

AG-LAND INVESTMENT BROKERS

275 Sale Lane / P. O. Box 896

Red Bluff, CA 96080

**AG
LAND**

Investment Brokers



Agriculture Real Estate Specialists

Open Land- Baker Road Red Bluff, CA 96080



111 +/- acres - 520' AG Well



The information contained herein is from sources deemed reliable, however, accuracy is not guaranteed. AG-LAND Investment Brokers assumes no liability as to errors, omissions or future operating and investment results. Buyer assumes responsibility to perform their own investigation and due diligence. This offering is subject to prior sale, price change or withdrawal from market without notice.

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**Open Land off Baker Road
+/- 111 Acres
Red Bluff, CA 96080**

Property: 111 +/- acres of open land on the edge of Red Bluff. Utilize this property for your private ranch and develop your new home affording seclusion and mountain views. R-1 zoning also offers development opportunities. Improvements include an irrigation well, perimeter fencing and 60' deeded access from Baker Road.

Location: From Interstate 5, take Adobe Road Exit. Turn West on Adobe Road, traveling 0.3 miles turning North on Main Street. From Main Street follow 0.6 miles and turn West onto Highway 36 West. Drive 0.6 miles and turn South onto Baker Road. From Baker Road travel 0.6 miles and turn East.

Water: In 2001 an irrigation well was drilled to a depth of 520'. The well casing size for the first 235' is 10". Thereafter the casing size is 8". The well is set up with John Deere 4045 diesel engine, 40 Hp gearhead and 5-stage bowls.

Zoning: R-1; Urban Residential, 5,000 sqft minimum lot area. Tehama County Parcel Number; 027-410-001 (71.18 acres) & 024-030-013 (40.00 acres). Current property taxes are \$4,234/year.

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

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Showing: Access is behind locked gate, cattle maybe grazing on the property. Listing Broker to accompany all showings.

Listing Price: \$460,000 cash.

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Southwest Corner



Southeast Corner



Northeast Corner



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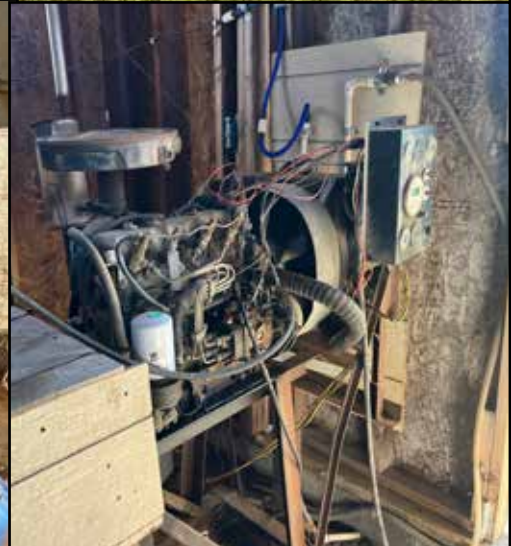


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Entrance off Baker Road



520' AG-Well - 40 Hp Gearhead - John Deere 4045 Diesel Engine

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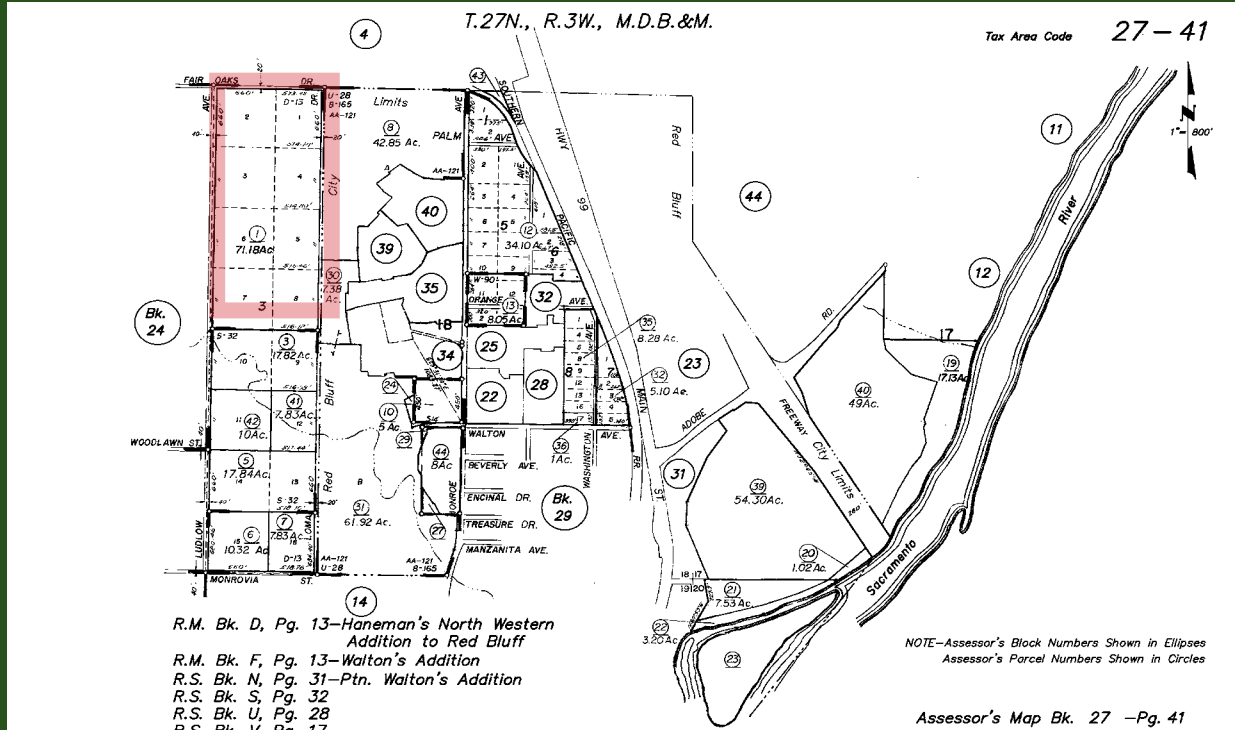
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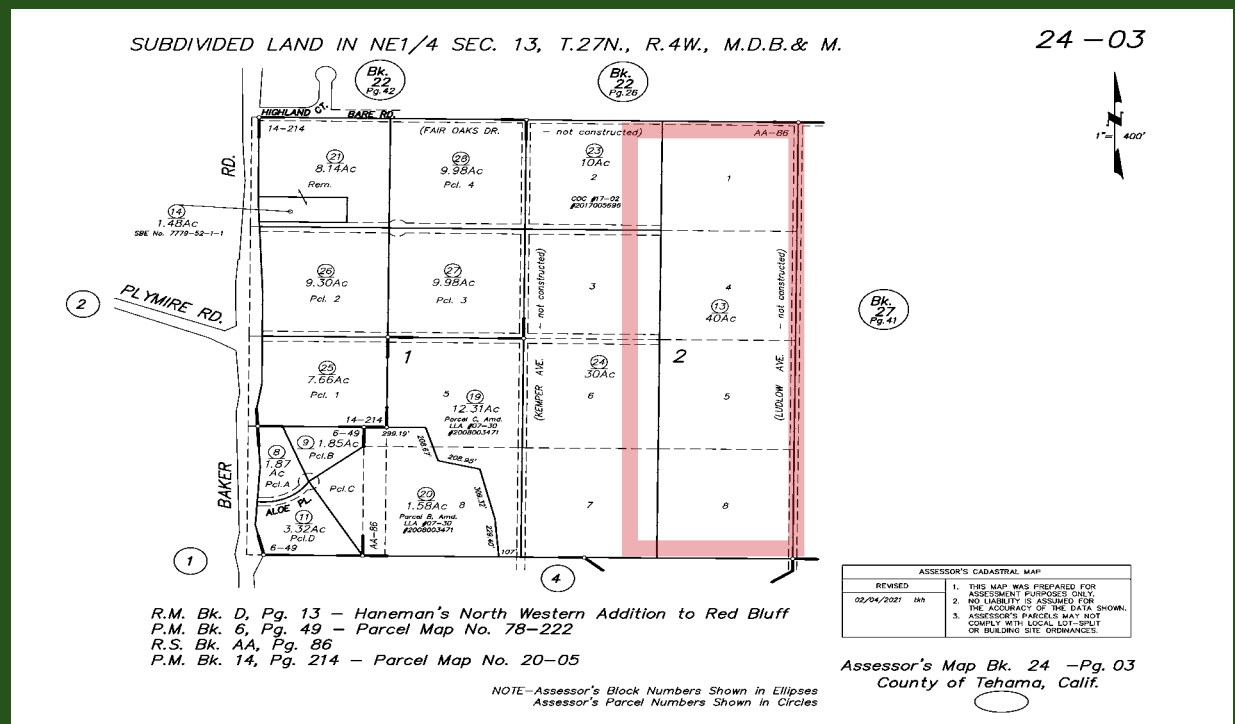
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Assessors Map

APN # 027-410-001-000 (71.18 acres)



APN # 024-030-013 (40.00 acres)



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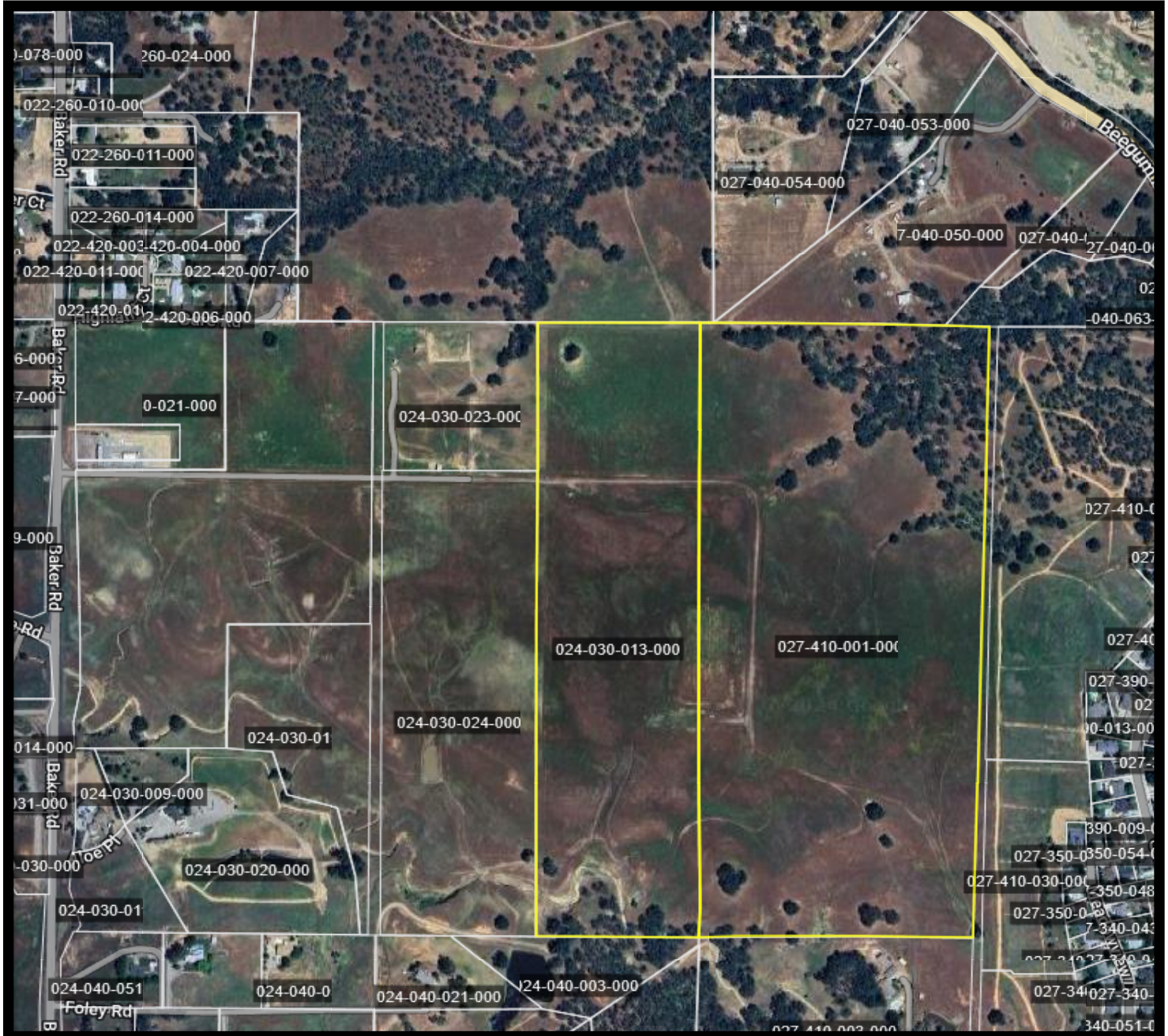


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Aerial Map



For More Information Contact Us Today!

530.529.44900

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