

**AG-LAND INVESTMENT BROKERS**

275 Sale Lane / P. O. Box 896  
Red Bluff, CA 96080

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LAND**

Investment Brokers



**Agriculture Real Estate Specialists**

## **Reeds Creek Ranch** **19169 Reeds Creek Rd, Red Bluff CA 96080**



**Home - Outbuildings - 200 +/- Acres Winter Pasture**



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## **Home - Outbuildings - Winter Pasture**

### **19169 Reeds Creek Rd,**

### **Red Bluff, CA 96080**

**Property:** 200.4 +/- acres of range and farmland with Reeds Creek running through this unique property. Improvements include remodeled Owners' home with (3) bedrooms and (2) baths, separate bunk house, hay barn, shop, horse barn and dog kennels. Ranch is livestock ready with perimeter and some cross fencing. 30 +/- acres of Class 1 Soil along the Creek were previously irrigated for pasture. This ranch offers wildlife and privacy, yet close to Red Bluff, CA.

**Location:** The ranch is located 6 +/- miles (W) of Red Bluff, CA at 19169 Reeds Creek Road, Red Bluff, CA. The local area is comprised primarily of oak covered rolling hills with irrigated and dry grazing lands. The property is bordered by three county paved roads which provide access for development in the future.

**Farmstead:** The farmstead area is accessed using a pipe-fenced, private driveway from Reeds Creek Road winding down to Reeds Creek. Numerous fruitless Mulberry trees are planted around the outbuildings for summertime shade.

**Residence:** Constructed in 1950, this home with metal roofing has been recently remodeled and tastefully updated. Totalling 2,130 square feet of living space, it has 3 bedrooms, 2 bathrooms with a stamped concrete covered patio. Entering from the main entrance is a newly appliance kitchen with hardwood flooring, granite counter tops and island bar. Adjoining the kitchen is a quaint living room with a brick laid fireplace and a family dining room with new all wood flooring. Through French doors is a large family room with kickout windows, a new gas fireplace and a screen door to the outside. The home has a new air conditioning unit, ceiling fans throughout and a 1988 central heating system. It is surrounded by simple landscaping with a small front lawn to finish the aesthetic of a ranch-home look.

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**Bunkhouse:** Off to the east of the covered patio is the entryway to the 348 sqft bunkhouse. This studio-styled space is accompanied with hardwood flooring, electric dryer hookups, and a full bathroom with tile flooring.

**Outbuildings:** A 3,328 sqft hay barn built of wood frame and metal roof, concrete perimeter foundation and partial concrete floor. A 1,200 sqft enclosed metal shop with concrete floor and an additional 1,200 sqft gravel floor open to front equipment shed. A 1,152 sqft metal horse barn with tack room and attached paddock. A covered dog kennel with runs for a total of (10) dogs. Many steel, plastic, and wire fences partition the farmstead and perimeter of the property.

**Soils:** The Maywood Loam (Class I) soil located (N) of Reeds Creek was previously used for irrigated pasture. The Class II and III soils are used for livestock grazing. With irrigation, many of these soils may be suitable for crops typically grown in Tehama County.

**Water:** Residential and livestock water is provided by well and electric submersible pump. Water in this area is known to be of excellent quality. In the past most of the Class I soils were flood irrigation using well and buried concrete pipeline. The well and pipeline have not been used in a long time

**Zoning:** Tehama County Assessor Parcel Numbers 022-340-20 (159.45 acres) and 022-340-69 (12.23 acres). Both parcels are zoned EA-AP Exclusive Agriculture, Ag Preserve (Williamson Act), 40 acre minimum.

**Topography:** The property lies in approximately three different bench elevations which provide privacy and seclusion.

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**Mineral Rights:** Seller to transfer all oil, gas and minerals rights owned by Seller.

**Wildlife:** Black tail deer, wild turkey, quail, dove and other waterfowl enjoy the year around stream flow from Reeds Creek.

**Showing:** Please do not disturb residence. Listing Agent to accompany.

**Listing Price:** \$1,585,000 cash.

**Contact Info:** Please contact Mahlon Owens, Bert Owens or Sam Mudd.

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**2,130 sqft 3 Bedroom 2 Bath**



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**Master Bedroom and Bath**



**Guest Bedrooms and Bath**



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**Patio and 348 sqft Bunkhouse**



**Outbuildings**



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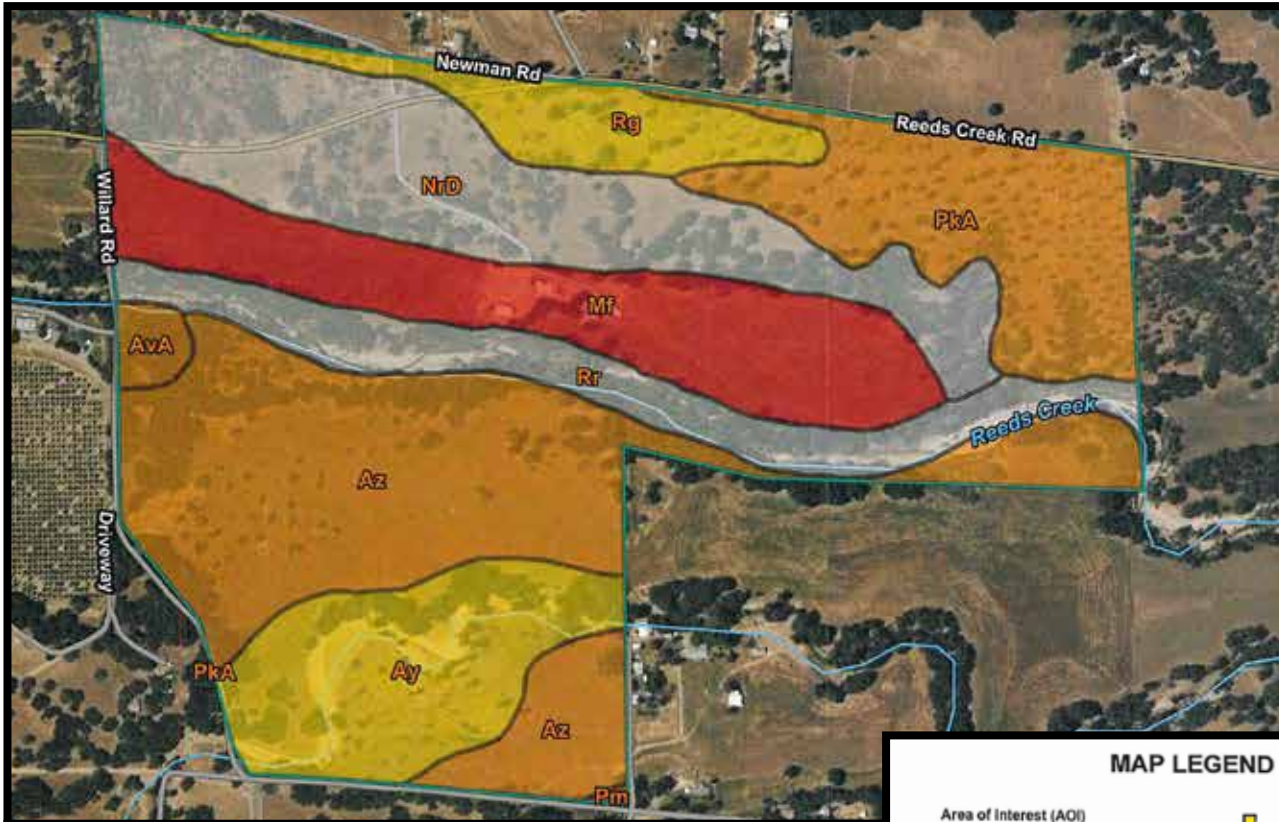


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**Soils Map**



**Irrigated Capability Class**

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
AvA	Arbuckle gravelly loam, 0 to 2 percent slopes, MLRA 17	2	2.1	1.1%
Ay	Arbuckle gravelly loam, clayey substratum, channeled	3	22.1	11.0%
Az	Arbuckle-Tehama complex, 0 to 8 percent slopes, MLRA 17	2	55.1	27.5%
Mf	Maywood loam, high terrace, 0 to 3 percent slopes	1	29.0	14.5%
NrD	Newville gravelly loam, 10 to 30 percent slopes		38.3	19.1%
PkA	Perkins gravelly loam, 0 to 3 percent slopes, MLRA 17	2	24.1	12.0%
Pm	Perkins-Kimball gravelly loams, 0 to 3 percent slopes	2	0.2	0.1%
Rg	Red Bluff gravelly loam, 0 to 3 percent slopes	3	11.0	5.5%
Rr	Riverwash		18.3	9.1%
<b>Totals for Area of Interest</b>			<b>200.1</b>	<b>100.0%</b>

**MAP LEGEND**

- Area of Interest (AOI)
- Area of Interest (AOI)
- Soils**
- Soil Rating Polygons**
- Capability Class - I
- Capability Class - II
- Capability Class - III
- Capability Class - IV
- Capability Class - V
- Capability Class - VI
- Capability Class - VII
- Capability Class - VIII
- Not rated or not available
- Soil Rating Lines**
- Capability Class - I
- Capability Class - II
- Capability Class - III
- Capability Class - IV
- Capability Class - V
- Capability Class - VI
- Capability Class - VII
- Capability Class - VIII
- Not rated or not available
- Soil Rating Points**
- Capability Class - I
- Capability Class - II
- Capability Class - III
- Capability Class - IV
- Capability Class - V
- Capability Class - VI
- Capability Class - VII
- Capability Class - VIII
- Not rated or not available
- Water Features**
- Streams and Canals
- Transportation**
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads
- Background**
- Aerial Photography



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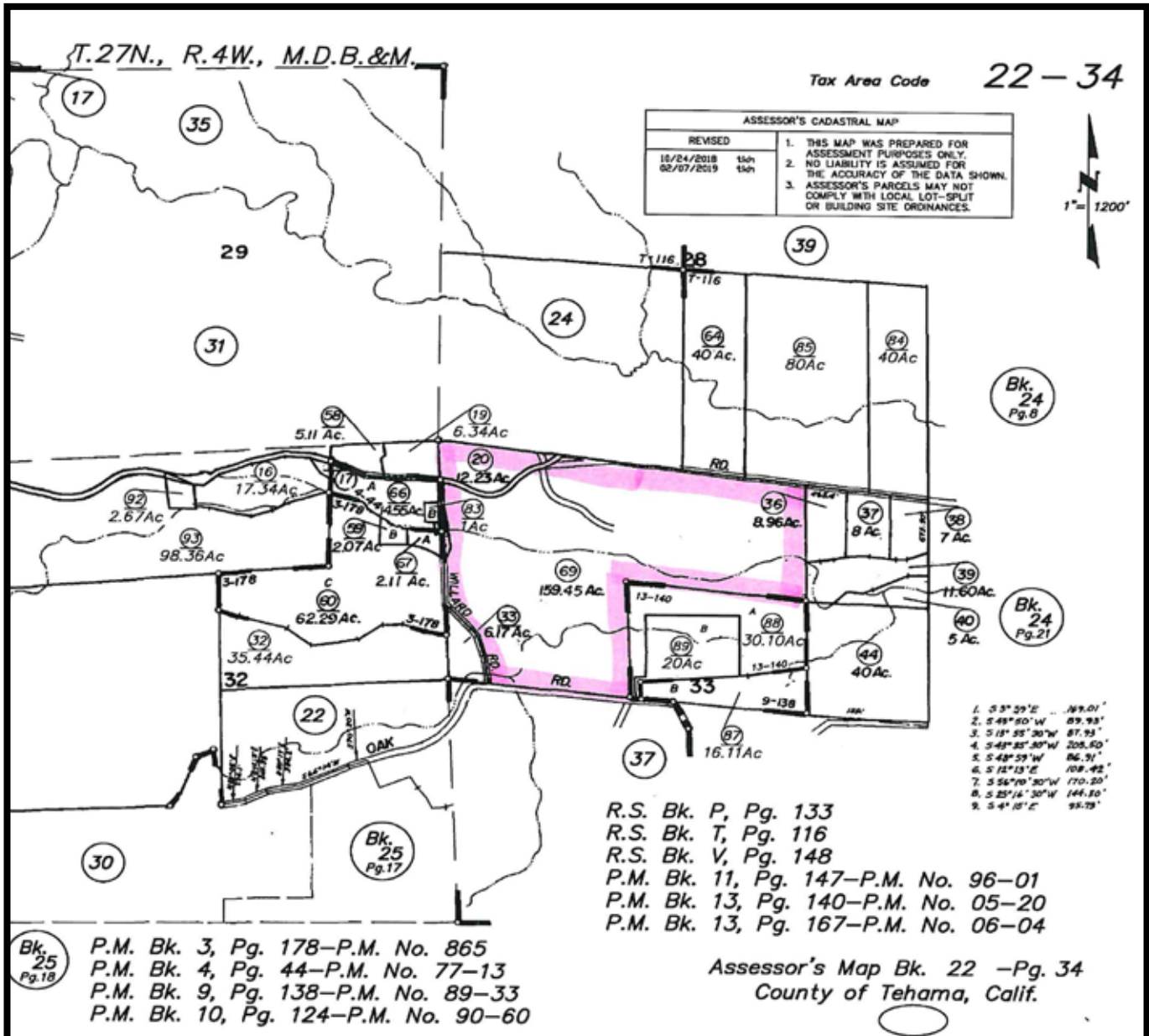


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**Assessors Map**



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**Aerial Map**



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**530.529.4490**

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