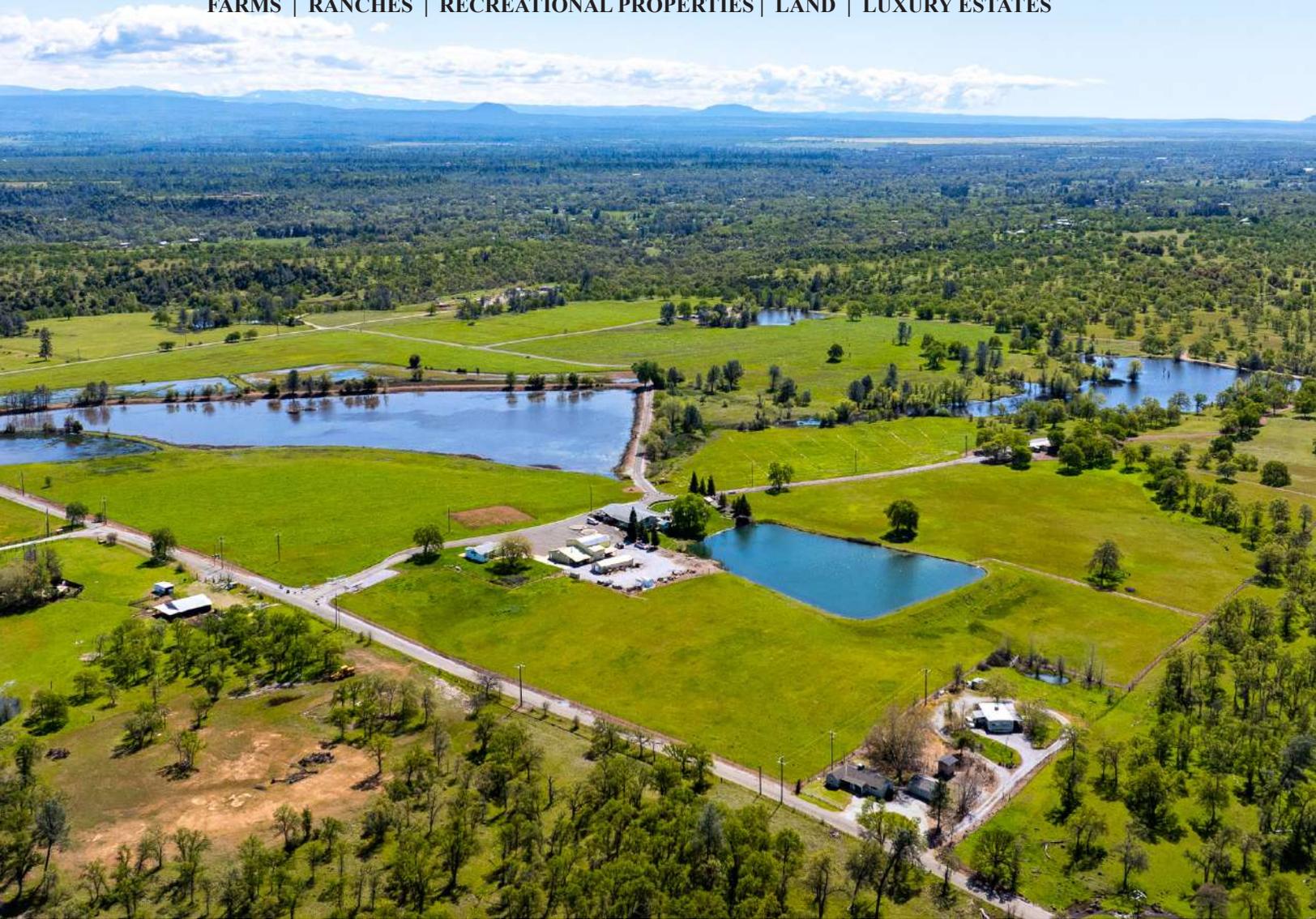




## OUTDOOR PROPERTIES

FARMS | RANCHES | RECREATIONAL PROPERTIES | LAND | LUXURY ESTATES



# Seven Lakes Ranch

160± Acres | Shasta County, CA



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DRE# 01838294



# Introduction

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Just ten minutes east of Redding, California, lies the 160-acre Seven Lakes Ranch in Shasta County – a true hunting and fishing paradise. The property’s landscape is characterized by its expanse of beautiful lakes that offer both a refreshing retreat during Redding’s warm summers and endless recreational opportunities. Seven Lakes Ranch offers a unique blend of remote privacy and convenient access to town.

A defining feature of this ranch is its exceptional water resource, boasting four substantial lakes. This abundance of water affords excellent outdoor recreational opportunities such as hunting waterfowl and upland birds, bass fishing, horseback riding, paddleboarding, canoeing, and leisurely strolls, as well as providing irrigation for livestock or other uses. There is an underground irrigation infrastructure and two wells.

There are three homes on the ranch offering a range of living options for friends/family or potential rental income. Escape to a serene paradise with the main 2,595 SF three bedroom, two bathroom manufactured home with a wrap-around covered deck overlooking one of the lakes. The entirety of the home from the bedrooms, kitchen, living/dining room, and bathrooms are filled with natural light throughout. There is a large kitchen with an island, gas range, and all the necessary household kitchen appliances. The primary bathroom features a sunken tub, shower, and dual sinks. The additional homes are a custom-built 1,994 SF three bedroom, two bathroom home that also enjoys a lake view and a 1,023 SF two bedroom, one bath home.

The landscaping and custom built-in pool at Seven Lakes Ranch are from a dream. With a sunken wet bar with in-pool bar stools, fountain, multiple gazebos, outdoor shower, and complete outdoor kitchen with built-in grill, it’s ideal space for entertaining family and friends. The property is easily accessible with paved roads throughout. There are multiple garages with RV roll-up doors, barns, shop, and an owned solar system. A ranch with plenty of space for ranch equipment, recreational toys, tools, and vehicles. Come discover the pristine natural beauty of Seven Lakes Ranch!



# Highlights

- 10 minutes east of Redding, CA
- Remote yet convenient access to town
- Hunting and fishing ranch
- Four beautiful lakes
- Great recreational opportunities:
  - Waterfowl hunting
  - Bass fishing
  - Kayaking
  - Canoeing
  - Paddleboarding
  - Horseback riding
- Water can irrigate pasture
- Can accommodate livestock
- Underground irrigation infrastructure
- Two wells
- Three homes on the ranch
  - 2,595 SF main manufactured home; 3 beds/2 baths
  - 1,023 SF home; 2 beds/1 bath
  - Custom-built 1,994 SF home; 3 beds/2 baths
- Extraordinary custom pool with sunken wet bar, multiple gazebos, outdoor kitchen and grill, & outdoor shower
- Multiple garages with RV roll up doors, barns & shops
- Commercial generator that fully runs all shops & two houses
- Owned solar system
- Perimeter fencing

# Water

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Water, water, water! Abundant on Seven Lakes Ranch, the property boasts four lakes that provide irrigation for lush livestock pastures and serve as a recreational haven for paddleboarding, canoeing, and enjoying the refreshing coolness of summer. There is an underground irrigation infrastructure and two wells. These lakes don't just sustain the land; they cultivate a uniquely peaceful and beautiful atmosphere across the ranch.



# Improvements - Main Home

After entering the gated property, the driveway unfolds towards the central hub of the ranch. The primary residence is a comfortable 2,595 SF manufactured home with three bedrooms, two bathrooms, and a wrap-around covered deck that overlooks the nicely landscaped surroundings. Step inside and be greeted by natural light that fills every corner of the home. The spacious kitchen is equipped with an island, a gas range, and all the essential appliances for modern living, while the primary bathroom provides a relaxing escape with a sunken tub, a separate shower, dual sinks and a walk in cedar closet.



# Improvements - Main Home



The undeniable centerpiece of the main home is the unbelievable pool area. Strategically positioned to command views of one of the serene lakes, this exquisite setting is truly exceptional. This exquisite space invites you to unwind with its sunken wet bar featuring in-pool seating, the soothing sound of a fountain, multiple shaded gazebos, a convenient outdoor shower, and a complete outdoor kitchen boasting a built-in grill. This remarkable amenity makes it feel like you're on vacation everyday!



# Improvements - Additional Homes

Situated close to the primary home is a second home offering 1,023 SF with two bedrooms and one bathroom.



Overlooking one of the lakes on the property is the final residence, a custom-built 1,994 SF home with three bedrooms and two bathrooms by Palomar Construction.



# Improvements - Cont'd

This ranch offers exceptional utility and storage, featuring multiple garages with RV roll-up doors, barns, a shop, an owned solar system, a convenient kennel, and two full RV hookups. You'll find abundant space for all your ranch equipment, recreational toys, tools, and vehicles. Furthermore, a commercial generator ensures full power for all shops and two houses.

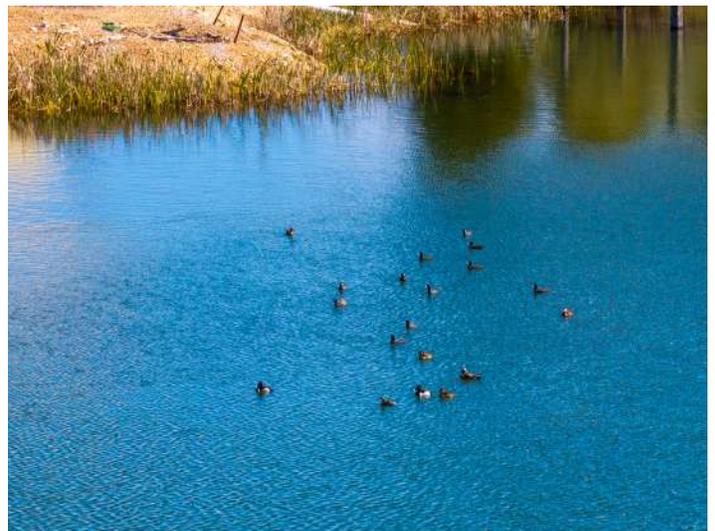


# Recreation

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Complementing the water activities like paddleboarding and canoeing, the ranch caters to a wide array of recreational interests. Equestrian lovers will appreciate the vast open spaces for riding and exploring, while the scenic lakes are stocked for fantastic bass fishing. For hunting enthusiasts, there's a thriving population of ducks, geese, and pheasants. Plus, there's plenty of room for livestock.



# Location



## About Redding, CA:

Redding lies along the Sacramento River in the northern Sacramento Valley area and is known as the “sunniest city in all of California.” It is surrounded by mountains on the north, east, & west and farmland to the south. According to the 2022 US Census, the population is 95,542. It is the largest city north of Sacramento and is the county seat of Shasta County. The city covers eight counties and comprises of 25% of California’s landmass. It is the “economic and cultural capital of the Shasta Cascade region.” There are tons of outdoor activities; lakes, trails, national parks, state parks, etc. Iconically, the most known things to see in Redding are Mount Shasta, Lassen Volcanic National Park, McArthur-Burney Falls, Whiskeytown National Recreation Area, Sundial Bridge, Turtle Bay Exploration Park & more. This city offers a fantastic outdoor lifestyle, featuring world-class fly fishing, hiking, and mountaineering.

*Nearby airports include: Redding Municipal Airport (9 miles from Redding) and Chico Municipal Airport (71 miles). International Airports: Sacramento International Airport (154 miles) and Reno-Tahoe International Airport (200 miles).*

## About Shasta County, CA:

Shasta County is nestled in the northern region of California. The county seat is Redding. As of the 2020 US Census, the population is 182,155. Top attractions in the county are the Shasta Lake, Lassen Peak and the Sundial Bridge. Shasta County is one of the original counties in California created in 1850. The county was named after Mount Shasta which was named after the Shasta people. Mount Shasta, a dormant stratovolcano, dominates the skyline with its snow-capped peak, attracting hikers, climbers, and spiritual seekers from far and wide. The surrounding Shasta-Trinity National Forest provides endless opportunities for exploration, from pristine alpine lakes to dense forests teeming with wildlife. The Sacramento River winds through the county, offering fishing, boating, and scenic views. Whether you seek outdoor adventure or a charming small-town atmosphere, Shasta County promises a unique and unforgettable experience.



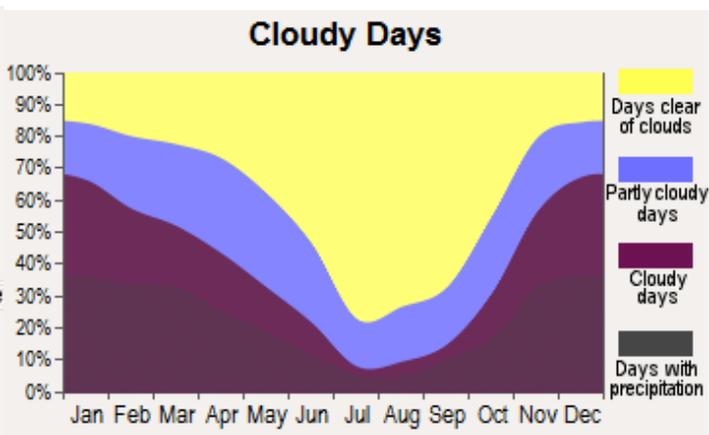
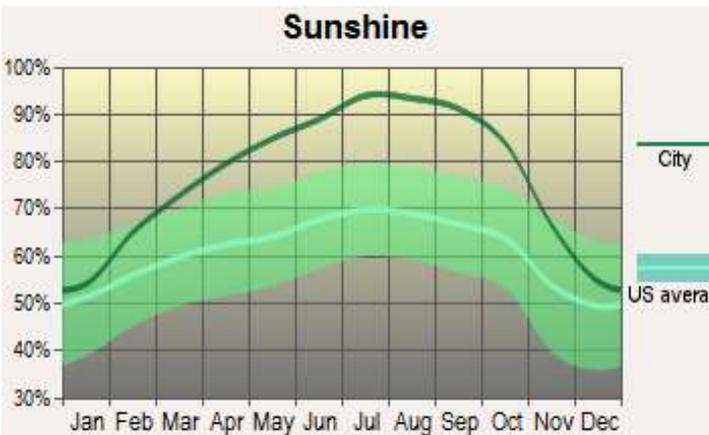
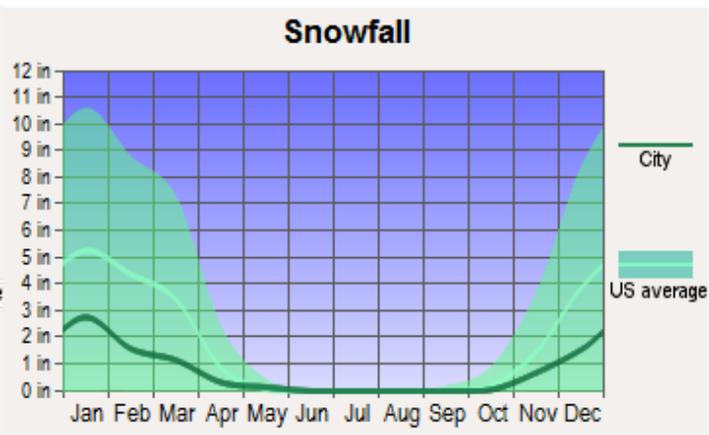
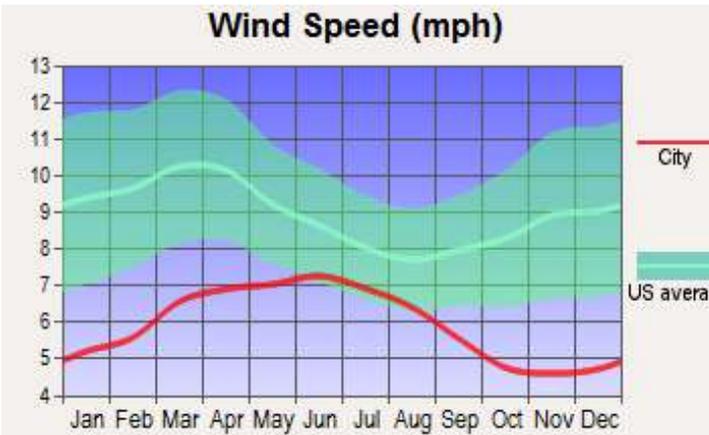
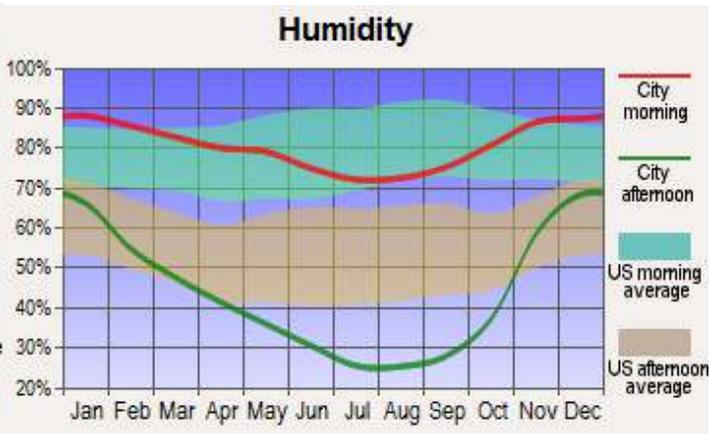
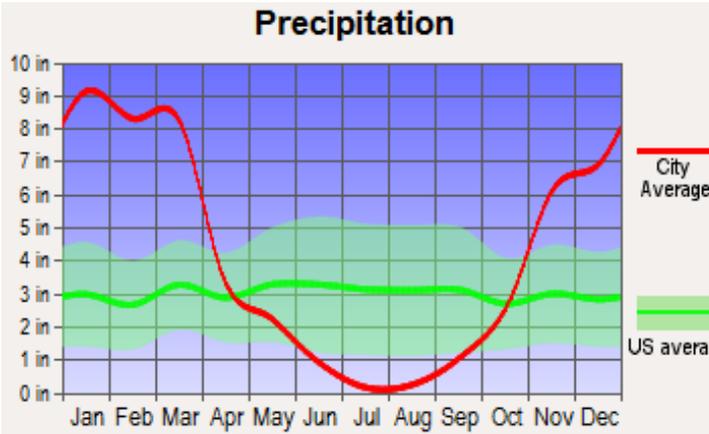
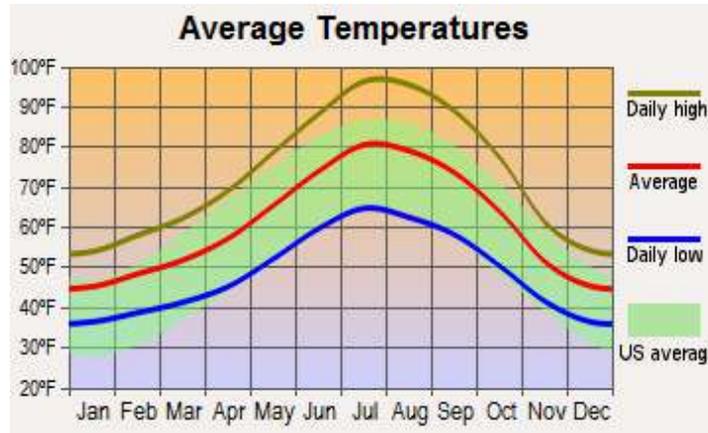
# Size & Zoning

The Seven Lakes Ranch consists of two parcels totaling 160 acres. Its property taxes for the 2024 year was \$6,207.

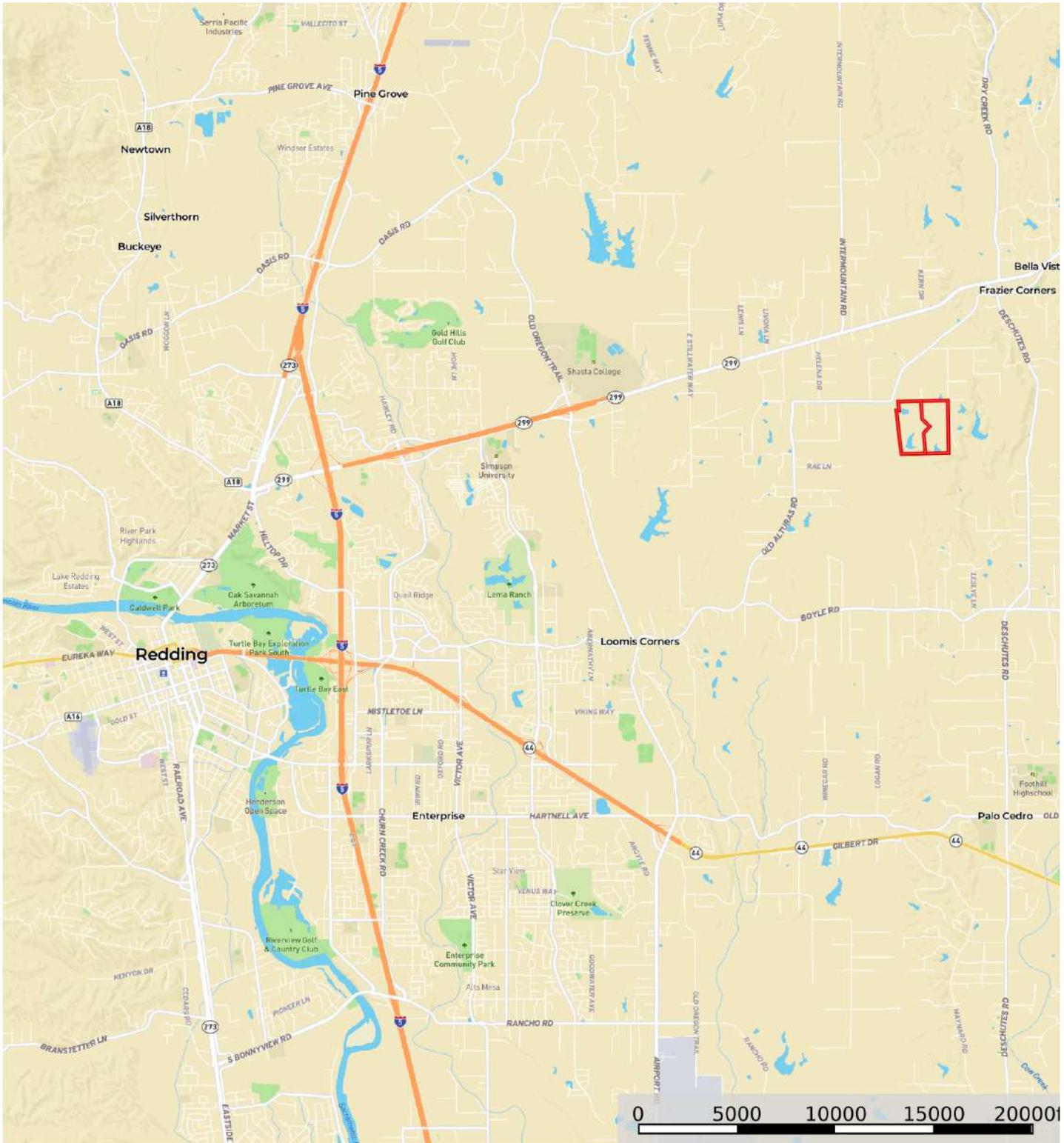
APN	ACRES	ZONING	AG Preserve (Y/N)	TAXES (2024)
061-250-008	81 acres	U	N	\$3,366
061-250-009	79 acres	U	N	\$2,841
<b>TOTAL</b>	<b>160 acres</b>			<b>\$6,207</b>



# Weather for Redding, CA

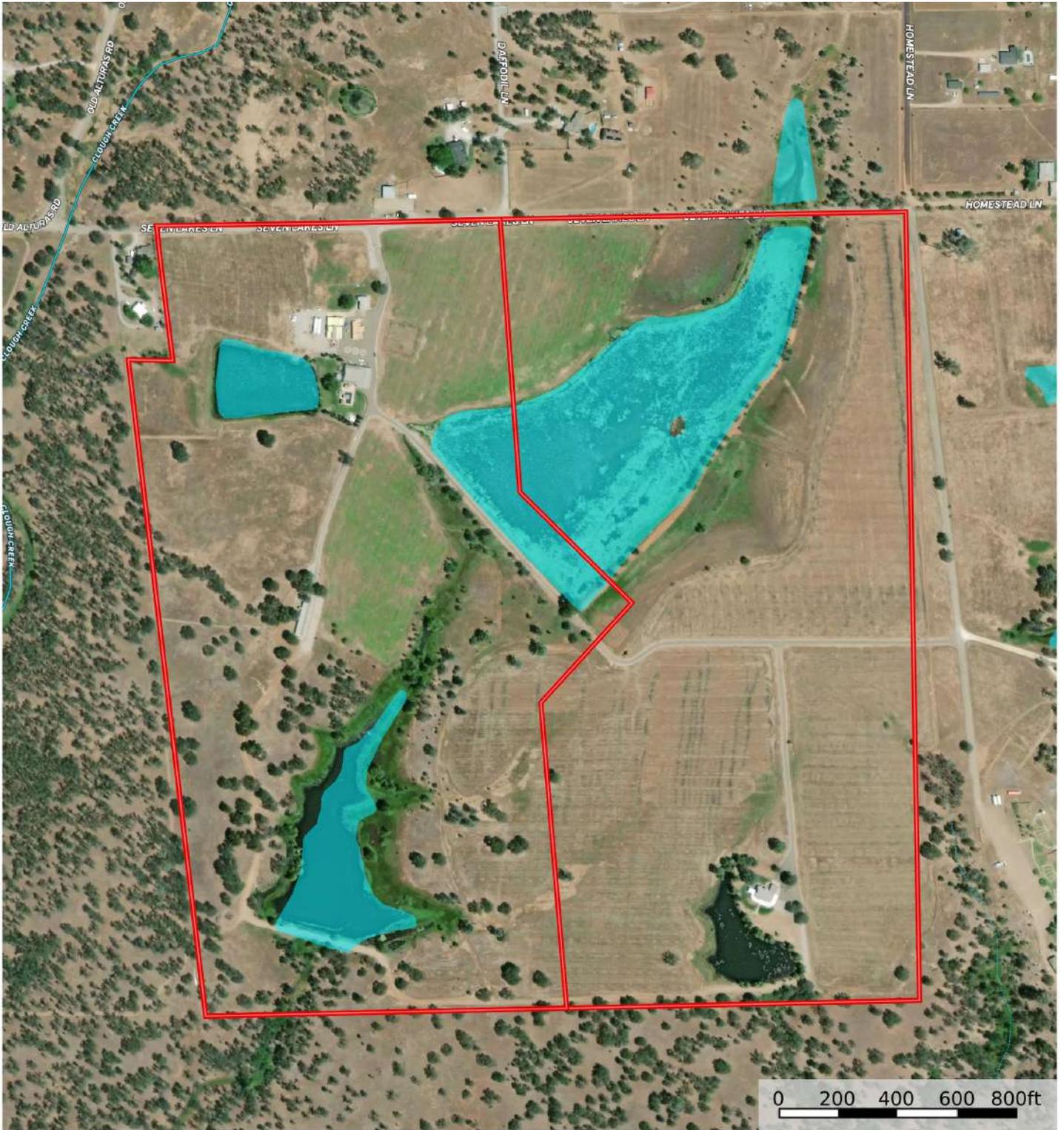


# Street Map



 Boundary

# MB Satellite Map



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

# Topo Map



 Boundary



California Outdoor Properties, Inc. is pleased to have been selected as the Exclusive Agent for the seller of this offering. All information has been obtained from sources deemed reliable by California Outdoor Properties, Inc. However, the accuracy of this information is not guaranteed or warranted by either California Outdoor Properties, Inc., or the sellers. Prospective buyers are charged with making and are expected to conduct their own independent investigation of the information contained herein. This offering is subject to prior sale, price change, correction or withdrawal without notice, and any offer presented does not have to be accepted.

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EXCLUSIVE PARTNER OF

