutes from Red Bluff and Corning. This is a prime opportunity for a cattleman looking to eliminate daily feeding requirements during the winter months, with the added potential for hunting income in a private, accessible setting.

The ranch has a carrying capacity of 450–500 head from December through mid-May. The usable grassland is divided into seven fields for rotational grazing and includes steel working corrals with semi-truck access. With frontage along paved county roads, access is easily managed through a limited number of locked gates.

Water resources include numerous seasonal stock ponds and three creeks. Elder Creek, the primary water feature, traverses the northern one-third of the property and provides stock water for approximately nine months of the year, supported by deeded riparian rights. To support operations during drier months, the ranch is equipped with a solar-powered well that pumps to a storage tank, which then gravity-feeds a network of troughs across the pastures.

In addition to its agricultural value, the ranch offers a private recreational setting with views of Mount Shasta and Mount Lassen. The mix of open rangeland and native blue oaks supports black-tailed deer, wild pig, coyote, turkey, quail, dove, ducks, and geese, providing on-site hunting opportunities. Miles of internal roads and trails allow for easy access by ATV or horseback.



# Highlights

- 15 minutes from Red Bluff and Corning, CA
- Level to gently rolling topography with views of Mount Shasta and Mount Lassen
- Entirely usable grassland divided into seven fenced fields
- Carrying capacity of 450–500 head (December through mid-May)
- Steel working corrals with semi-truck access
- Two separate fields (80± acres and 111± acres) suitable for orchard development or other agricultural uses
- Water resources include three creeks, including Elder Creek
- Deeded riparian water rights to Elder Creek
- Solar-powered well, storage tank, and multiple livestock troughs
- Excellent wildlife habitat: black-tailed deer, wild pig, coyote, turkey, quail, dove, ducks, and geese
- Recreational opportunities including hunting, horseback riding, and ATV use
- Mineral rights (oil, gas, and minerals) owned by seller and to be retained



# Cattle

The ranch features a productive landscape of level ground and gently rolling hills, consisting entirely of usable grassland. The acreage is divided into seven separate fields to support rotational grazing. Two additional fields, 80± acres and 111± acres, offer potential for orchard development or other agricultural uses, both with stock water in place. The carrying capacity is estimated at 450–500 winter-calving beef cows during the typical December through mid-May grazing season. A set of steel working cattle corrals with semi-truck access is located at the southern end of the ranch.



# Water



Water resources on the ranch include numerous seasonal stock ponds and three creeks, providing reliable supply for livestock and wildlife. Elder Creek, the primary water feature, located in the northern one-third of the property, runs west to east providing stock water and recreation for approximately nine months of the year. Deeded riparian rights further secure long-term water access. To support operations during drier months, the ranch is equipped with a solar-powered well that pumps to a primary storage tank. From there, a gravity-fed system distributes water to multiple troughs across the pastures.



# Recreation



While primarily a cattle ranch, the property offers a range of recreational opportunities. Wildlife include black-tailed deer, wild pig, coyote, turkey, quail, dove, ducks, and geese, allowing for on-site hunting. The ranch is not currently leased for hunting. Miles of well-maintained farm roads and trails provide easy access throughout the property and are well-suited for 4-wheel vehicles and horseback riding.

Ideally located in Northern California, the ranch is within close proximity to some of the region's premier outdoor destinations. The Sacramento River, California's largest river, offers world-class fishing for salmon, trout, bass, sturgeon, and catfish. Nearby attractions also include boating on Shasta Lake, hiking in Lassen Volcanic National Park, and the historic Red Bluff Round-Up.



# 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.

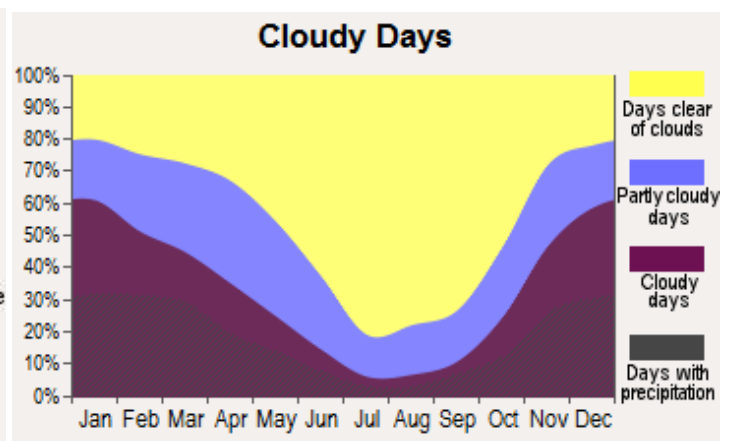
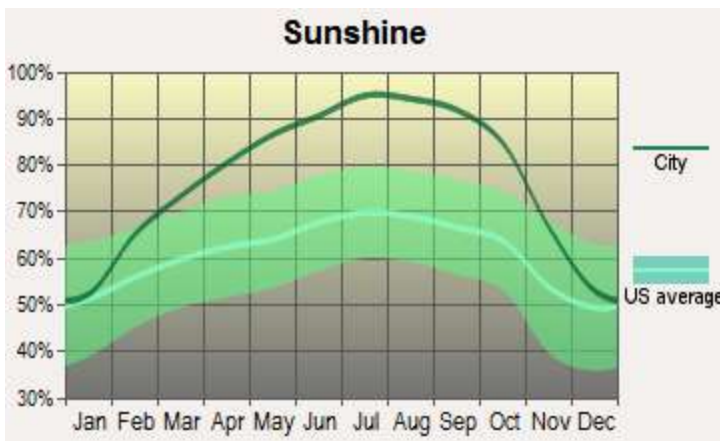
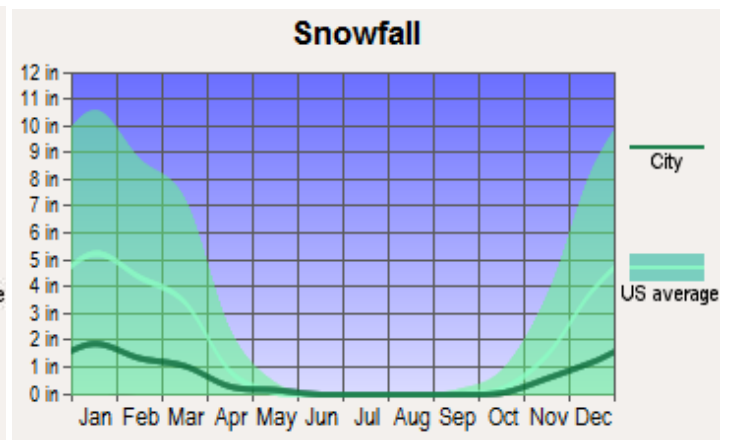
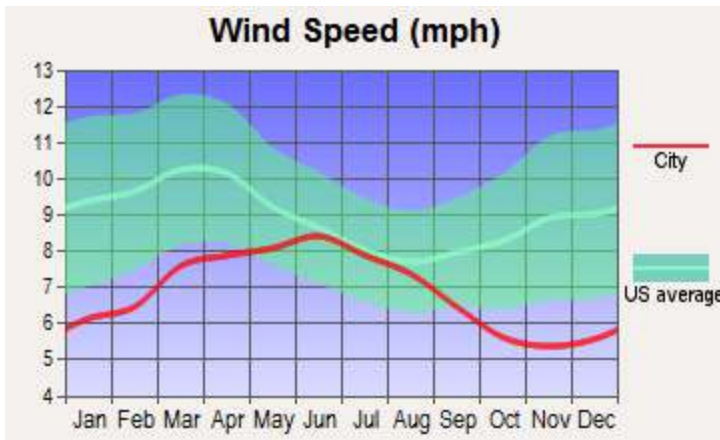
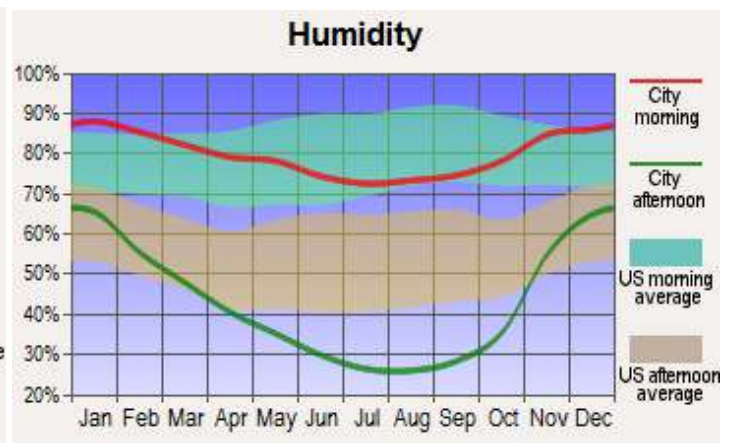
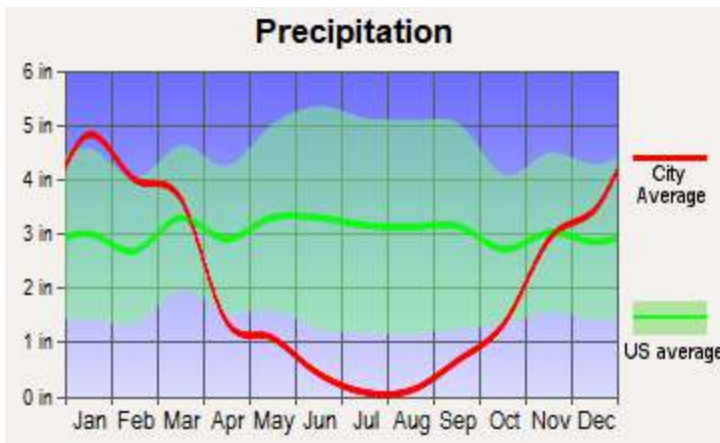
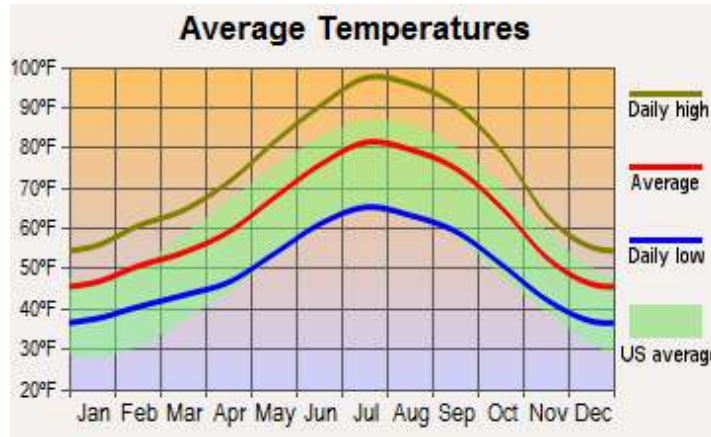


## Size & Zoning

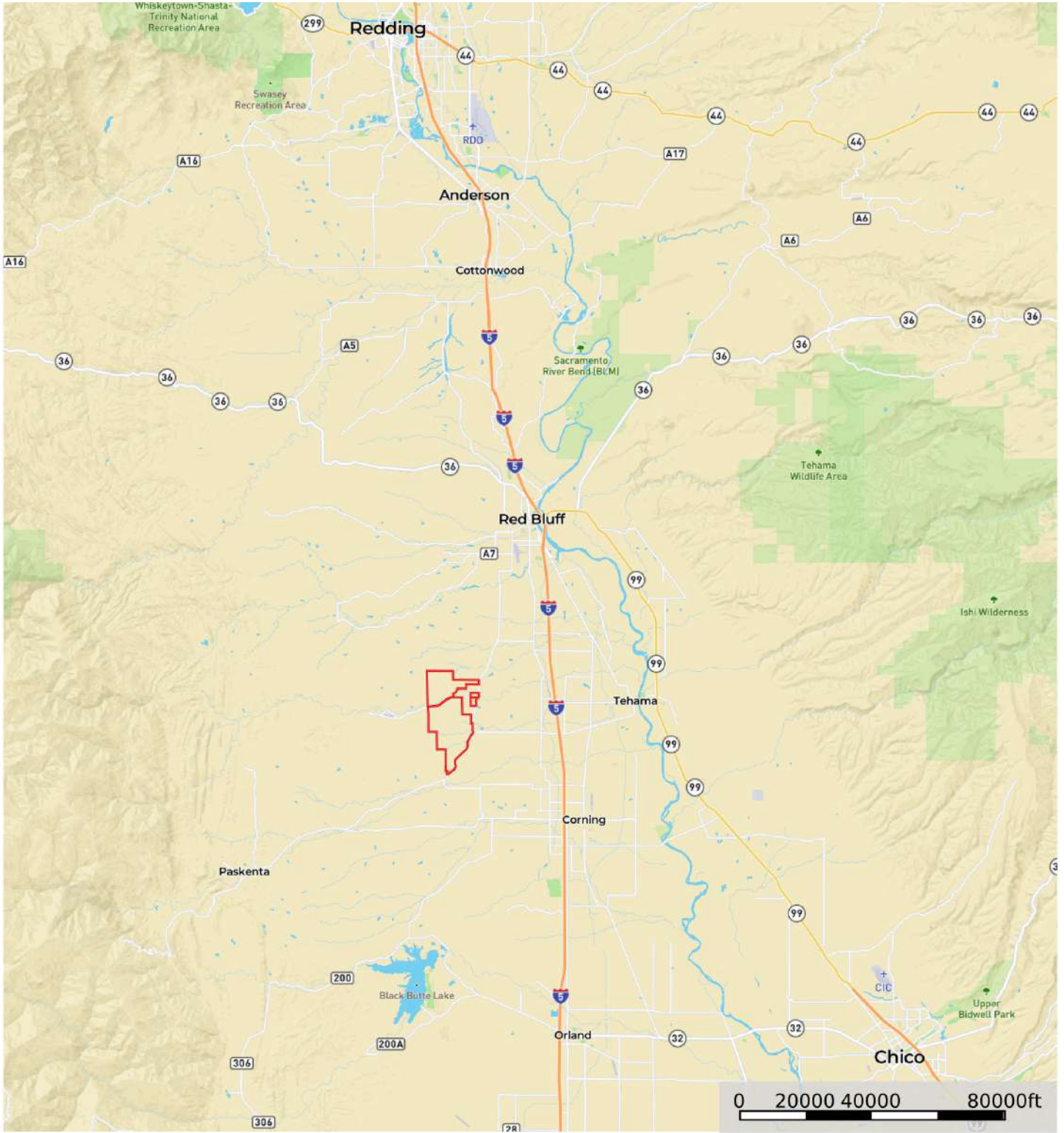
The Carpenter Ranch consists of 22 parcels totaling 6,820± acres. The majority of the property is zoned AG-1 (40 acre minimum), while three parcels are zoned AG-2 (160 acre minimum).

APN	ACRES	ZONING	TAXES (2025)
061-070-007	640	AG-1	\$1,713.78
061-070-008	281.65	AG-1	\$754.02
061-070-009	190	AG-1	\$497.06
061-070-010	38.35	AG-1	\$99.66
061-070-014	563.98*	AG-1*	\$1,676.35*
061-080-018	198.41	AG-2	\$519.12
061-080-019	78.11	AG-2	\$203.22
061-090-003	177.55	AG-1	\$475.24
061-090-005	4.61	AG-1	\$11.84
061-090-008	640	AG-1	\$1,744.90
061-090-009	640	AG-1	\$1,744.90
061-090-010	85.97	AG-1	\$223.70
061-090-011	368.66	AG-1	\$964.70
061-090-012	17.85	AG-1	\$46.28
061-090-014	614.84	AG-1	\$1,609.52
061-100-019	354.87	AG-1	\$1,035.96
061-100-020	111.18	AG-1	\$290.78
061-110-003	320	AG-1	\$872.32
061-110-004	640	AG-1	\$1,744.90
061-110-009	481	AG-1	\$1,311.30
061-120-001	268	AG-1	\$730.50
061-210-005	105.50	AG-2	\$287.28
<b>TOTAL</b>	<b>6,820.53 acres</b>		<b>\$16,880.98*</b>

# Weather for Red Bluff



# Street Map

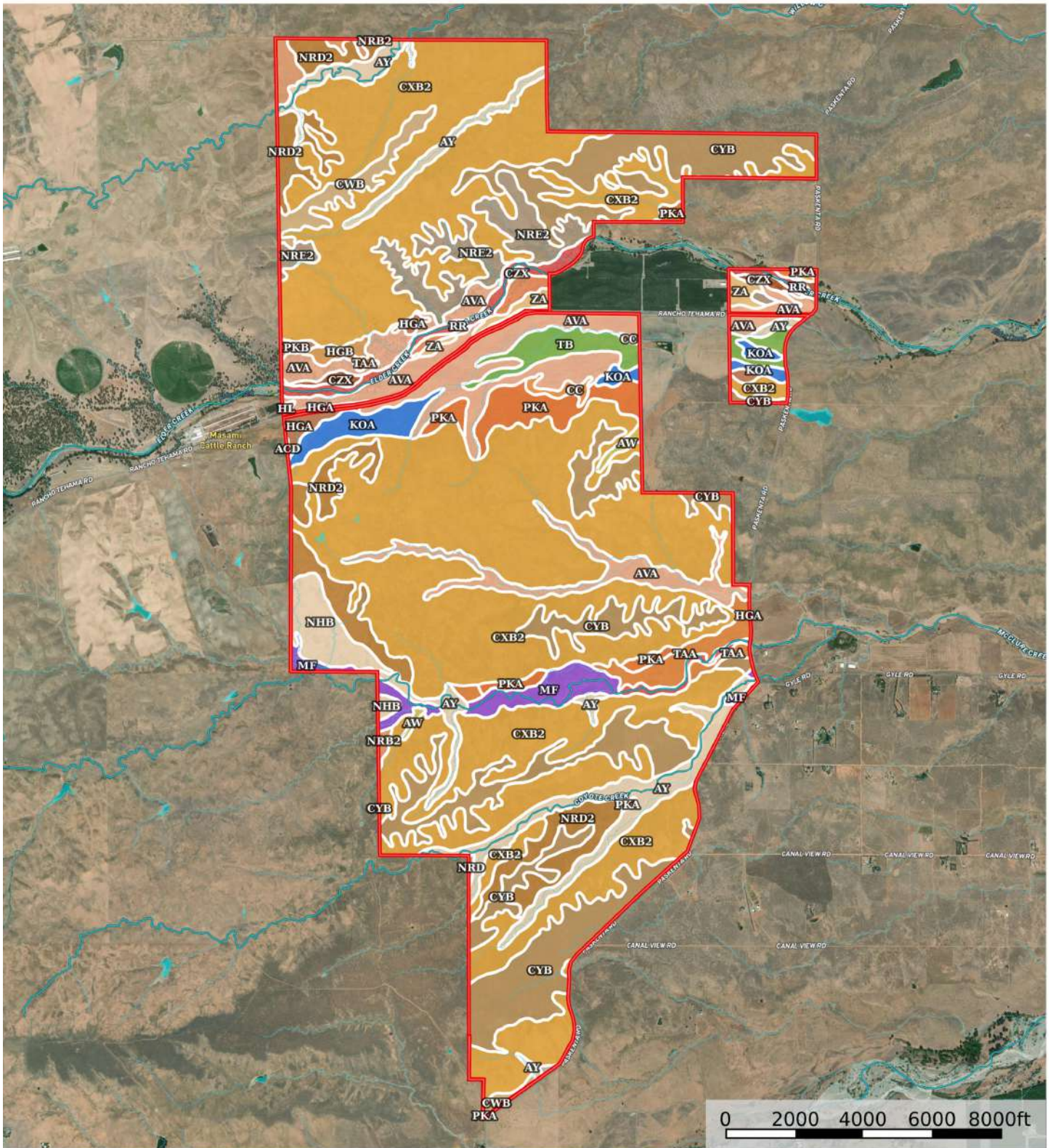


 Boundary

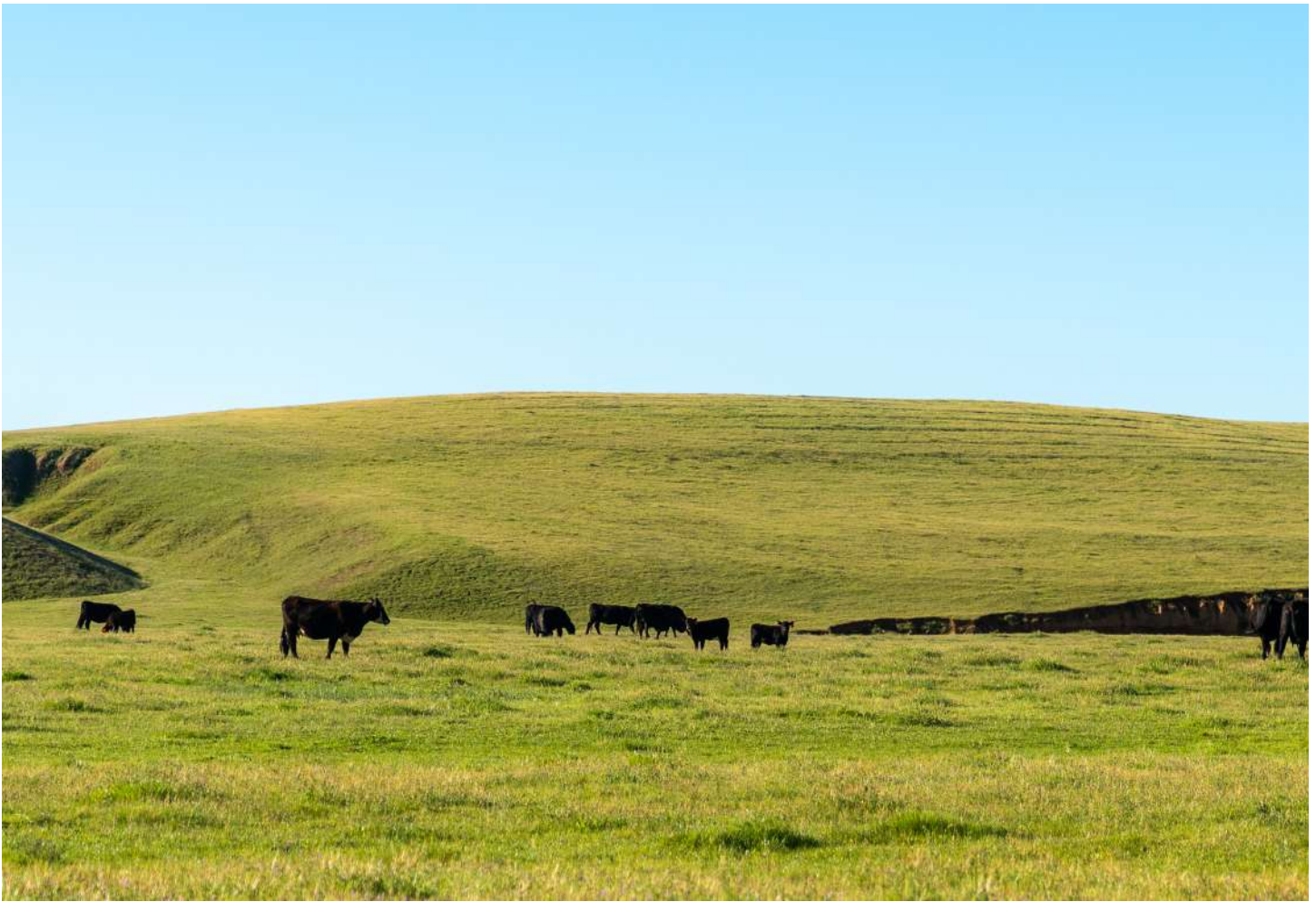




# Soil Map: Overview



**\*\*For full soil report information, please contact our office\*\***



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**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)

**AG Land Investment Brokers**  
275 Sale Lane/P.O. Box 896  
Red Bluff, CA 96080

Office: 530.529.4400 Fax: 530.527.5042  
[www.AGLandBrokers.com](http://www.AGLandBrokers.com)

**LISTING AGENTS:**

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

**Sam Mudd | (530) 949-4054**  
[sam.mudd@aglandbrokers.com](mailto:sam.mudd@aglandbrokers.com)

**Bert Owens | (530) 524- 4900**  
[bert.owens@aglandbrokers.com](mailto:bert.owens@aglandbrokers.com)

