



OUTDOOR PROPERTIES

FARMS | RANCHES | RECREATIONAL PROPERTIES | LAND | LUXURY STATES



Cottonwood Creek Ranch & Orchard

130 ± Acres | Tehama County, CA



707 Merchant Street | Suite 100 | Vacaville, CA 95688

DRE# 01838294



Introduction



130 ± acres on the south fork of Cottonwood Creek south of Redding, CA. Located at the end of a paved county road, the ranch offers privacy, views and lots of wildlife. The ranch has over 4,000 feet of creek frontage with “native” riparian habitat. In the center of the property is a comfortable 1,728 square foot ranch style home with 3 bedrooms and 2 bathrooms. Between the Home and the Red Barn/Shop is an RV site complete with power, septic and well. About 75 acres of fertile farmland previously planted to irrigated pasture years ago is now planted to walnuts irrigated using (2) deep irrigation wells. The ranch also has a small reservoir which can fill by surface water runoff or using irrigation wells. Additionally, there is some open land which also can be irrigated using “big gun” sprinklers and planted as a food plot to attract wildlife, like blacktail deer, pigs, dove, turkey, or quail. Farm machinery and home furnishing may be available by separate agreement.



Highlights

- Located at the end of a paved county road
- 4,000± feet of frontage on the South Fork of Cottonwood Creek
- 1,728 SF ranch-style home with 3 bedrooms and 2 bathrooms
- New composition roof and fresh exterior paint on the home
- Detached 32' deep 2-car garage
- Gunite pebble tec pool, landscaped patios, and a rustic covered porch
- RV site with power, septic, and a dedicated well
- Red barn/shop and a 13kW propane generator
- 50 ± acres of Chandler walnuts planted in 2020 on Class 1 soil
- 25 ± acres of Howard walnuts planted in 2001 & 2002 on Class 3 soil
- Two irrigation wells producing 1,500± GPM total
- 75 Hp vertical turbine well producing 1,000 GPM (new bowls installed last year)
- 30 Hp vertical turbine well producing 500 GPM (new tube and shaft installed last month)
- Two domestic wells, a small reservoir, and “big gun” sprinklers for wildlife food plots
- Native riparian habitat supporting blacktail deer, pigs, dove, turkey, quail, and spawning salmon
- Machinery and furnishings negotiable

Improvement: Main House



Overlooking the orchard and creek is the 1,728 square foot ranch style home with 3-bedroom, 2-bathroom. Lined with windows, this home's natural lighting highlights the laminate flooring and pine wood accents. The living room is accompanied by a red brick mantle wood burning fireplace with access to a rustic covered porch overlooking the patio. The master bedroom is lined with northern facing windows opening to the orchard, with a walk-in closet and in-suite bathroom. The kitchen opens to a family room lined with windows providing natural light and views of the gunite pebble tec pool, exterior patios and attractive landscaping. Newer appliances include a gas range/stove, trash compactor, dishwasher and refrigerator. From the kitchen and family room areas, the pool and landscaped patios are easily accessible for all future entertaining needs. In addition to central HVAC, the home is equipped with 13kW propane generator. Earlier this year, a new composition roof was installed on the home and detached 2-car garage (32' deep), as well as a fresh coat of exterior paint.



Improvement: Main House



Improvement: Main House & Barn



Water & Wildlife



Water: There are (2) irrigation wells providing a total of 1,500± GPM . 12” cased well by the Barn/Shop has a 75 Hp vertical turbine electric motor with new turbine pump bowls installed last year. Production from this well is estimated at 1,000 GPM. The 14” cased well by the home has a 30 Hp vertical turbine electric motor and booster pressure pump. Last month new tube and shaft were installed in this well, production is estimated at 500 GPM. Additionally, the ranch has (2) domestic wells, one within the pump house west of the home and the other at the RV site.



12” Cased | 75 Hp Well



14” Cased | 30 Hp Well

Wildlife: With 4,000' ± on the South Fork of Cottonwood Creek lined with “native” riparian habitat, the ranch is a migratory corridor for blacktail deer, pigs, dove, turkey and quail. Salmon also spawns in the upper reaches of the creek. Additionally, there is also a small reservoir and open land which has been planted as a food plot and irrigated using “big gun” sprinklers to attract wildlife.

Orchard

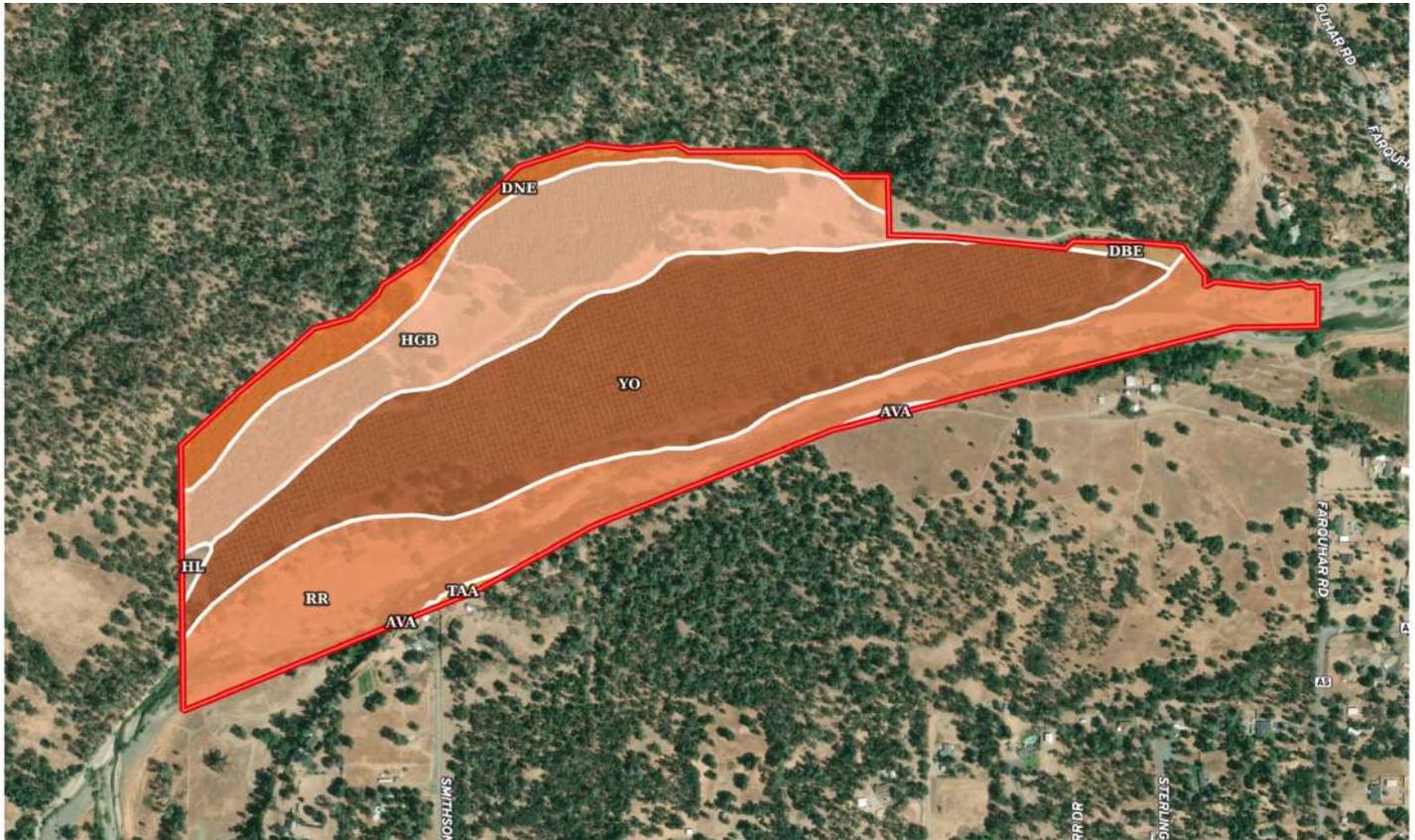
Lower Orchard: 50 ± acres of Chandler walnuts on paradox rootstock planted in the spring of 2020. This 5-year-old block growing on Class 1 soil is irrigated using a solid set irrigation system and Neslon R2000 rotator sprinklers.



Upper Orchard: 25 ± acres of Howard walnuts on paradox rootstock planted in 2001 & 2002. This 23-year-old block growing on mostly Class 3 soil is irrigated using buried tubing and Danz micro sprinklers. 2024 production = 4,117 in-shell pounds per acre. 2025 crop included with Buyer reimbursing cultural costs to close of escrow.



Soils



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Yo	Yolo silt loam, very gravelly substratum, 0 to 10 percent slopes, MLRA 17	58.21	41.52	0	60	3c
Rr	Riverwash	36.33	25.91	0	-	8
HgB	Hillgate loam, 3 to 8 percent slopes	34.17	24.37	0	48	3e
DnE	Dibble-Newville complex, 30 to 50 percent slopes	9.57	6.83	0	28	6e
DbE	Dibble silt loam, 8 to 38 percent slopes, MLRA 17	0.82	0.58	0	48	6e
HI	Hillgate silt loam, 0 to 3 percent slopes	0.45	0.32	0	48	3s
TaA	Tehama loam, 0 to 3 percent slopes, MLRA 17	0.33	0.24	0	56	3s
AvA	Arbuckle gravelly loam, 0 to 2 percent slopes, MLRA 17	0.3	0.21	0	45	3s
TOTALS		140.18(*)	100%	-	39.19	4.52

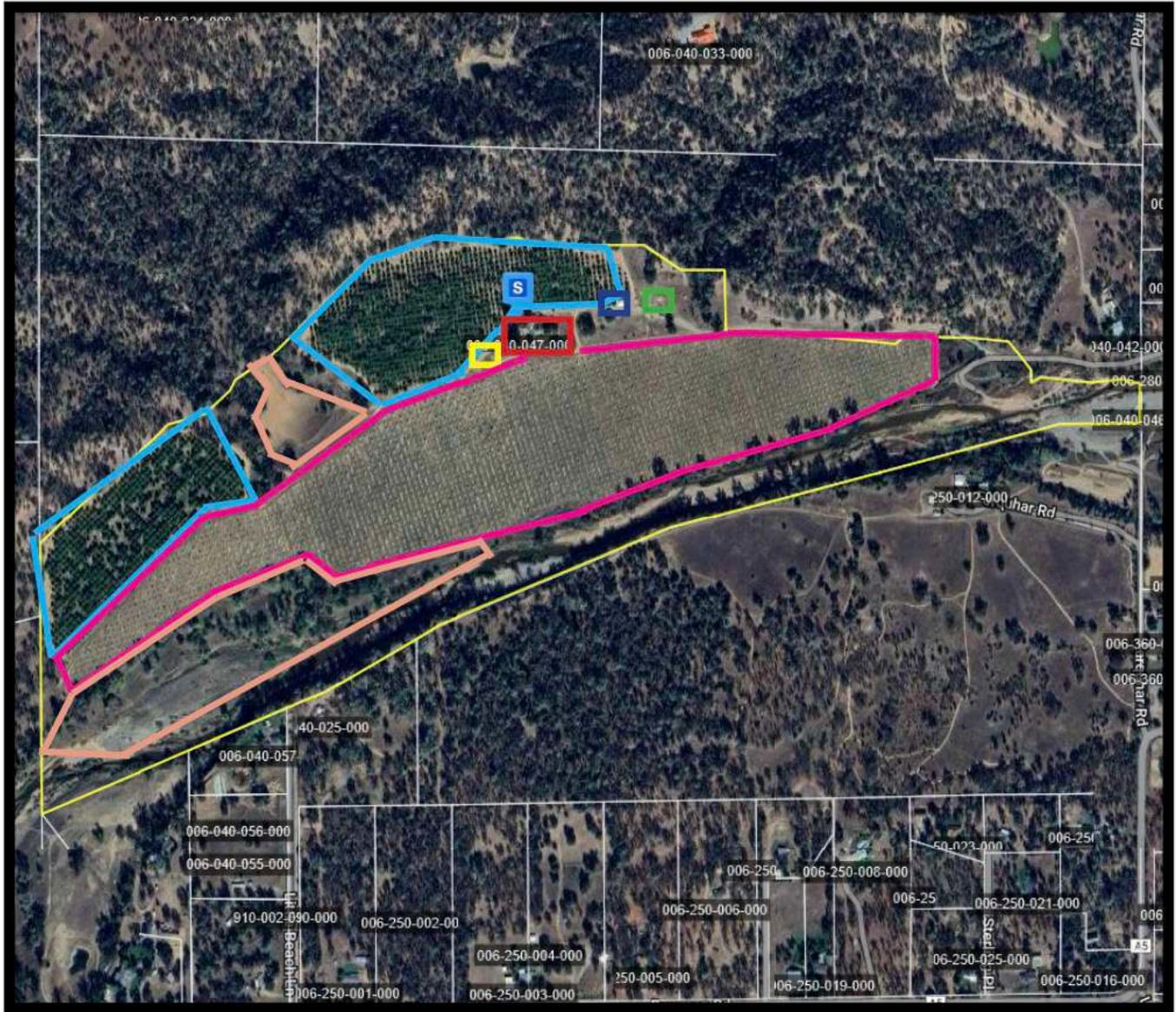
(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Soils: Per Natural Resources Conservation Service, the farmland below the home and along the creek is rated class 1, Yo; Yolo silt loam. This land is level to grade and was previously flood irrigated. The farmland above the home is sloping and is rated Class 3, HgB; Hillgate loam, 3 to 8 percent slope.

Mineral Rights: Seller to transfer all oil, gas, mineral, and water rights owned by Seller.

Depreciation: Improvements such as the trees, irrigation systems, home and other structures may offer depreciation advantages to a prospective Buyer.

Property Overview Map



Ranch Style Home	■	12" Cased AG Well	■	14" Cased AG Well	■
2002 Howard Block	■	2020 Chandler Block	■	Red Barn/Shop	■
		Open Land	■		

Location



About Cottonwood, CA:

Cottonwood, California, is a charming town located in Shasta County, nestled in the picturesque northern part of the state. Known for its serene rural atmosphere, Cottonwood offers a unique blend of small-town charm and natural beauty. The town is surrounded by lush landscapes, including sprawling fields and the nearby Sacramento River, providing residents and visitors with ample opportunities for outdoor activities. With a population that values community ties, Cottonwood boasts a friendly and welcoming atmosphere. As of the 2020 census, its population is 6,268. The town's history is woven into its fabric, with historical buildings and landmarks reflecting its past. Cottonwood was a stagecoach town settled in 1849. The quaint downtown area features local businesses, shops, and eateries, contributing to a sense of local identity and pride. Whether enjoying the scenic views, participating in community events, or exploring the town's historical roots, Cottonwood stands as a testament to the enduring appeal of California's rural gems.

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.



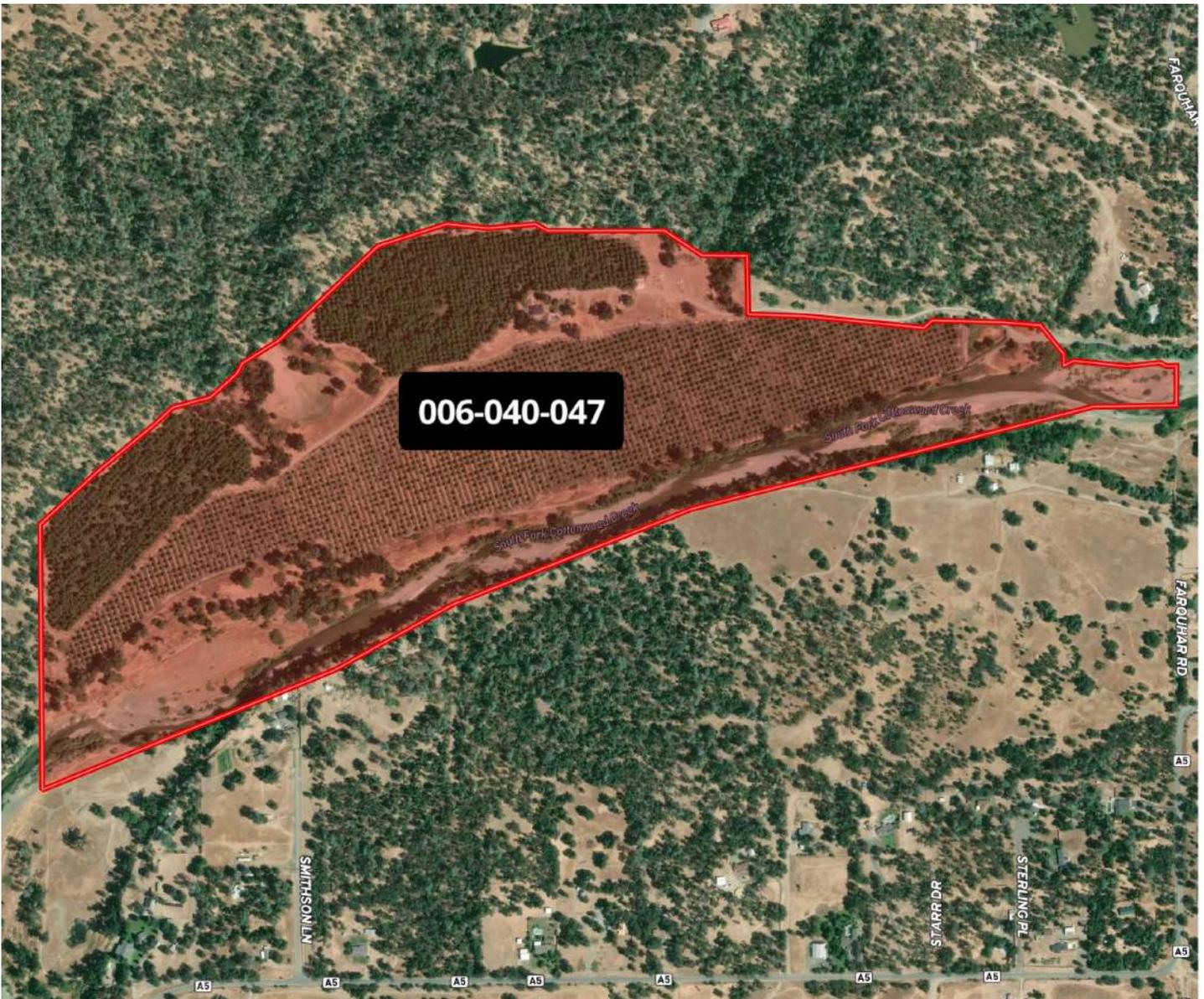
Size & Zoning

The Cottonwood Creek Ranch and Orchard consists of one parcel totaling 130.80 ± acres. The property is enrolled in the Williamson Act for lower property taxes.

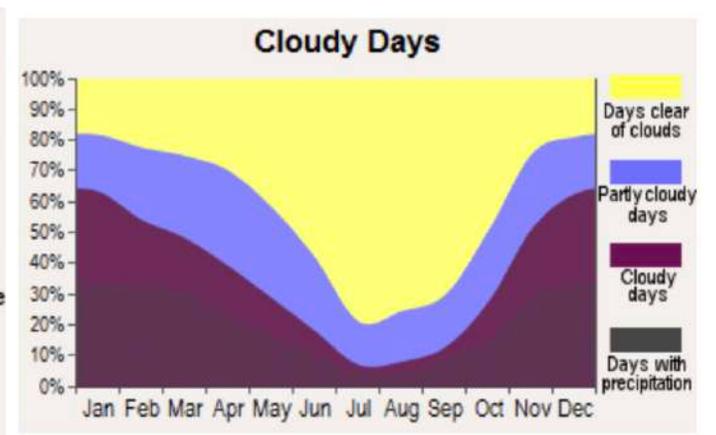
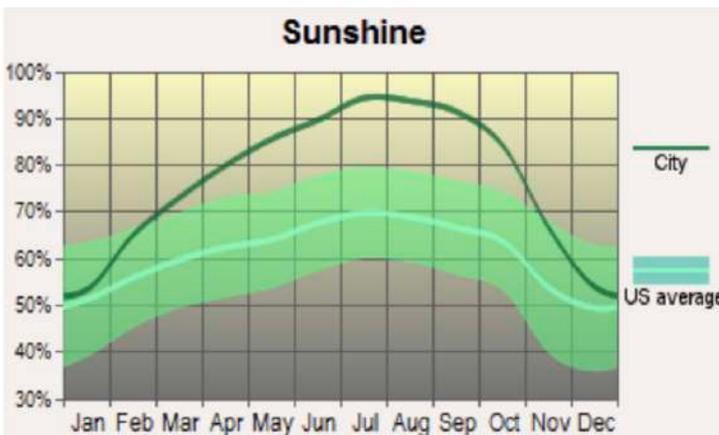
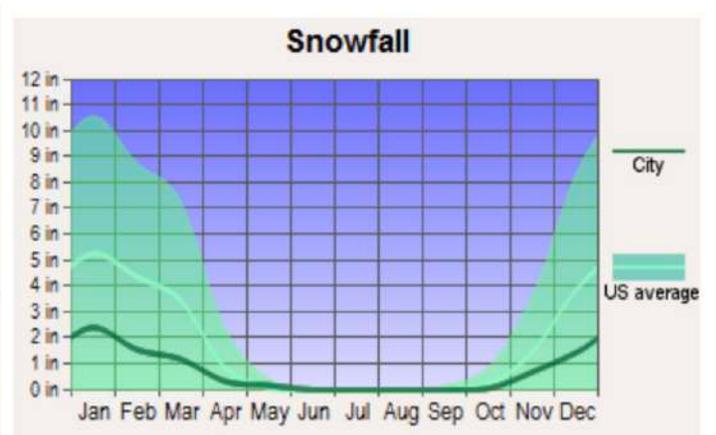
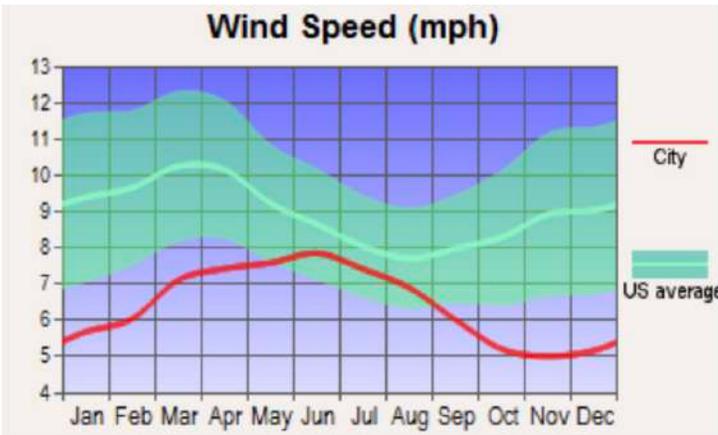
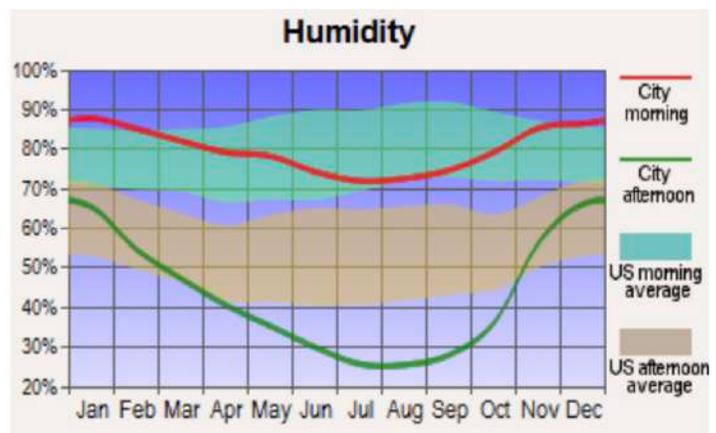
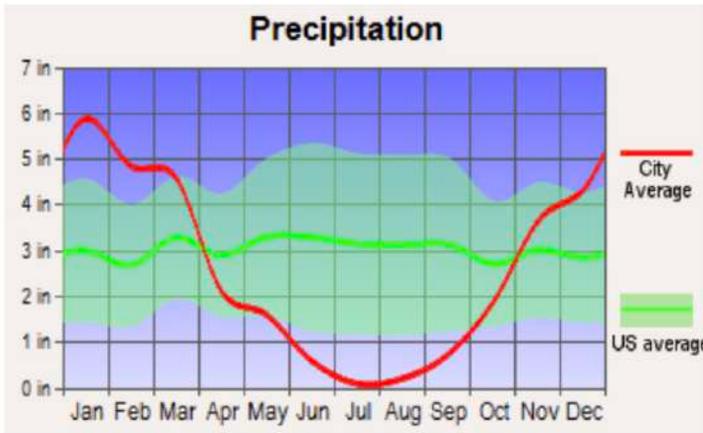
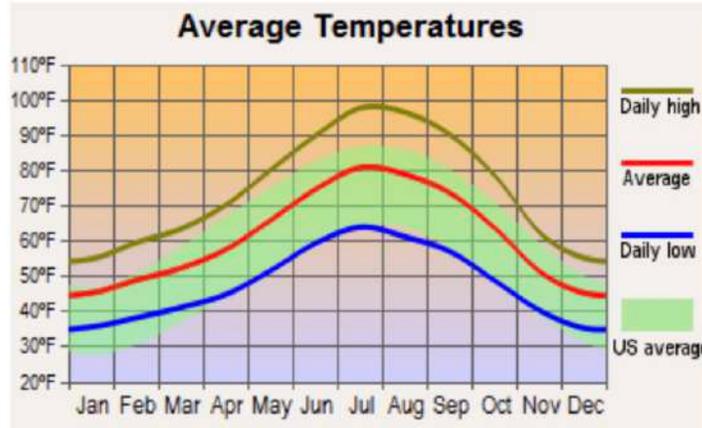
“The Williamson Act, also known as the California Land Conservation Act of 1965, enables local governments to enter into contracts with private landowners for the purpose of restricting specific parcels of land to agricultural or related open space use. In return, landowners receive property tax assessments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

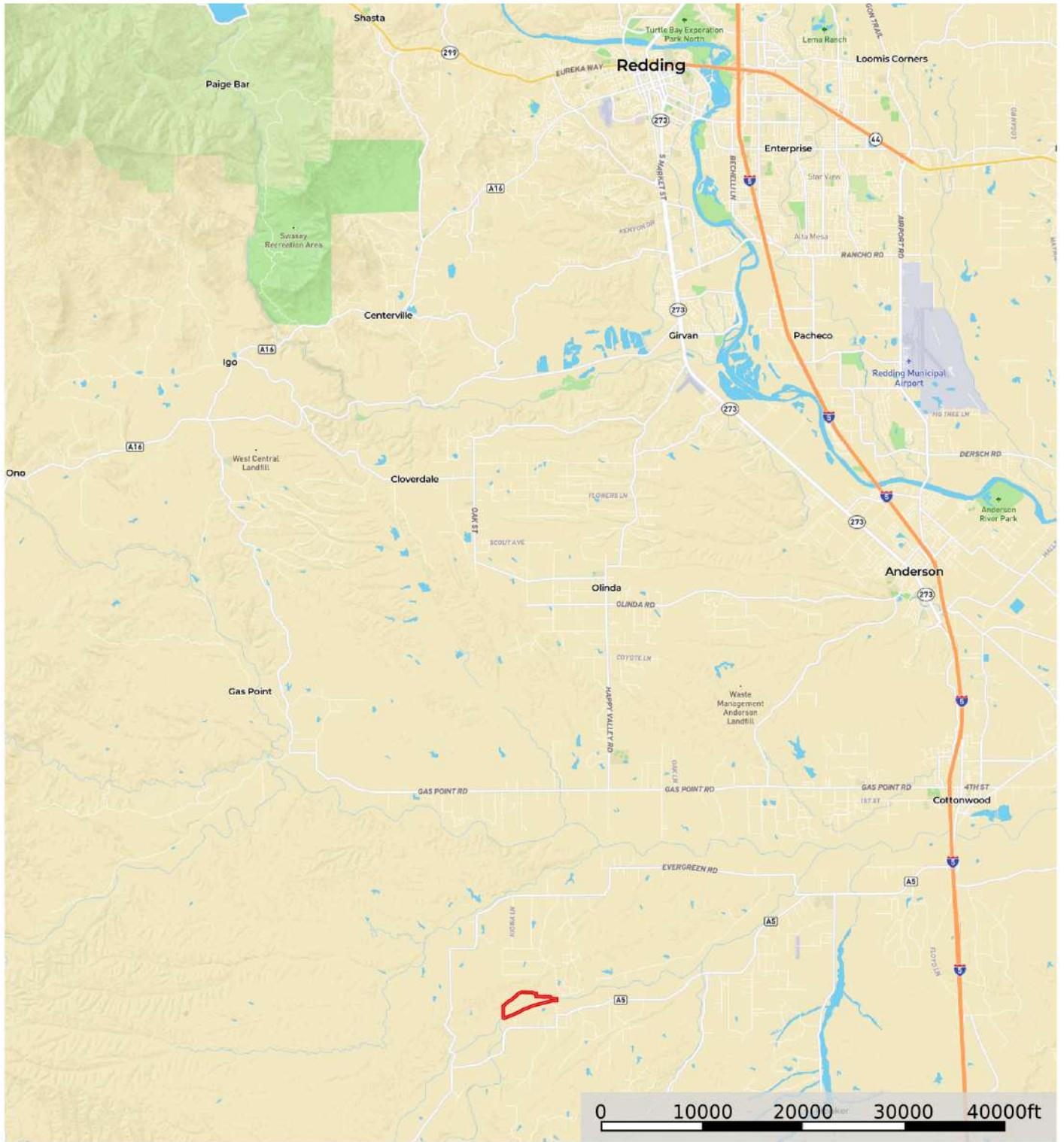
APN	ACRES	ZONING	WILLIAMSON ACT (Y/N)	TAXES
006-040-047	130.80 acres	AG Preserve	Y	\$6,627
TOTAL	130.80 acres			\$6,627



Weather for Cottonwood

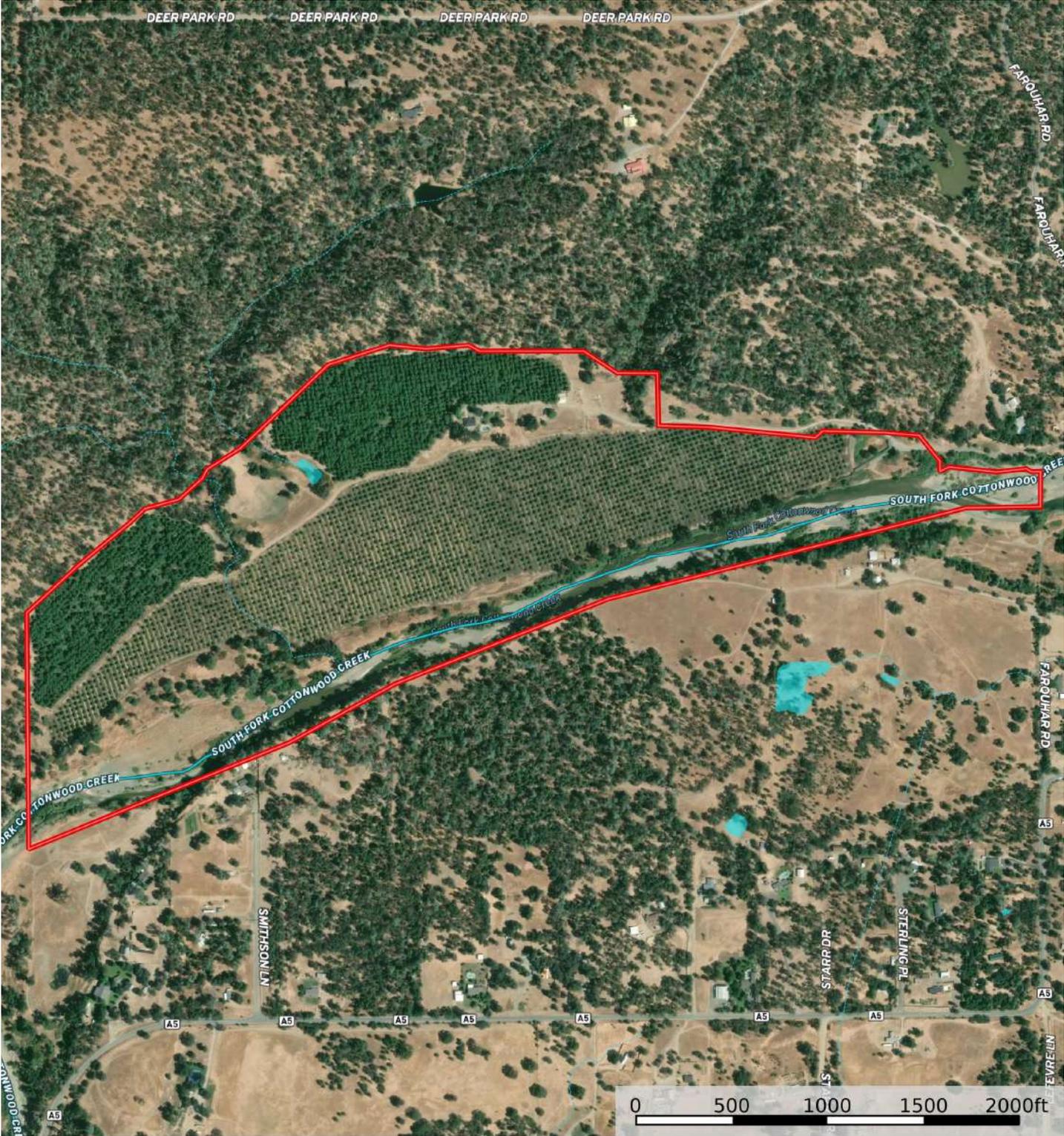


Street Map



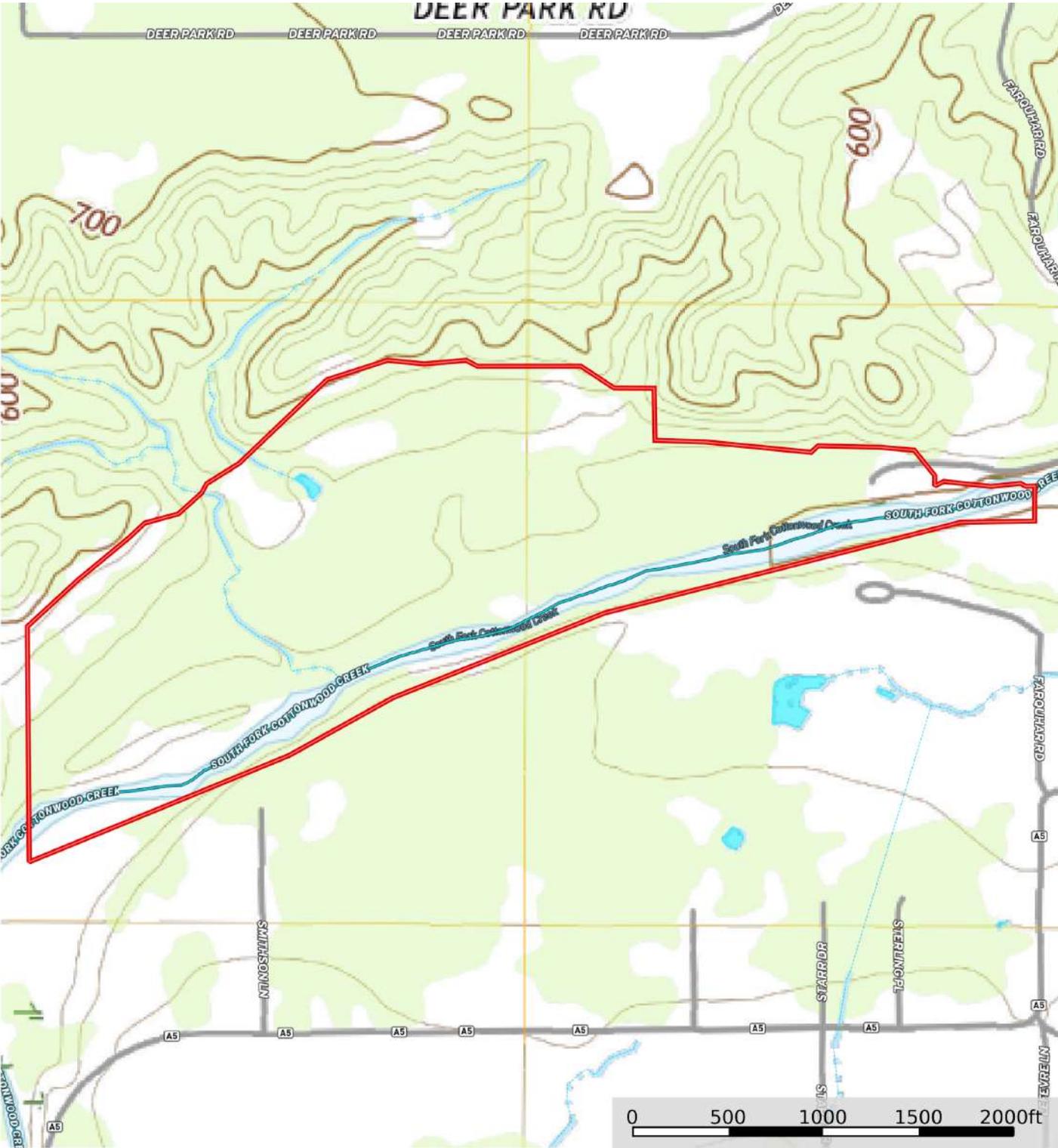
 Boundary

Satellite Map: Overview



- Boundary
- Stream, Intermittent
- River/Creek
- Water Body

Topo Map: Overview



- Boundary
- Stream, Intermittent
- River/Creek
- Water Body





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