



OUTDOOR PROPERTIES

FARMS | RANCHES | RECREATIONAL PROPERTIES | LAND | LUXURY ESTATES



Hope's Ranch

634.81 ± Acres | Tehama County, CA



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DRE# 01838294



Introduction



Privately tucked away 25 miles southwest of Redding, California, awaits the 635 ± acre Hope's Ranch in Tehama County. Secluded on the top of a hill with expansive 365-degree breathtaking views of the Trinity Alps, Mount Shasta, Mount Lassen, and Yolla Bolla Mountains, stands the single-story custom-built 2,092 square foot home with modern conveniences.

Whether you're actively involved in livestock agriculture or not, there is something here for everyone. The ranch is currently used for organic grass-fed beef rotationally grazed. With cross-fencing and multiple water troughs throughout, you can rotate and have the cattle make the best use of the plentiful grass, but the property can also be utilized as a private estate, the land could be leased out for winter grazing land, or for other potential income-generating opportunities.

The ranch has plentiful water for drinking or irrigation due to the excellent aquifer. There are two large reservoirs, two smaller seasonal reservoirs, and seasonal creeks. There is a main well with 50+ GPM production, a solar well that pumps 5-12 GPM, two 2,500-gallon and two 5,000-gallon water storage tanks.

Spend time in the great outdoors with trail hiking, biking, running, equestrian trail riding, atv'ing on the gravel ranch roads that traverse the property - all right out your front door. For the hunter or those who enjoy seeing wildlife - wild pigs, deer, turkey, quail, and dove are frequently spotted.

If you're hoping for a turnkey livestock operation, a private estate, or a weekend getaway, Hope's Ranch is for you!

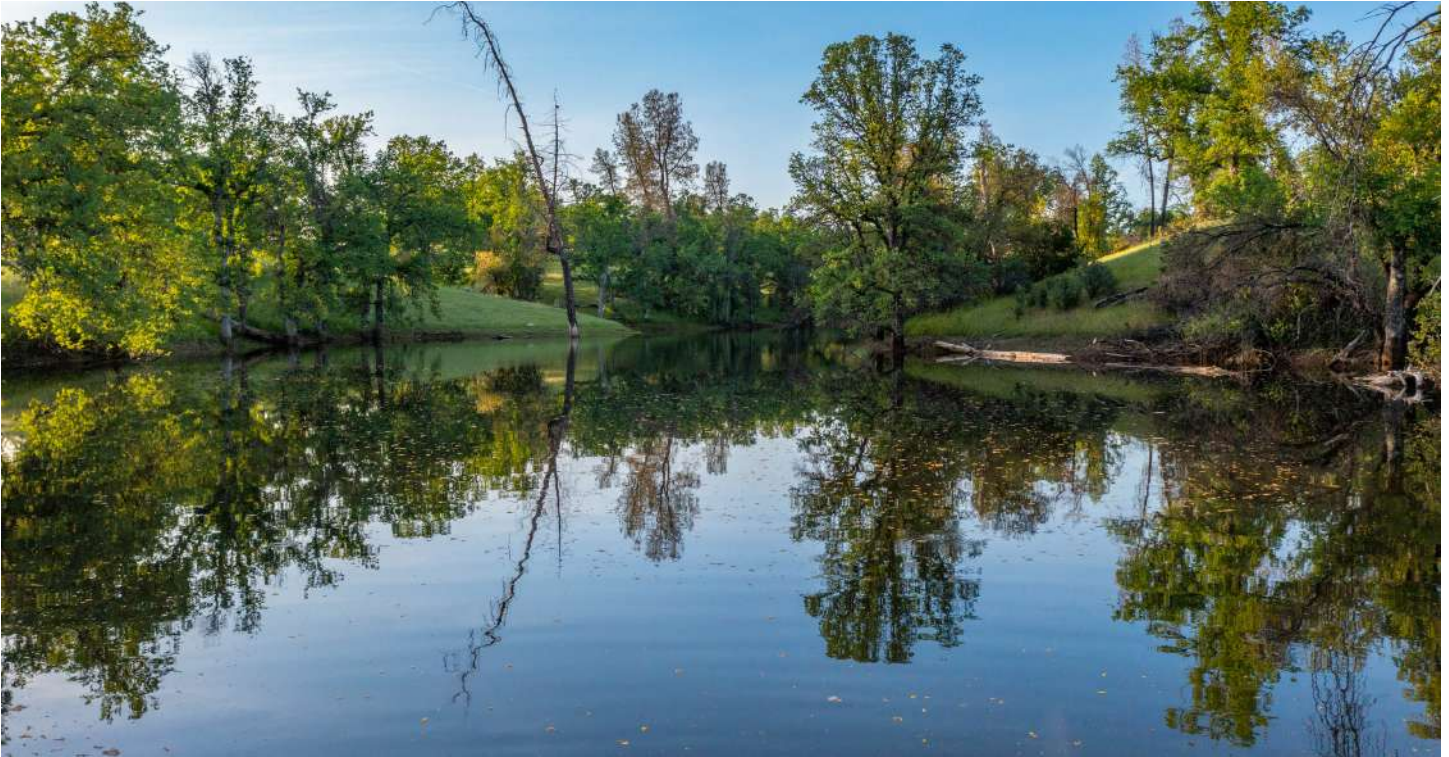


Highlights

- Privately situated with expansive breathtaking views of the Trinity Alps, Mount Shasta, Mount Lassen, and Yolla Bolla Mountains
- 11 miles from a major highway
- 30 minutes to regional airport; 2 hours from international airport
- 2,092 SF single-story custom-built home
- Three bedrooms and two full bathrooms
- Oversized two car garage with insulated doors
- 20' x 50' above ground salt water pool
- Two large reservoirs and two smaller seasonal reservoirs
- Seasonal creeks
- Excellent aquifer with plenty of water for drinking and irrigation
- Currently used for cattle; organic grass-fed/grass finished beef rotationally grazed
- Fenced and cross fenced
- Multiple water troughs
- Beautiful open pastures, miles of trails, 360-degree views!
- Abundance of wildlife: wild pigs, deer, turkey, quail, dove, etc.
- Great for outdoor enthusiasts: Hikers, hunters, equestrian riders, ATVing, etc.
- Multiple potential uses: Private estate, parcels can be sold together or individually, farming, cattle, equestrian, hunting getaway, and more



Water



Water on the ranch consists of two large reservoirs, two smaller seasonal reservoirs, and seasonal creeks. Additionally, there is an excellent aquifer with plenty of water for drinking and irrigation. Water troughs are located in multiple locations. See more in-depth water information below:

- **Main well:** 3HP pump, 50+ GPM production. New Pentair controller 2023, new pressure/bladder tank 2022, new wire to pump 2021
- **Solar well:** grundfos pump, with current solar panel it pumps 5-12 GPM, can expand panels to increase capacity
- Water troughs in multiple locations fed by 1 1/4" schedule 40 PVC
- Two 2,500 gallon water storage tanks
- Two 5,000 gallon water storage tanks



Cattle

The property is currently used for organic grass-fed/grass-finished beef ranch, employing rotational grazing. With existing cross fencing and strategically placed water troughs, cattle efficiently rotate to maximize grass utilization. There's potential for agricultural income through leasing options for winter grazing. Upgraded with newer perimeter and rotational grazing fencing, the property ensures effective grazing area management. There is year-round water supply for the livestock.



Recreation



This ranch presents an exceptional opportunity for recreational pursuits. Encompassing expansive open pastures, extensive trails, seasonal creeks, two substantial reservoirs, and two smaller seasonal reservoirs, it caters to a diverse range of outdoor enthusiasts. Ideal for nature lovers, hikers, trail riders, hunters, and equestrian enthusiasts, the property hosts a rich variety of wildlife, including wild pigs, deer, turkey, quail, and doves.

Moreover, the inclusion of well-maintained gravel roads and jeep trails enhances accessibility and provides avenues for exploration. The property's unique topography offers a 360-degree panorama, showcasing breathtaking views from every vantage point. Whether one seeks an adventurous trail ride, a peaceful hike, or the thrill of off-road excursions, this ranch offers a harmonious blend of natural beauty and recreational possibilities, creating an ideal setting for those with a penchant for outdoor activities.





Improvements

Hope's Ranch showcases a 2,092 square foot single-story, low-maintenance home with three bedrooms and two bathrooms. The residence includes a laundry/mudroom and an oversized two-car garage featuring insulated doors. Inside, the kitchen is adorned with custom cherry wood cabinets, Brazilian granite countertops, and a matching backsplash, complemented by diamond-polished and acid-stained concrete floors throughout. The home is wired for audio, video, and comes equipped with provisions for a living room projector and cameras, both inside and out. Outside, concrete patios and sidewalks surround the entire home, and the covered patios boast lights, a ceiling fan, and even an outdoor shower. There is also a 20'x50' above ground 50-foot Super Splash salt water pool with 20-year warranty, pumps and filters.



Improvements Cont'd

HOME FEATURES:

ROOMS

- » Single story low maintenance home on slab foundation
- » Two bedrooms, with an optional office or third bedroom
- » Two full bathrooms
- » Laundry / mud room
- » Two very large walk-in bedroom closets and a large media and storage closet
- » Oversized two car garage with insulated doors and premium door openers

FINISHINGS

- » Cherry wood custom cabinets
- » Brazilian granite kitchen countertops and backsplash
- » Travertine tile in bath and laundry / mud rooms.
- » Diamond polished and acid-stained concrete floors throughout
- » High quality light fixtures, fans, doorknobs

CONVENIENCES

- » Home wired inside and out for audio, video, living room projector, cameras – plans and layout on CD
- » MD SilentMaster® central vacuum with toe kick dustpans in 3 rooms
- » Quadra-fire wood stove with cooktop
- » 36" wide doorways and hallways
- » Covered patios with light and ceiling fan
- » Outside shower

ENERGY EFFICIENT

- » Dual zone electric AC and furnace
- » Dual pane low-e Milgard Ultra windows
- » Dual pane low-e JELD-WEN premium Wood sliding glass doors
- » LED ceiling lights
- » 2x6" framing
- » R38+ insulation in attic and walls
- » Conduit for solar

OTHER

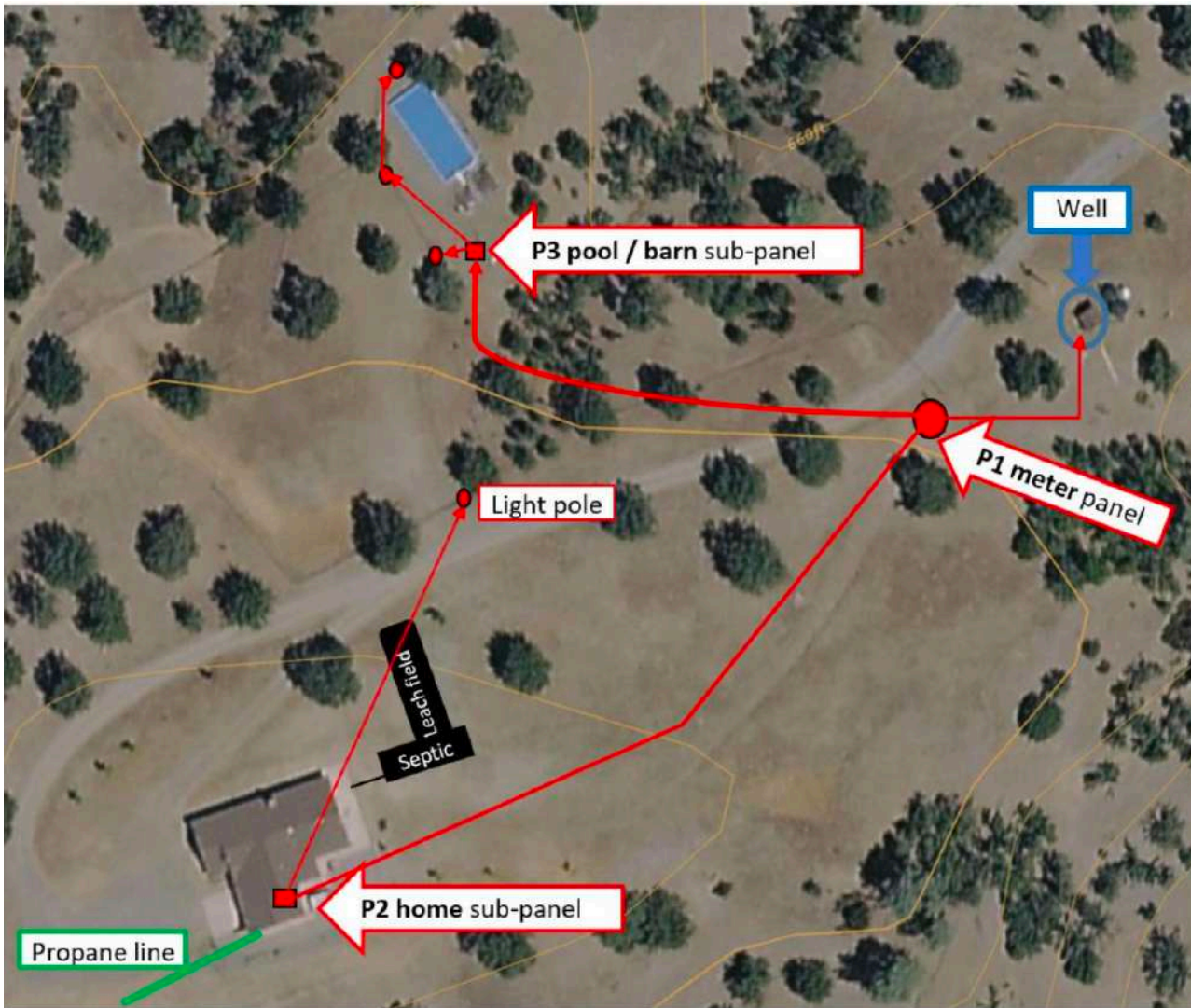
- » Concrete patios and sidewalks surround entire home
- » Composition shingle roof
- » Hardie cement fiber siding and panels under covered porches
- » Propane bib for grill and home generator



Improvements Cont'd



Improvements: Homesite Power Layout



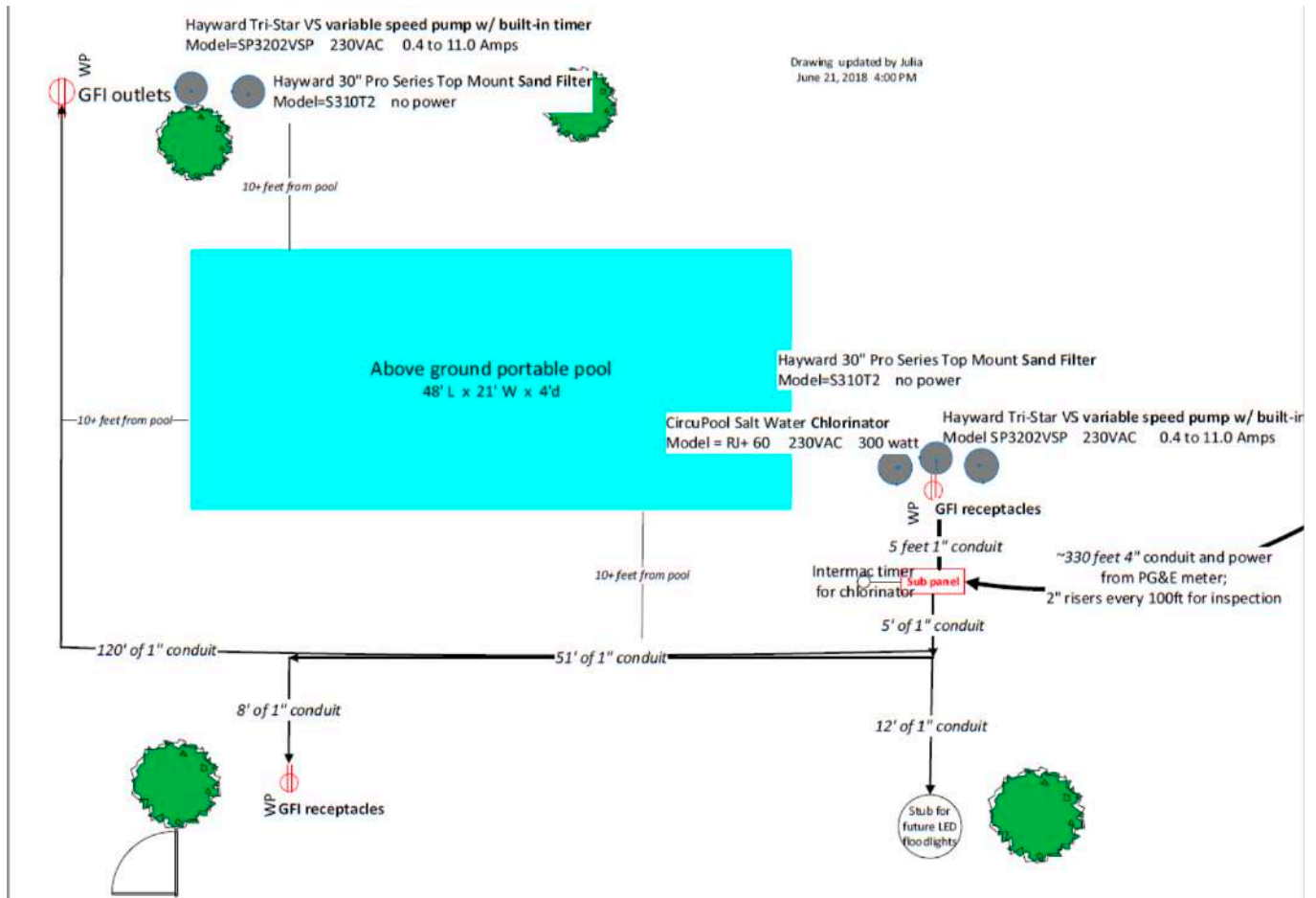
POWER existing locations – photos available upon request

P1 = meter panel wired to PG&E and powers P2 home sub-panel, P3 pool/barn sub-panel, 30a well, and 20a receptacle on the meter panel pole

P2 = panels in garage wired to home and 20a light pole with receptacle. Wired to additional sub-panel for backup generator

P3 = pool / barn panel

Improvements: Pool equipment and separate electric

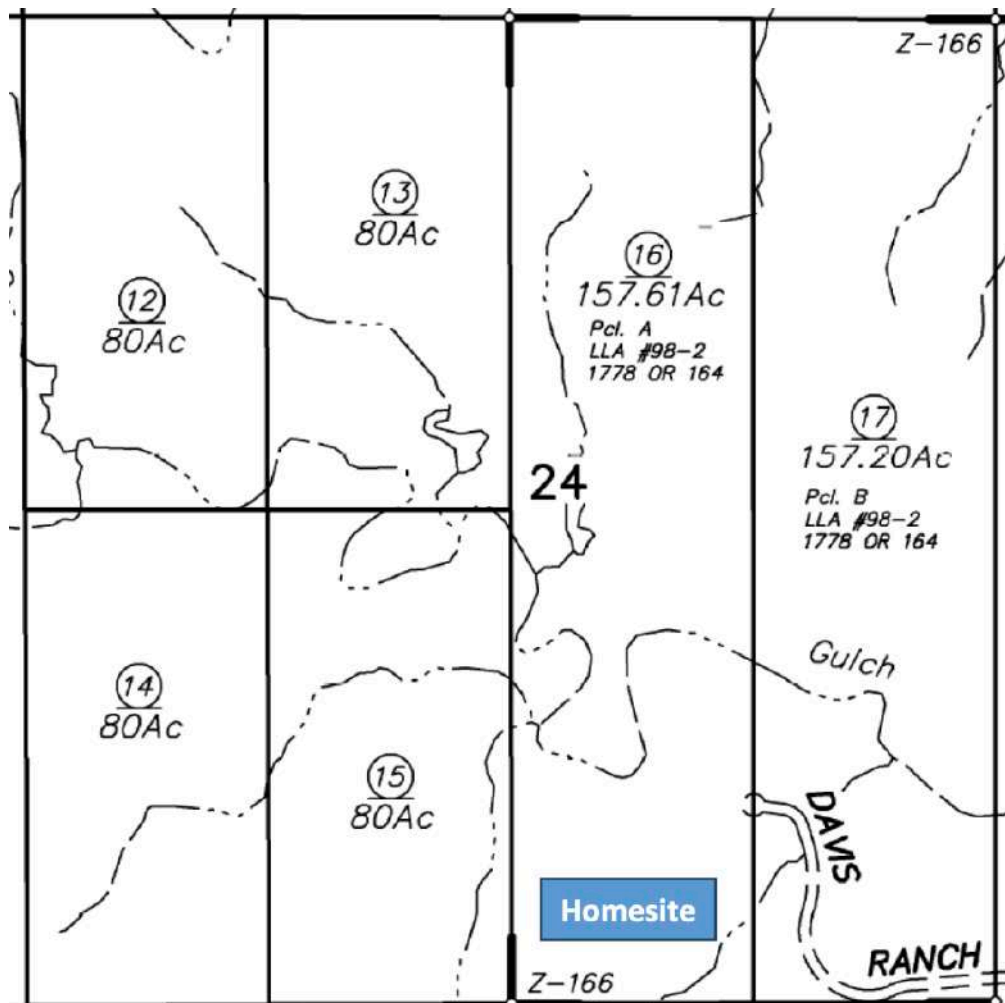


Size & Zoning

Hope's Ranch consists of 6 parcels totaling 634.81 acres. All parcels are under the Williamson Act Contract. The total taxes from the year 2023 was \$4,711.

APN	ACREAGE	ZONING	WILLIAMSON ACT	TAXES (2023)
003-050-012	80	UA-AP	Yes	\$170
003-050-013	80	UA-AP	Yes	\$170
003-050-014	80	UA-AP	Yes	\$170
003-050-015	80	UA-AP	Yes	\$170
003-050-016	157.61	UA-AP	Yes	\$3612
003-050-017	157.20	UA-AP	Yes	\$419
TOTAL	634.81 acres			\$4,711

"The Williamson Act, also known as the California Land Conservation Act of 1965, enables local governments to enter into contracts with private landowners for the purpose of restricting specific parcels of land to agricultural or related open space use. In return, landowners receive property tax assessments which are much lower than normal because they are based upon farming and open space uses as opposed to full market value." – from the California Department of Conservation



Location



About Cottonwood, CA:

Cottonwood, California, is a charming town located in Shasta County, nestled in the picturesque northern part of the state. Known for its serene rural atmosphere, Cottonwood offers a unique blend of small-town charm and natural beauty. The town is surrounded by lush landscapes, including sprawling fields and the nearby Sacramento River, providing residents and visitors with ample opportunities for outdoor activities. With a population that values community ties, Cottonwood boasts a friendly and welcoming atmosphere. As of the 2020 census, its population is 6,268. The town's history is woven into its fabric, with historical buildings and landmarks reflecting its past. Cottonwood was a stagecoach town settled in 1849. The quaint downtown area features local businesses, shops, and eateries, contributing to a sense of local identity and pride. Whether enjoying the scenic views, participating in community events, or exploring the town's historical roots, Cottonwood stands as a testament to the enduring appeal of California's rural gems.

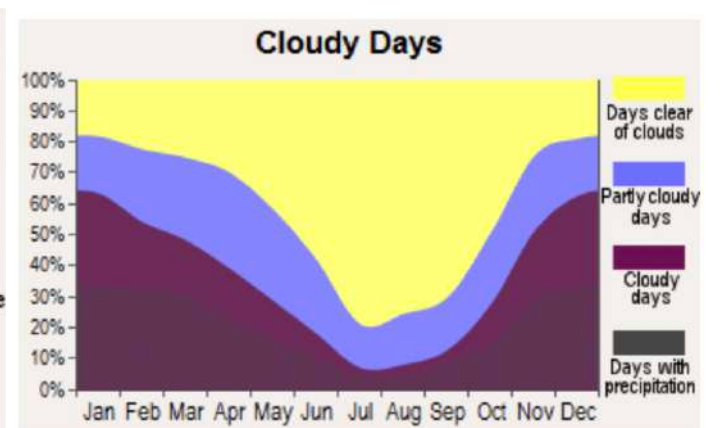
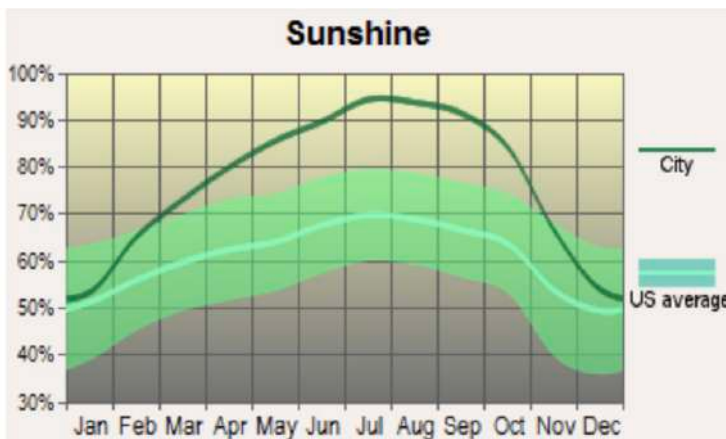
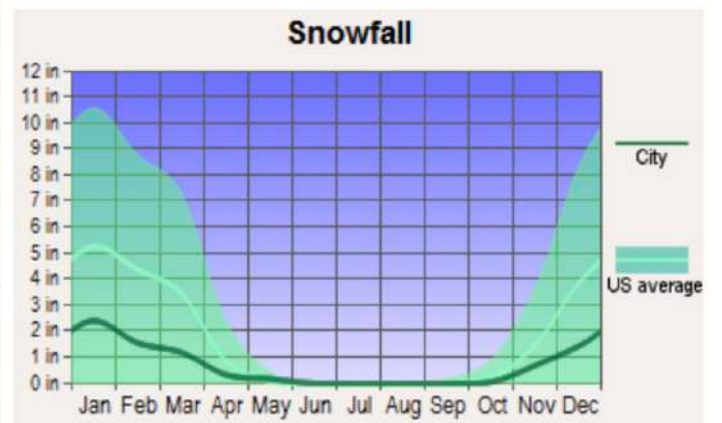
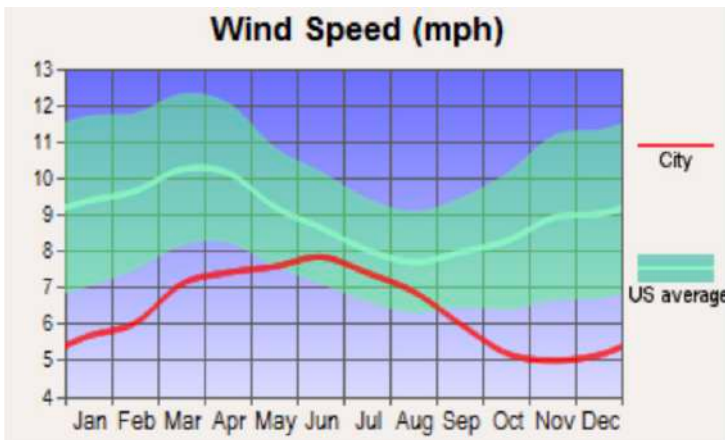
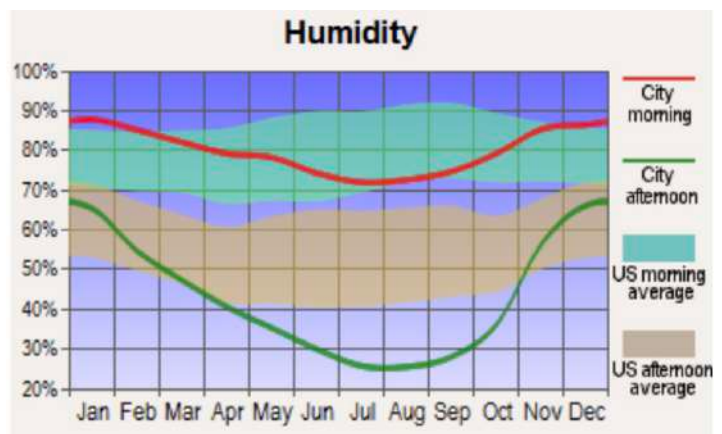
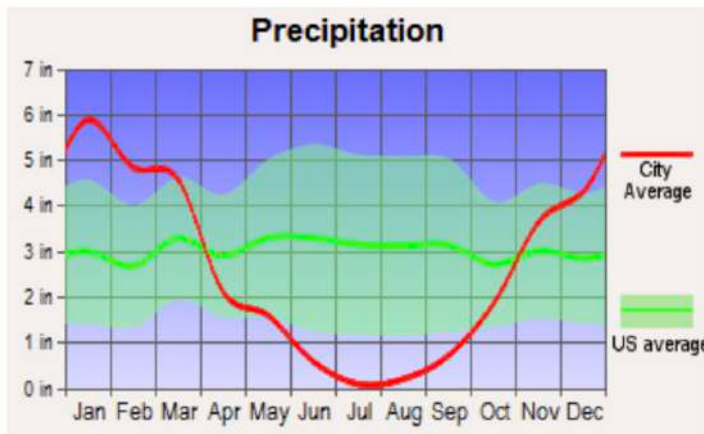
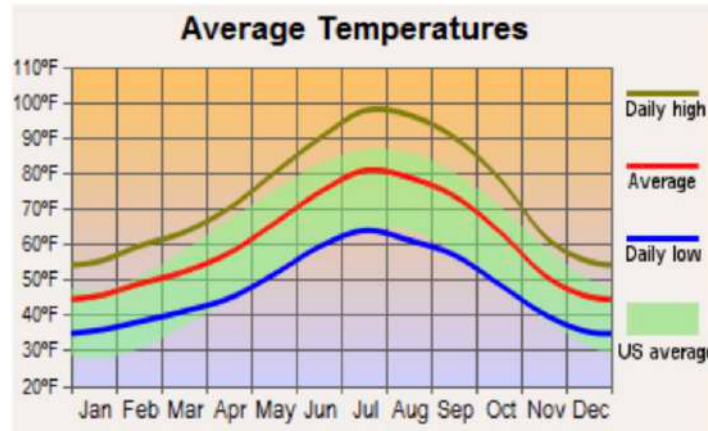
Nearby airports: Redding Municipal Airport (23 miles), Red Bluff Municipal Airport (28 miles), and Chico Municipal Airport (65 miles). **International Airport:** Sacramento International Airport (146 miles).

About Tehama County, CA:

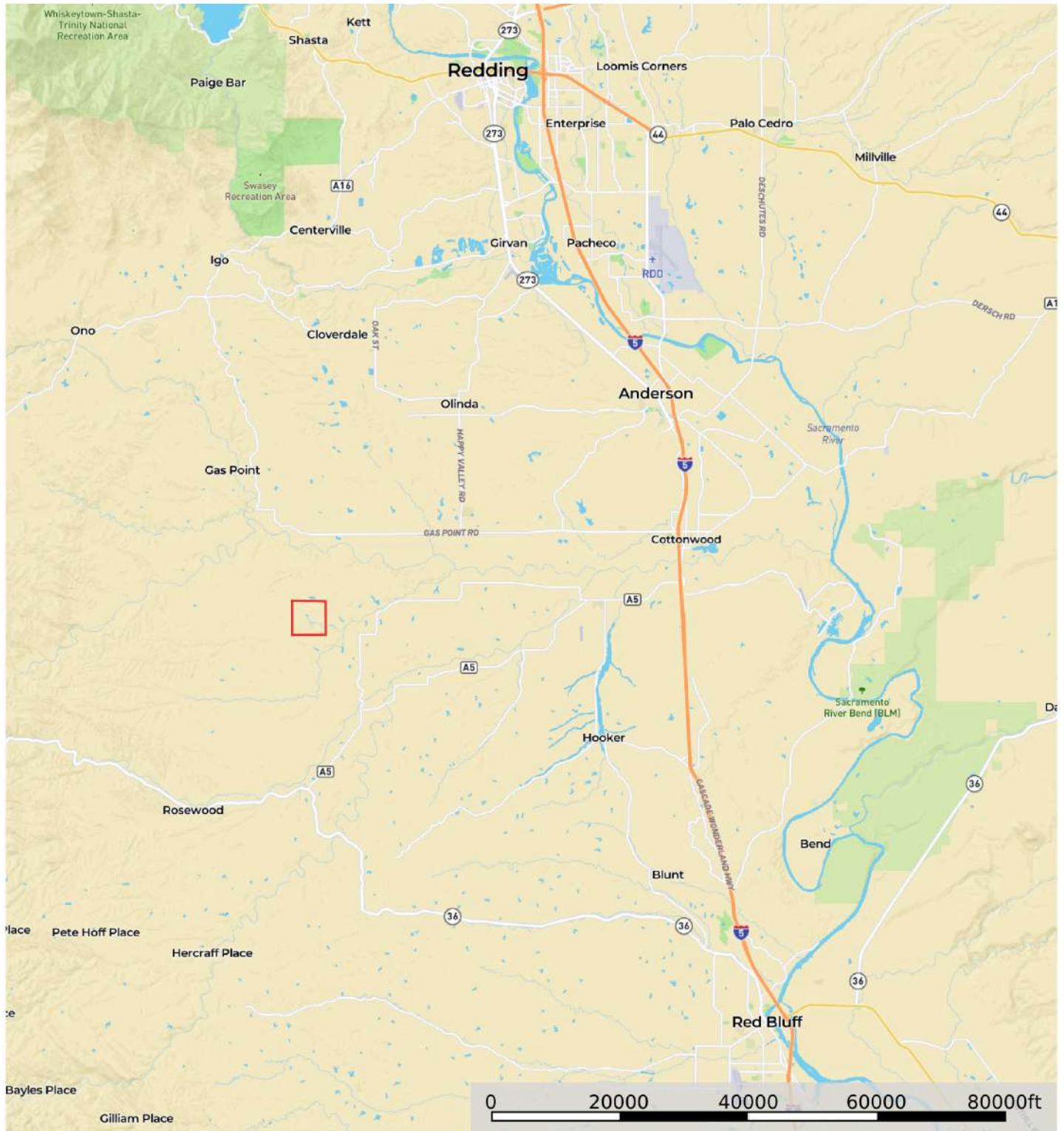
Tehama County is located in the northern Sacramento Valley and is comprised of 1,888,670 acres. The county seat is Red Bluff. As of 2021, the county had a population of 65,498. The Sacramento River runs through the central portion of Red Bluff and provides endless varieties of outdoor recreation. The 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.



Weather

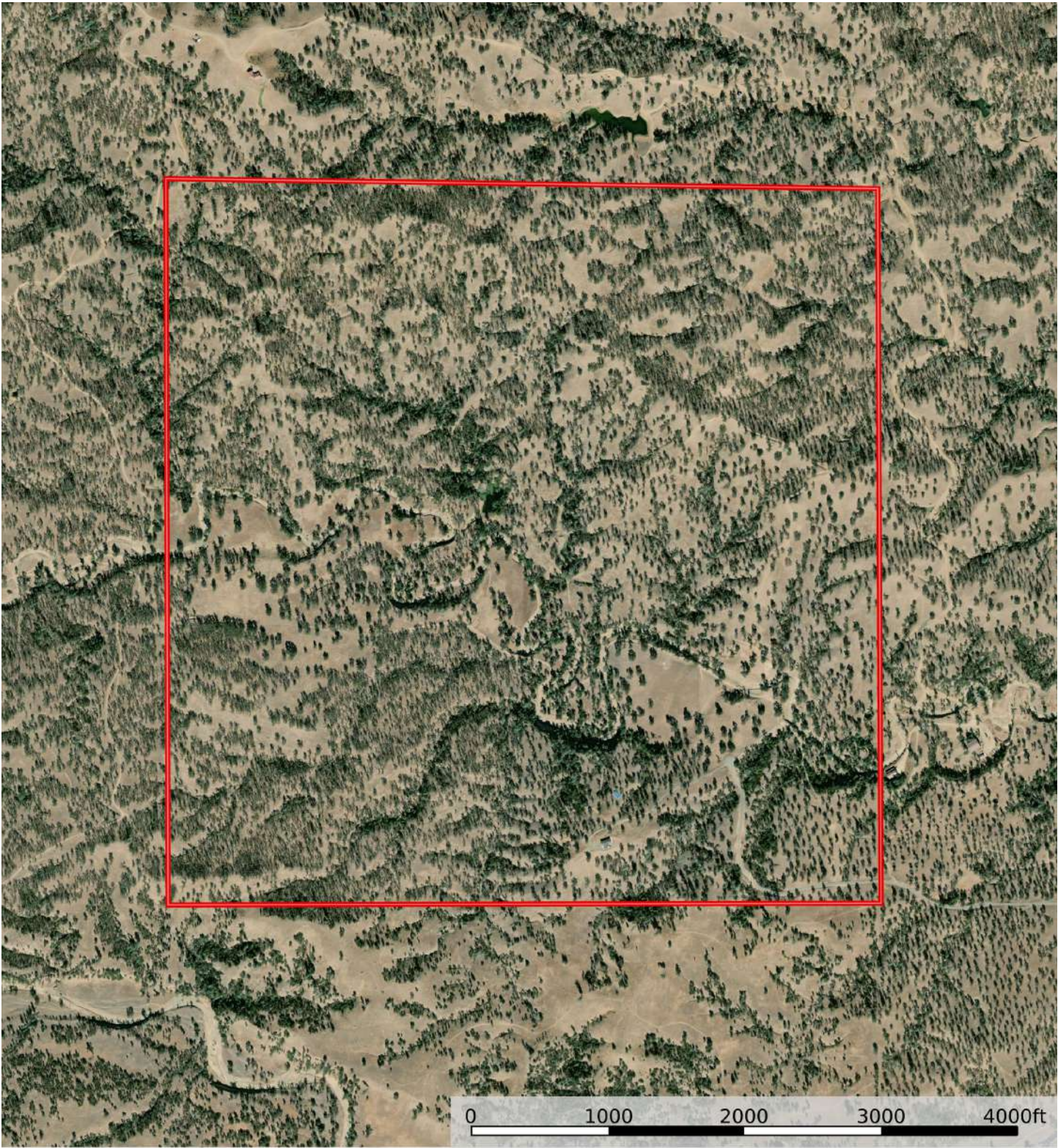


Street Map



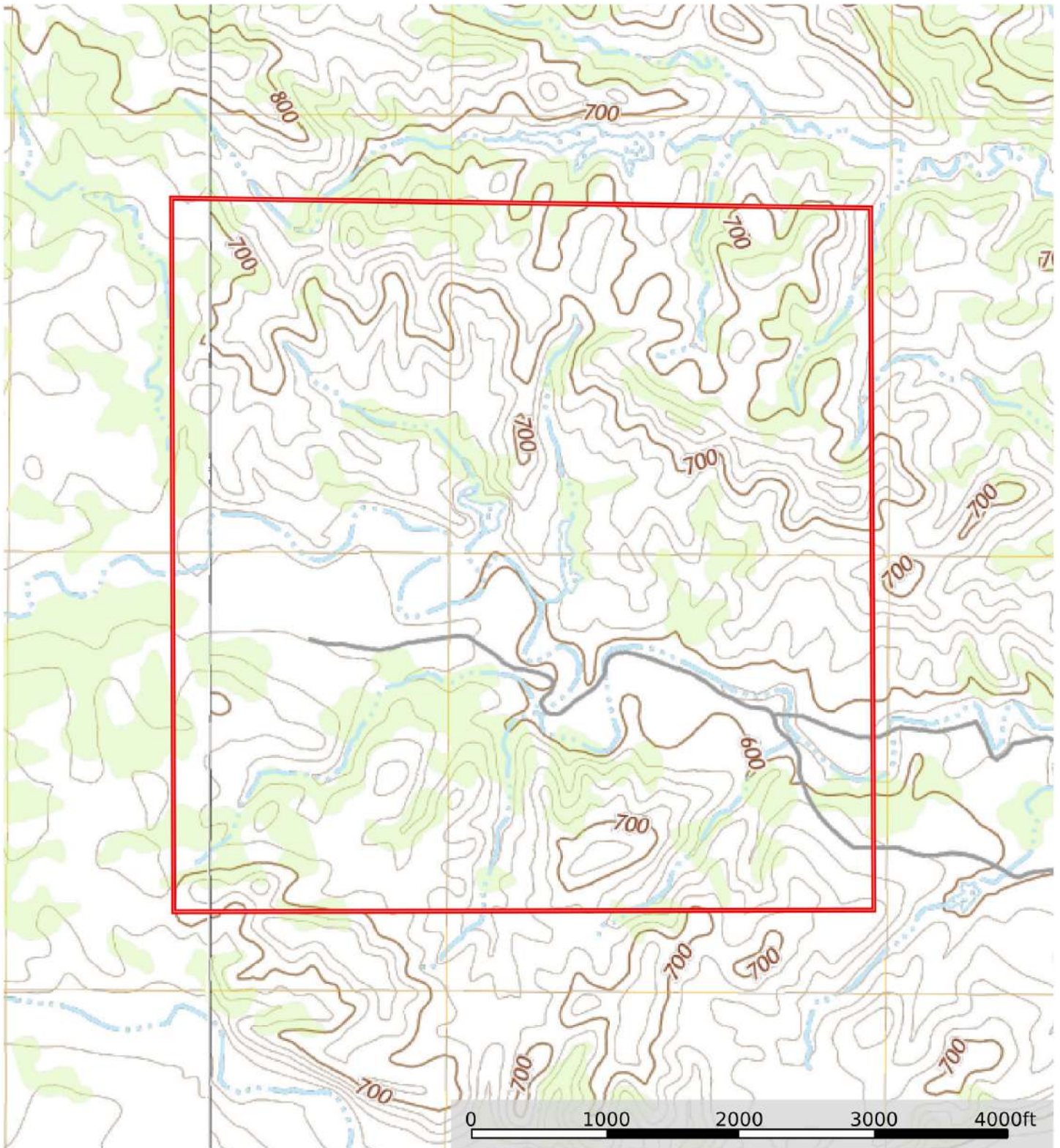
Boundary

MB Satellite Map



Boundary

Topo Map

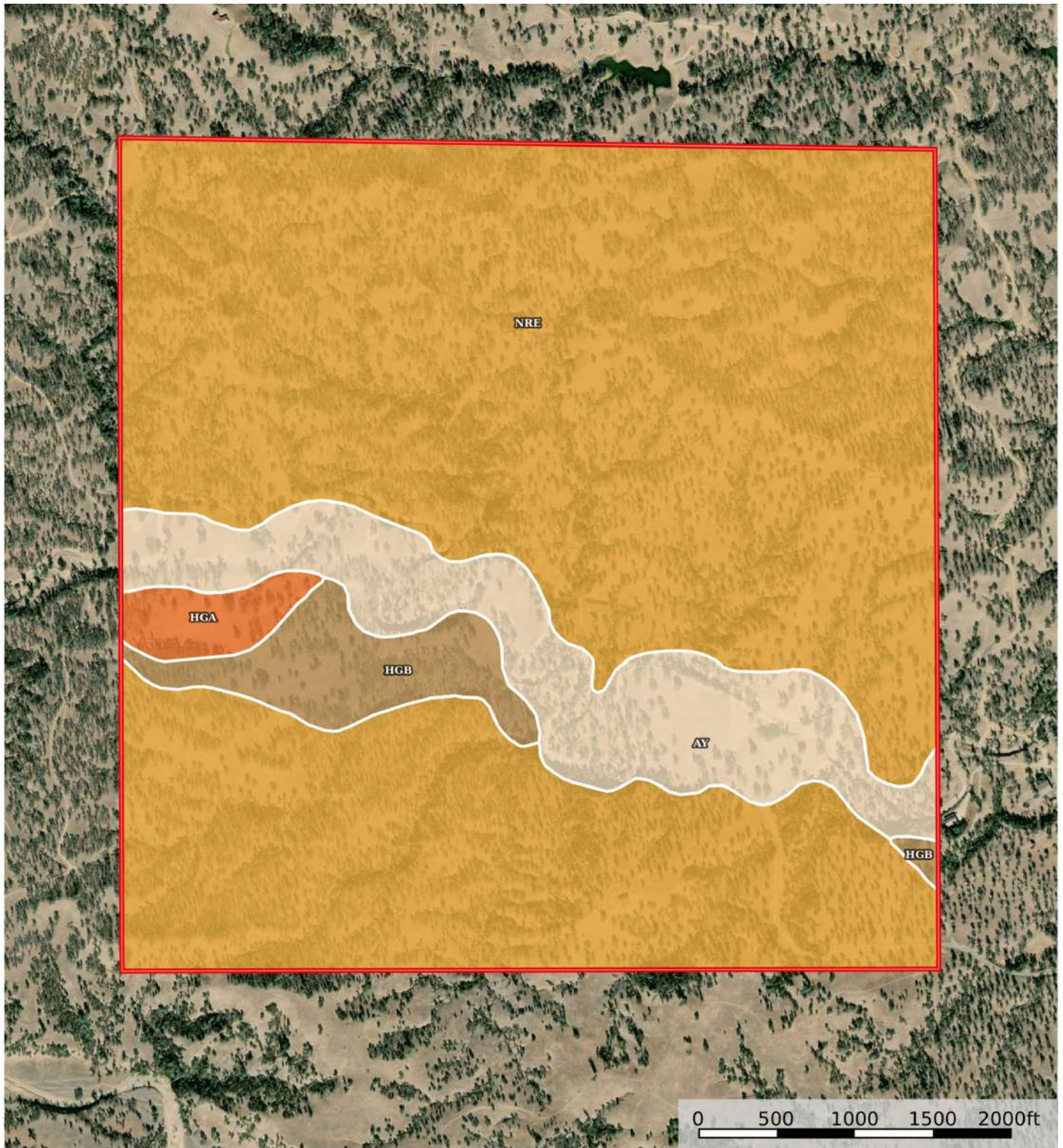


Boundary

3D Map



Soil Map



 Boundary

Please contact our office for further soil map details



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