

AG-LAND INVESTMENT BROKERS

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



Investment Brokers



Agriculture Real Estate Specialists



Sacramento River Hacienda



Home - Acreage - River Frontage

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Home Layout



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SACRAMENTO RIVER HACIENDA

Home – Acreage - River Frontage

22630 Adobe Road, Red Bluff, CA

Property: Situated on the west bank of the Sacramento River are 37 +/- acres improved with “Hacienda” style home affording views and privacy thanks to the surrounding oak-studded hills and acreage. The home with 6,082 square foot of living space has 4 bedrooms, 4.5 bathrooms, inground pool, 5-car garage, solar array also has a back-up generator. Located in the upscale community of Surrey Village just a 10 convenient minute drive from central Red Bluff.

Location: From Interstate 5 Red Bluff, CA, take Adobe Road (650) exit and travel east on Adobe Road for about 4 miles the gated entrance.

Hacienda: Custom 6,082 square foot single level home has 4 bedrooms, 4.5 bath includes three separate wings adjoined by the kitchen, dining room, great room and den. The home wraps around the built-in pool with multiple French Doors opening poolside. The home has been adorned with high-quality features and luxurious accents, including Honduras Mahogany flooring, doors plus the walls of the elegant library are mahogany lined; 12-foot ceilings throughout home, sided with large windows providing ample natural light and a spacious flair; 5 gold accented fireplaces, located in the dining room, great room, library, powder room and master bedroom. The spacious kitchen is accompanied with granite counter tops, an integrated refrigerator, electric stove top island, and ample cabinet space and storage. The Master Wing has a guest powder room with fireplace. The master bedroom suite is spacious with separate bathrooms, each with walk-in closets.

Garage: Off of the north wing is a covered walkway leading to the detached 5-car garage. It includes 5 automatic roll-up garage doors, finished concrete flooring and abundant space for any onsite mechanic needs.

Solar & Generator: Northeast of the garage is a 104 panel, 31 kW owned solar array and 45 kW propane back-up generator. This combination helps to offset a significant portion of electric usage and allows the home and facilities to operate independently.

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Water: An 8” cased well equipped with 5Hp submersible pump provides water to home, pool and landscaping.

Lot Line Adj: Prior to close of escrow, Sellers to record lot line adjustment resulting in current Tehama County Parcel Number 027-030-019-000 acreage to change from 40 +/- acres to 37 +/- acres.

Mineral Rights: Oil, gas and minerals rights are included in the sale.

Depreciation: Improvements such as home, garage, and solar may offer depreciation advantages to prospective Buyer.

Comments: Opportunity to purchase 37 +/- acres with a custom home on the Sacramento River offering security and privacy, conveniently located minutes from downtown Red Bluff. ****Additional adjoining acreage may be available****

Showing: Prequalification required. Listing Agent to accompany.

Listing Price: \$1,800,000 cash.

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6,082 Sqft Custom Home



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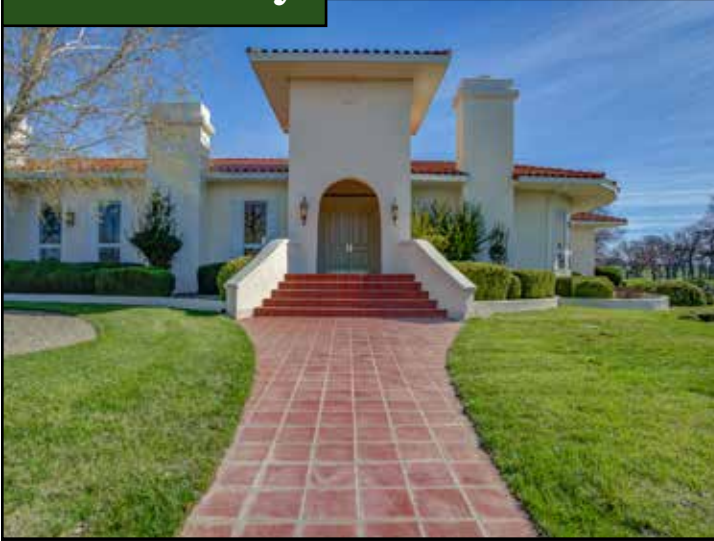


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Grand Entry



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Dinning Room



Kitchen



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Powder Room



South Master Suite Wing

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West Wing



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North Wing



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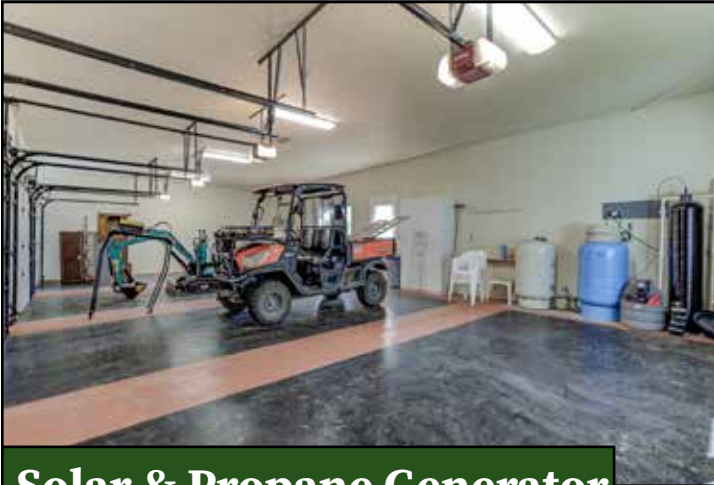


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5 Car Garage



Solar & Propane Generator



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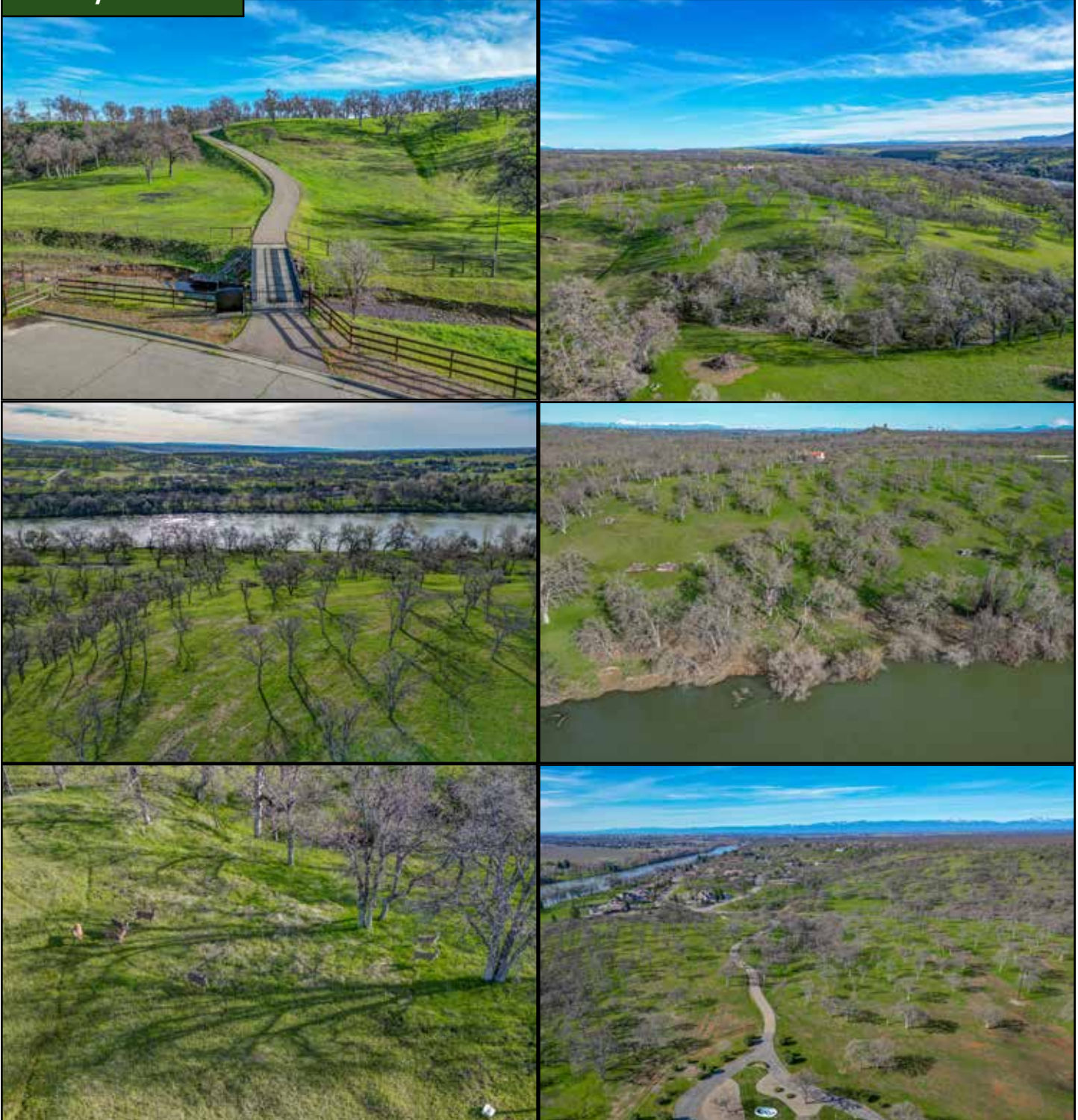


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37 +/- Acres



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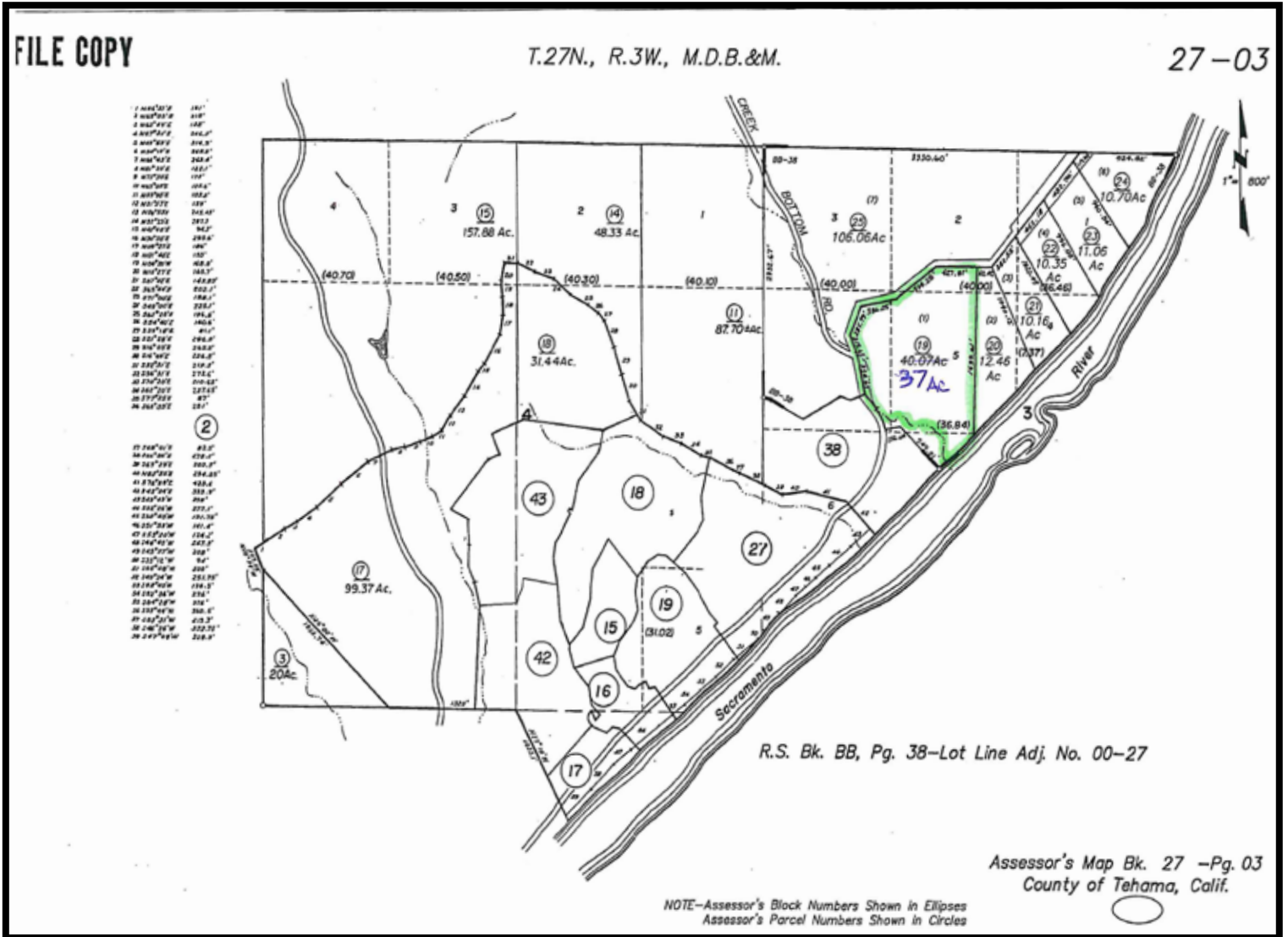


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Assessors Map



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Aerial Map



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