



OUTDOOR PROPERTIES

FARMS | RANCHES | RECREATIONAL PROPERTIES | LAND | LUXURY ESTATES



BR Ranch

86.55 ± Acres | Tehama County, CA



707 Merchant Street | Suite 100 | Vacaville, CA 95688

DRE# 01838294



Introduction

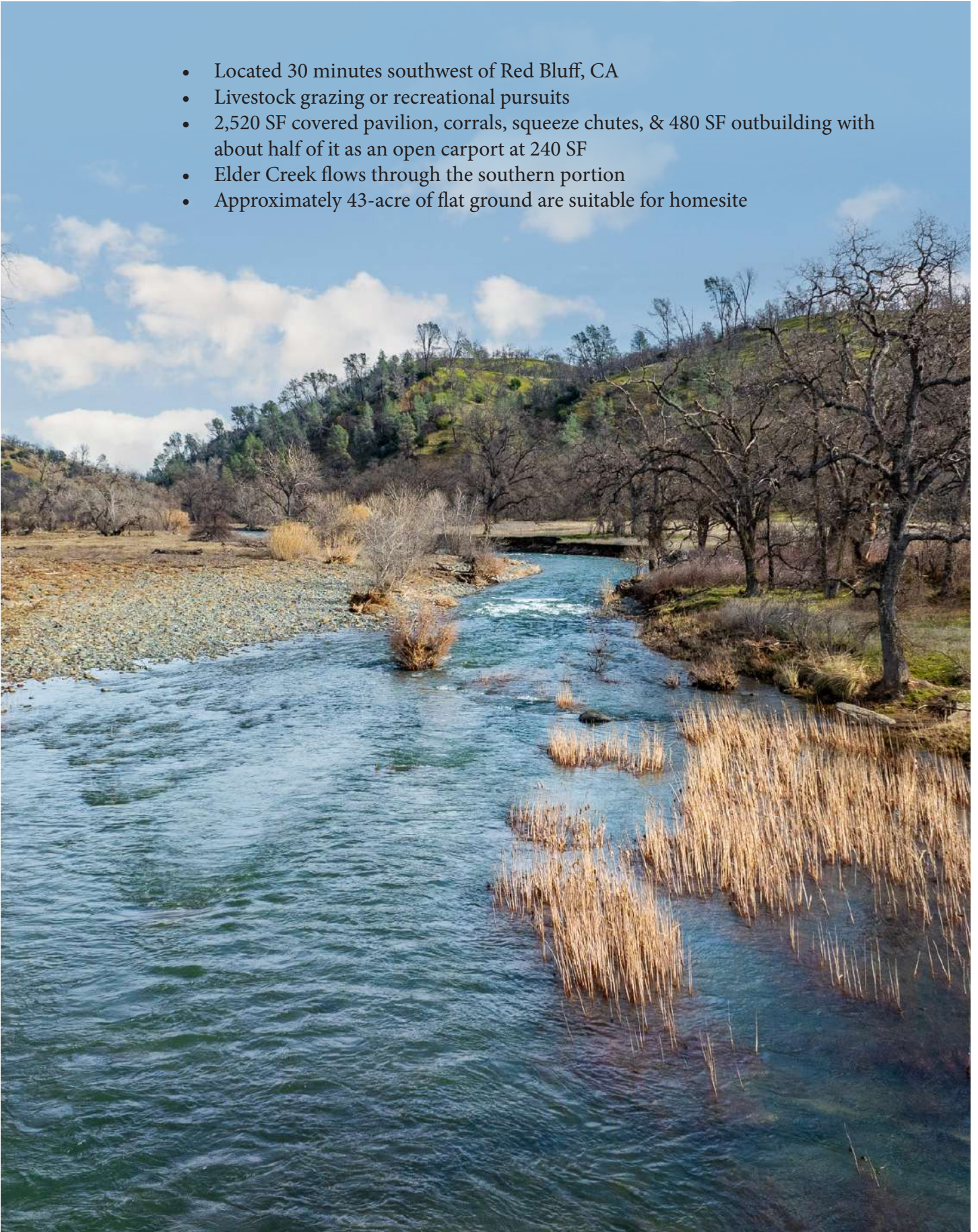


Located a 30-minute drive southwest of Red Bluff, CA, discover the 86.55-acre, BR Ranch outside of Lowery, CA, in beautiful Tehama County. The property includes an approximately 2,520 SF covered pavilion, corrals, a roughly 480 SF partially open outbuilding that includes within an approximately 240 SF carport. Elder Creek traverses the southern portion of the ranch. Opportunities exist for livestock grazing and outdoor recreational pursuits such as horseback riding, hiking, biking, or ATV. Approximately 43 acres of flat topography are suitable for homesite potential or further enhancing the livestock ranch infrastructure.



Highlights

- Located 30 minutes southwest of Red Bluff, CA
- Livestock grazing or recreational pursuits
- 2,520 SF covered pavilion, corrals, squeeze chutes, & 480 SF outbuilding with about half of it as an open carport at 240 SF
- Elder Creek flows through the southern portion
- Approximately 43-acre of flat ground are suitable for homesite



Improvements

Improvements on the property include an approximately 2,520 SF covered pavilion, corrals, a roughly 480 SF partially open outbuilding that includes within an approximately 240 SF carport.



Location



About Red Bluff, CA:

Red Bluff is located 131 miles north of Sacramento, 40 miles northwest from Chico, and 31 miles south of Redding California. According to the 2010 US Census, the population was 14,076. Red Bluff is known for being the “marketing centre” for livestock and farm produce. Red Bluff holds a “Bull and Gelding” sale every January and also hosts a rodeo in the spring which is one of the largest in the nation. To the east of the city lies the Lassen Volcanic National Park and Ishi Wilderness Area. There are plenty of outdoor recreational opportunities in this city.

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) & 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), & San Francisco International airport (197 mi).

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.

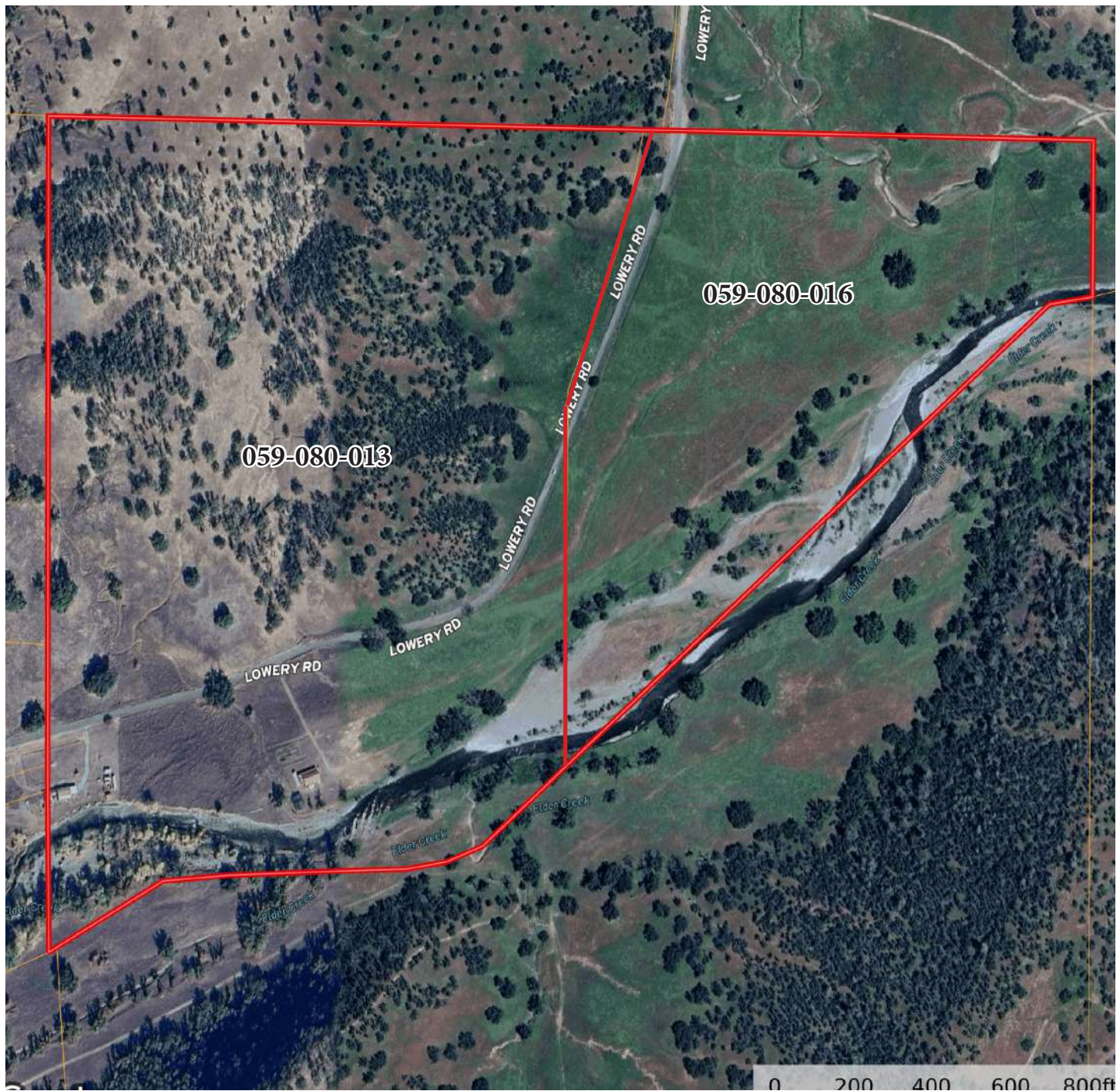




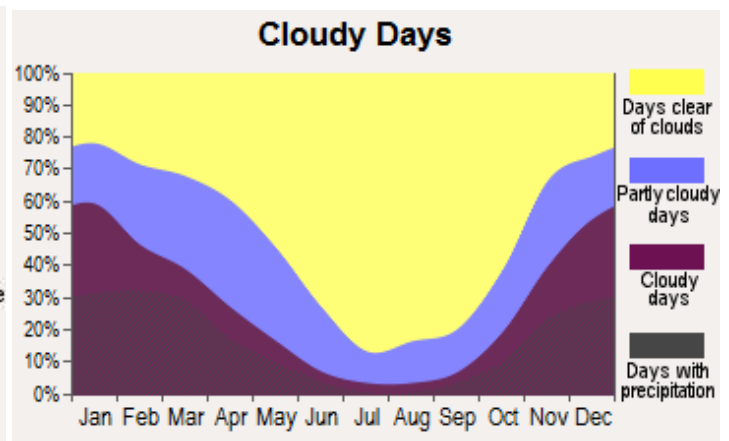
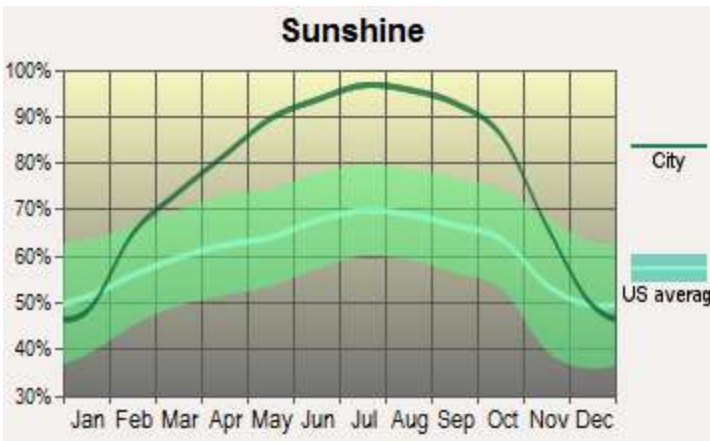
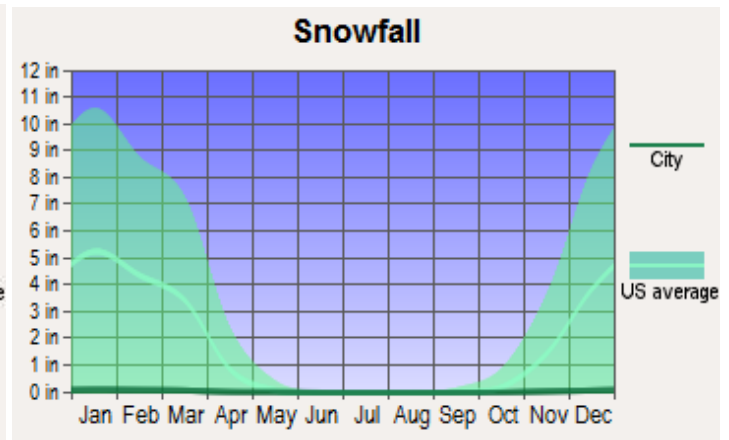
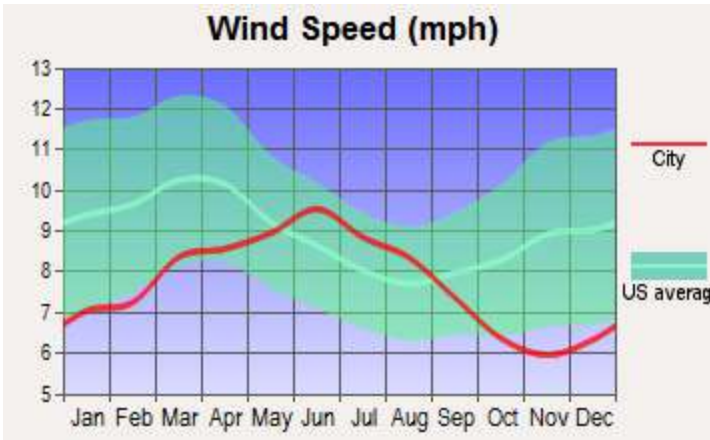
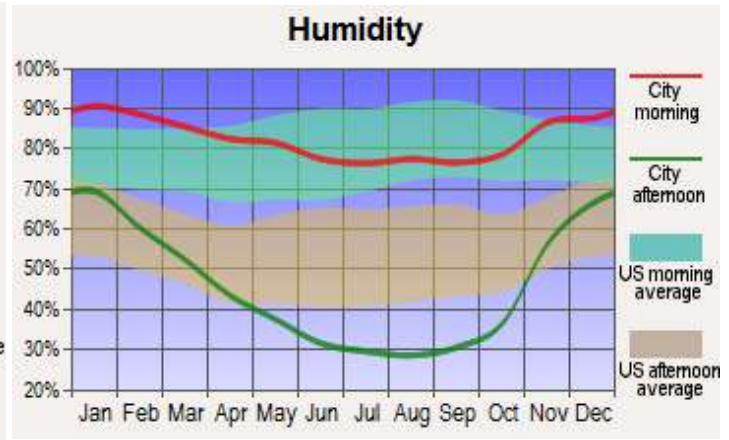
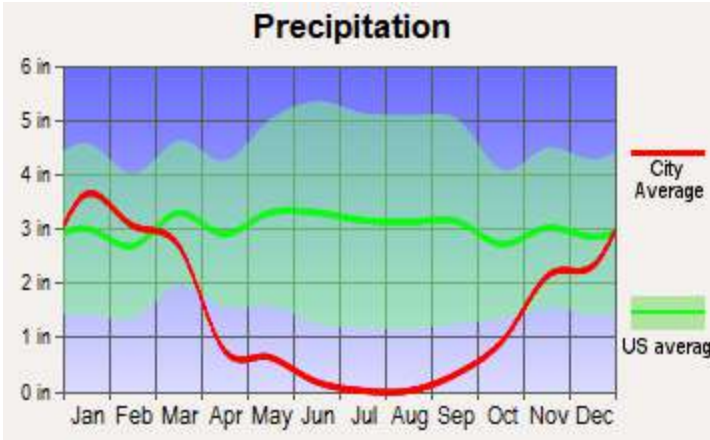
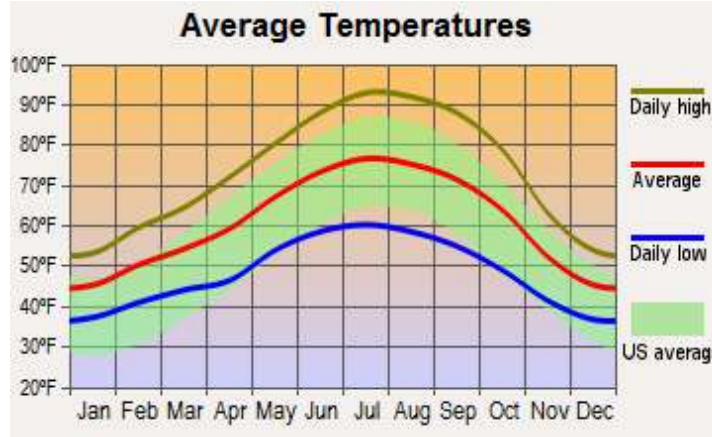
Size & Zoning

BR Ranch consists of two parcels totaling 86.55 acres. The total property taxes for 2024 were \$1,695.36. It is zoned AG-1.

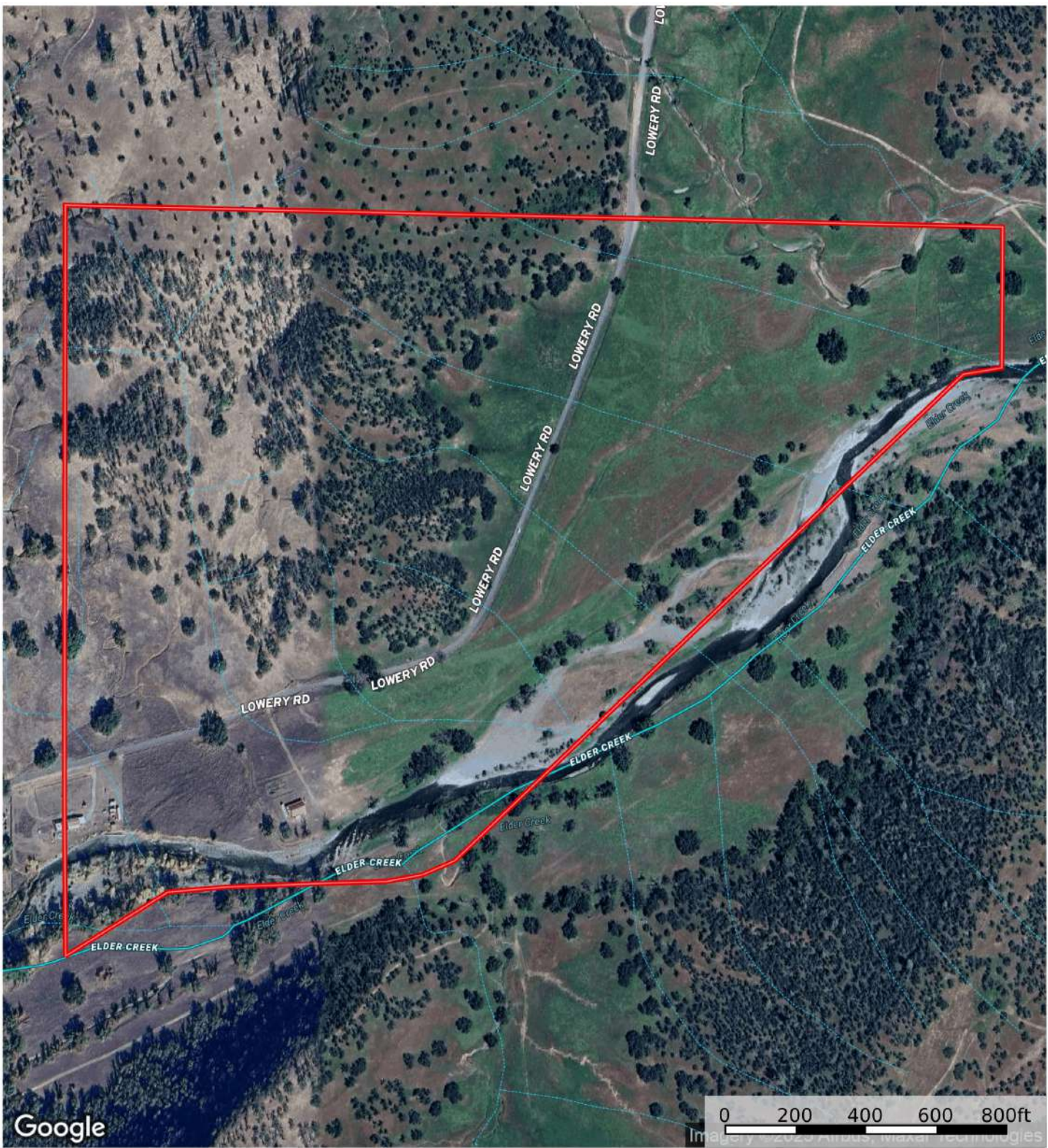
APN	ACRES	ZONING	TAXES (2024)
059-080-013	58.84 acres	AG-1	\$296.76
059-080-016	27.71 acres	AG-1	\$1,398.60
TOTAL	86.55		\$1,695.36



Weather for Red Bluff

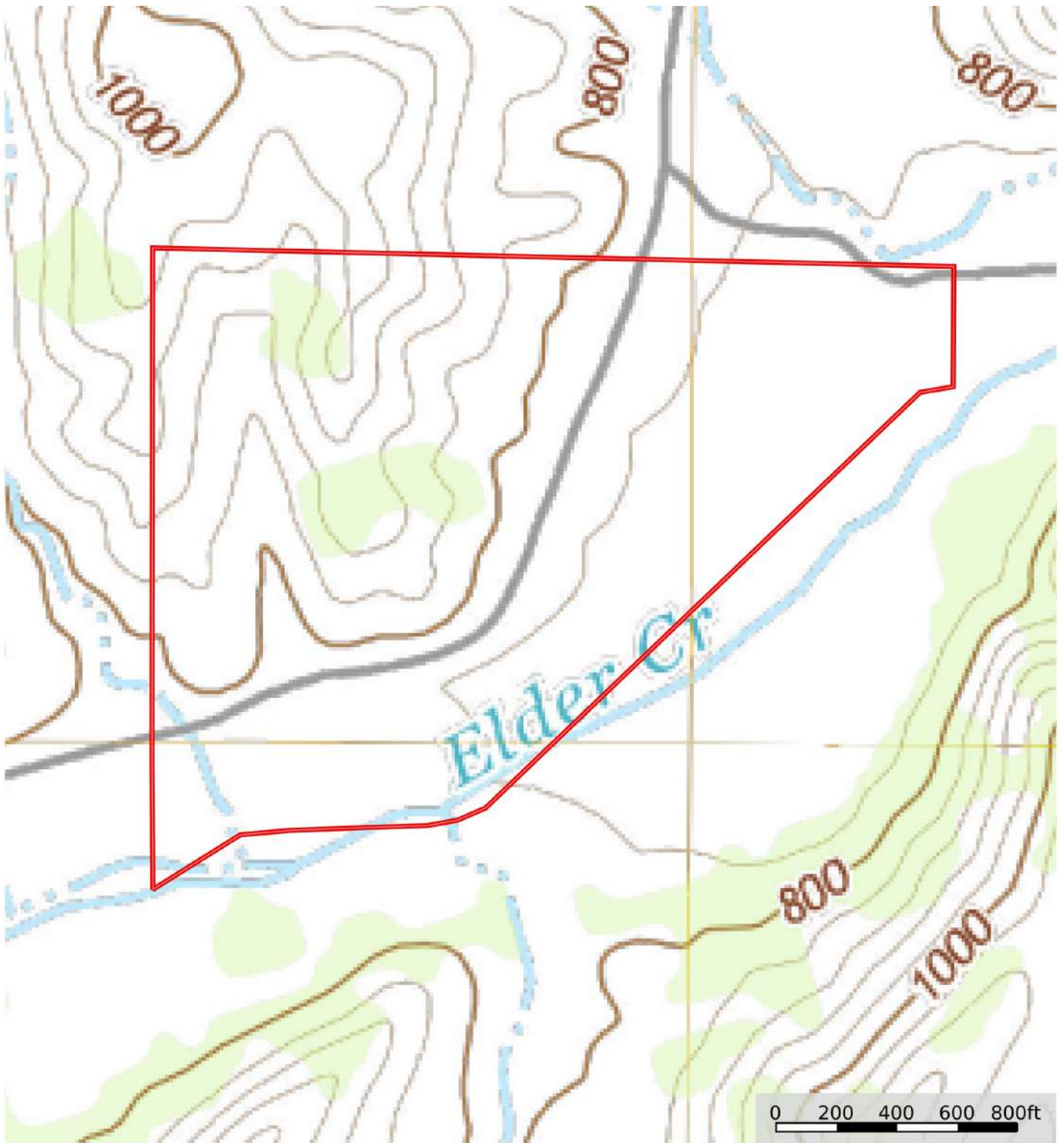


Google Map



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

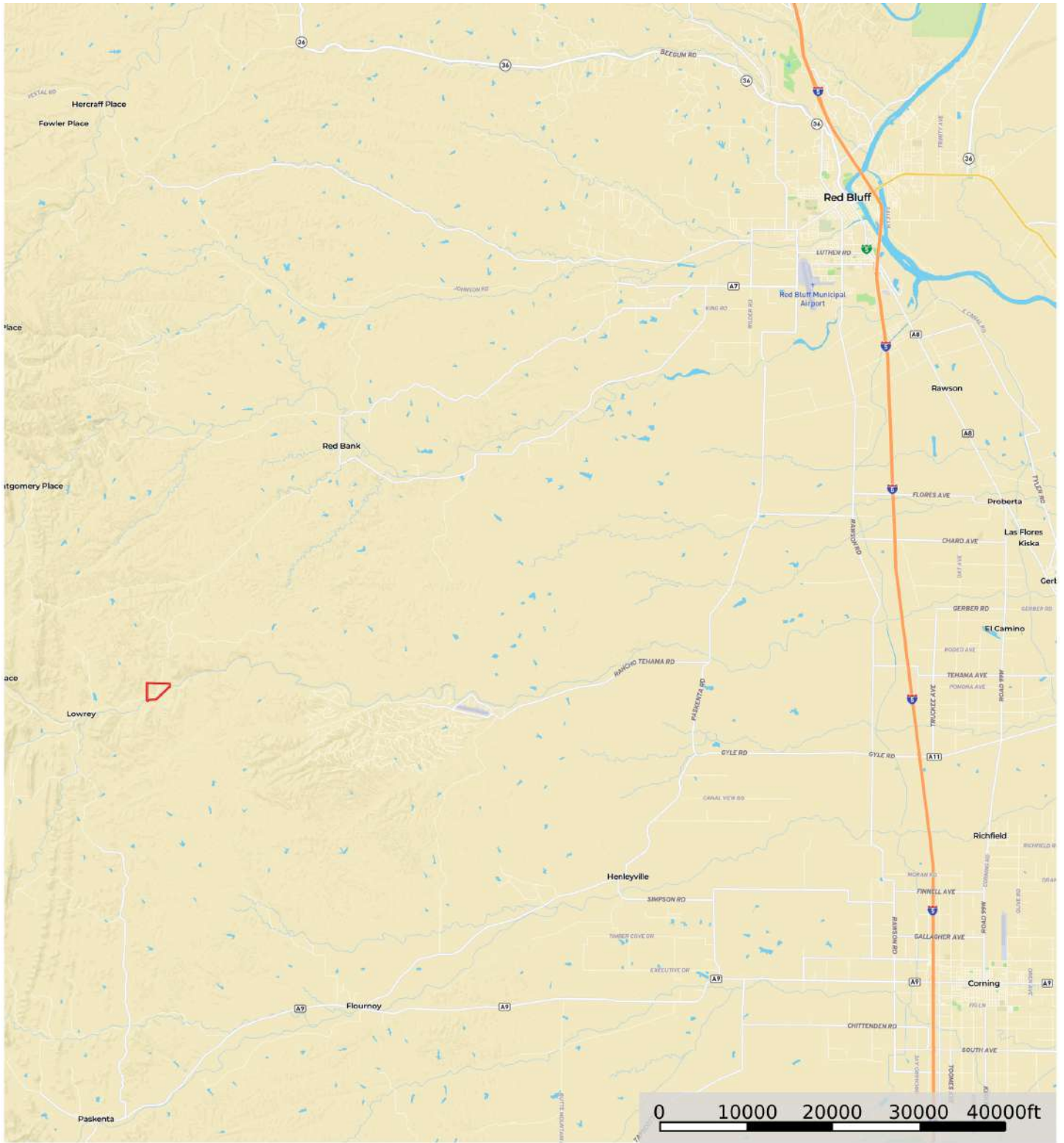
Topo Map



 Boundary



Street Map



 Boundary



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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



LISTING AGENTS:
Todd Renfrew | (707) 455-4444
todd@caoutdoorproperties.com

Scott Soder | (530) 727-7572
scottsoder@aol.com

EXCLUSIVE PARTNER OF

