



OUTDOOR PROPERTIES

FARMS | RANCHES | RECREATIONAL PROPERTIES | LAND | LUXURY ESTATES



Bar W Bar Ranch & Arena

186.22 ± Acres | Tehama County, CA



707 Merchant Street | Suite 100 | Vacaville, CA 95688

707-455-4444 Office | 707-455-0455 Fax | www.CaliforniaOutdoorProperties.com

DRE# 01838294



Introduction



Bring your saddles, and come discover the 186.22 acre Bar W Bar Ranch and Arena in Tehama County, located a short 10 minute drive west of the quaint town of Cottonwood, CA! A dream property for seasoned and aspiring equestrians, featuring a five-stall barn, tack room, 20-stall mare motel, turnouts, stock pens, and a 60-foot round pen. To top it all off, the property boasts an immense, newly constructed 40,500 square foot outdoor covered arena, bolstered by a coveted Tehama County events permit and three productive wells. With such dynamic equestrian facilities, the ranch has hosted numerous ropings, sorting events, barrel races, clinics, Gymkhanas, and more for the local community and beyond. This income-generating opportunity remains available for a new owner.

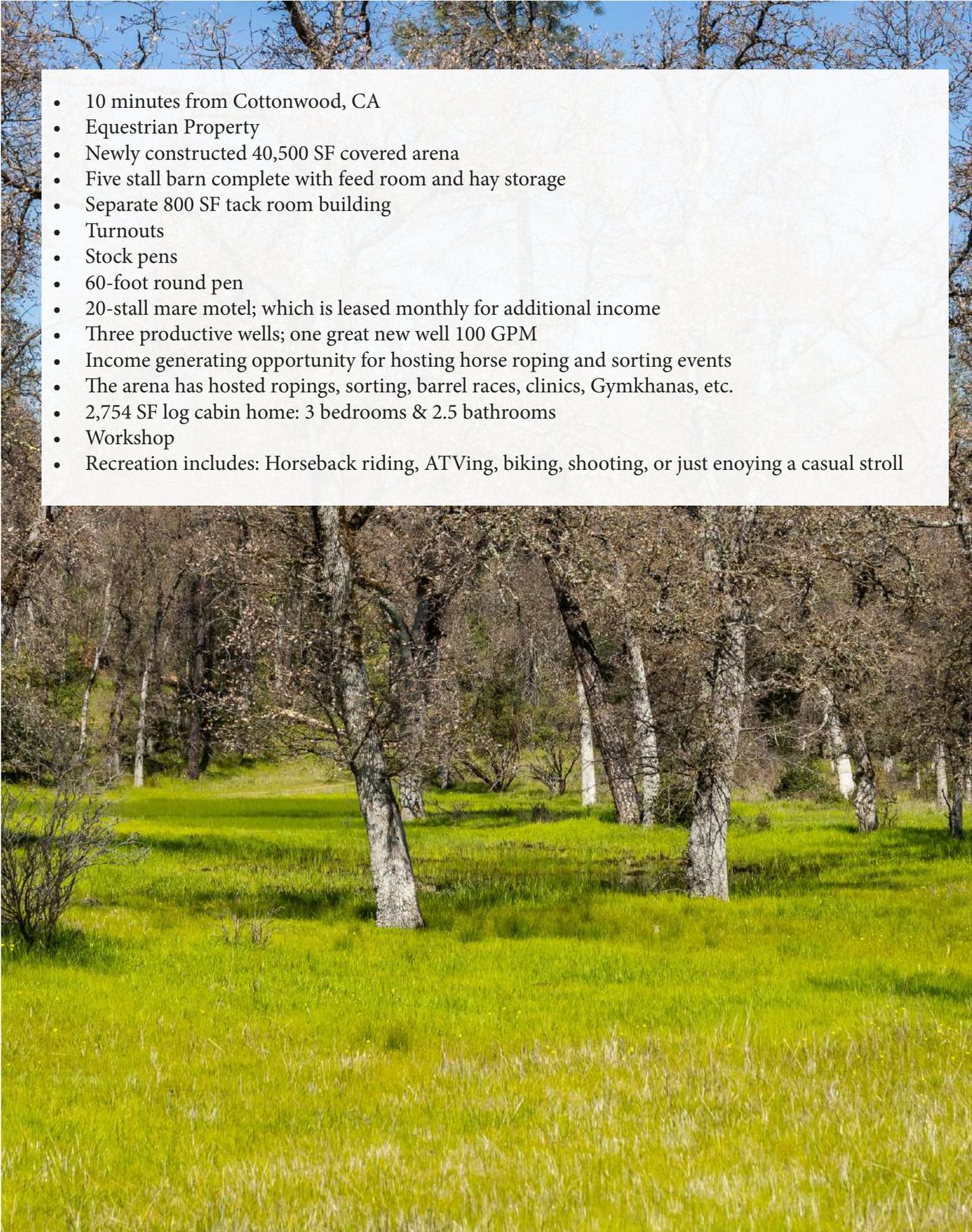
The gentle rustle of the many Oak trees that dot the property provide privacy to the spacious three-bedroom, two and a half bathroom, 2,754 sq. foot log cabin home. An attached carport to the home ensures you have plenty of space to protect your on and off-road vehicles and recreational equipment. Next to the home, there is a workshop to house all your ranch tools or ample space to work on your favorite creative hobby.

Bar W Bar Ranch and Arena has Pine Creek winding through its entire eastern portion and with trails throughout, you won't even have to leave the property to enjoy outdoor recreational opportunities such as horseback riding, atv'ing, biking, shooting, or just enjoying a casual stroll. Saddle up and come see the possibilities abound for Bar W Bar Ranch and Arena!



Highlights

- 10 minutes from Cottonwood, CA
- Equestrian Property
- Newly constructed 40,500 SF covered arena
- Five stall barn complete with feed room and hay storage
- Separate 800 SF tack room building
- Turnouts
- Stock pens
- 60-foot round pen
- 20-stall mare motel; which is leased monthly for additional income
- Three productive wells; one great new well 100 GPM
- Income generating opportunity for hosting horse roping and sorting events
- The arena has hosted ropings, sorting, barrel races, clinics, Gymkhanas, etc.
- 2,754 SF log cabin home: 3 bedrooms & 2.5 bathrooms
- Workshop
- Recreation includes: Horseback riding, ATVing, biking, shooting, or just enjoying a casual stroll



Equestrian Facility - 135' x 300' Covered Arena



The cutting-edge equestrian facility boasts a newly constructed 40,500 square foot (135' x 300') covered arena, featuring practical amenities such as a 10-foot return alley, three 'Big Ass Fans', over 90 LED lights, skylights, and a Priefert roping chute. Additionally, the outdoor covered arena is fully equipped for roping, with a box, lead-up alley, and stripping chute. Holding a sought-after Tehama County events permit, the arena ensures versatility in hosting various events. This permit is permanent and irrevocable, granting the new owner complete autonomy in event hosting, from weddings to concerts and beyond. Moreover, the facility boasts a well-lit graded parking area, an additional outdoor riding arena, and stock pens. Furthermore, the arena's capacity to generate significant income, including a 20-stall mare motel leased out monthly by the owner, adds to the facility's appeal and financial sustainability.



Equestrian Facility - Cont'd

Situated across from the main home, there is a five-stall barn complete with feed room and hay storage, accompanied by five turnouts directly accessible from the barn, along with two pipe turnouts for added convenience. Next to the main residence, there is a horse paddock, seamlessly integrated into the equestrian facilities. Additionally, there is an 800 square foot tack room building equipped with built-in bridle racks and electricity for optimal functionality. Adding to the amenities is a 60-foot round pen, complete with a viewing deck, providing a perfect space for training and observation.



Improvements

Nestled on the property is the charming 2,754 square foot log cabin home, serving as the main residence. Boasting three bedrooms, two and a half bathrooms, a mudroom, and a covered carport, this cozy abode offers comfort and functionality. Enjoy the serene outdoors from the inviting concrete covered porch, complete with outdoor fans, which looks out onto Pine Creek. Adjacent to the home is a 1,000 square foot workshop, providing ample space for hobbies and projects.

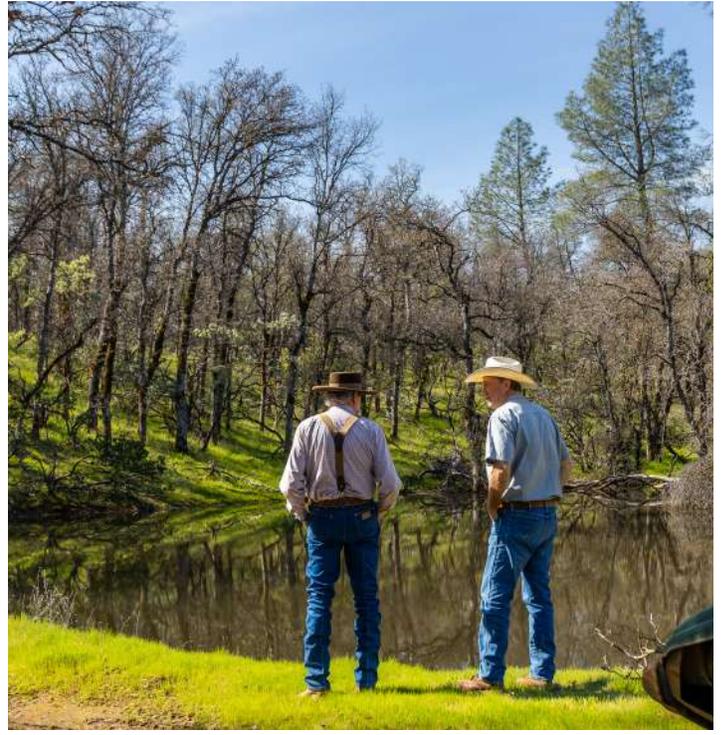


Improvements Cont'd



Water & Recreation

Water on the property includes Pine Creek winding through its entire eastern portion and a seasonal pond. There are three wells which includes a great new 100 GPM well, ensuring reliable access to water resources for various needs on the property.



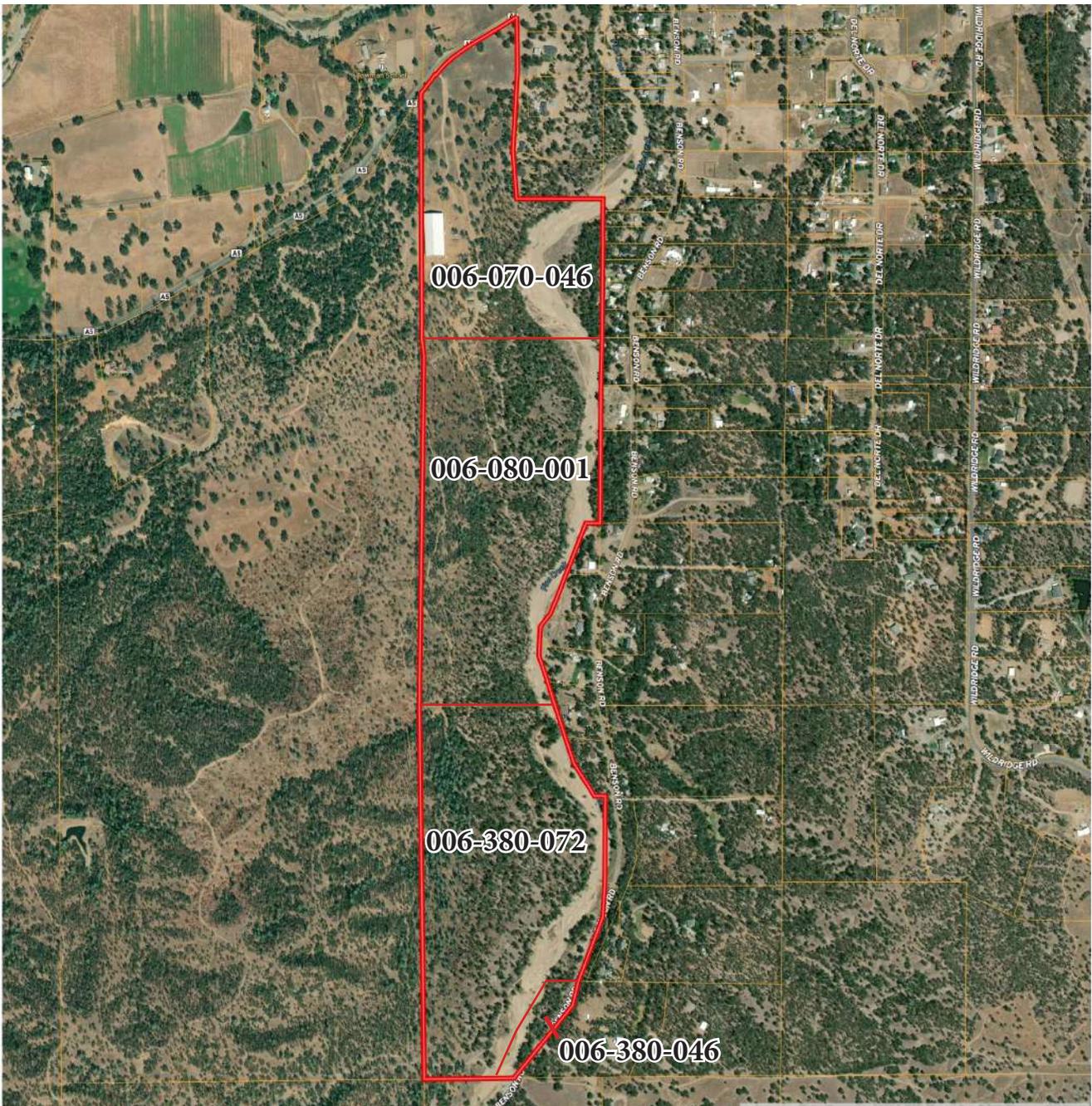
Recreational opportunities on the property include relaxed horseback riding, casual ATV outings, and peaceful walks amidst the tranquil surroundings.



Size & Zoning

Bar W Bar Ranch & Arena consists of 4 parcels totaling 186.22 acres. All parcels are NOT under the Williamson Act Contract. The total taxes from the year 2023 was \$16,909.

APN	ACRES	ZONING	WILLIAMSON ACT (Y/N)	TAXES (2023)
006-070-046	45.98	Dry Pasture w/ Res	N	\$10,909
006-080-001	70.23	Dry Pasture No Res	N	\$3,003
006-380-046	5.67	Rural Res - Vacant Homesites	N	\$246
006-380-072	64.34	Dry Pasture No Res	N	\$2,751
TOTAL	186.22			\$16,909



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.

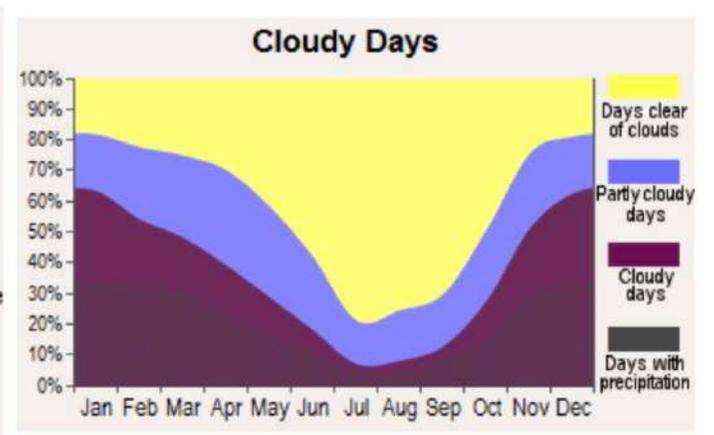
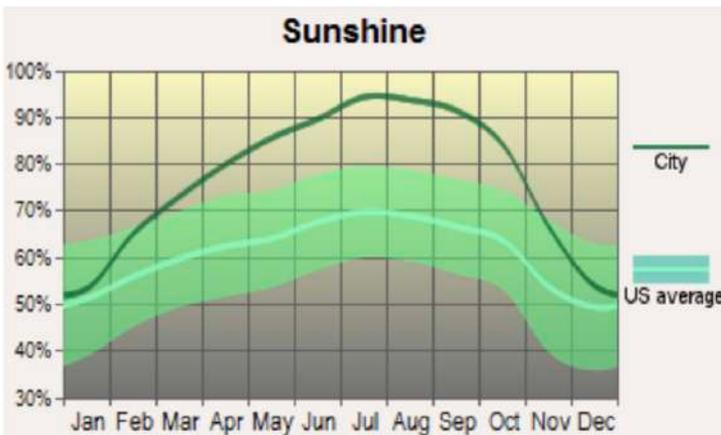
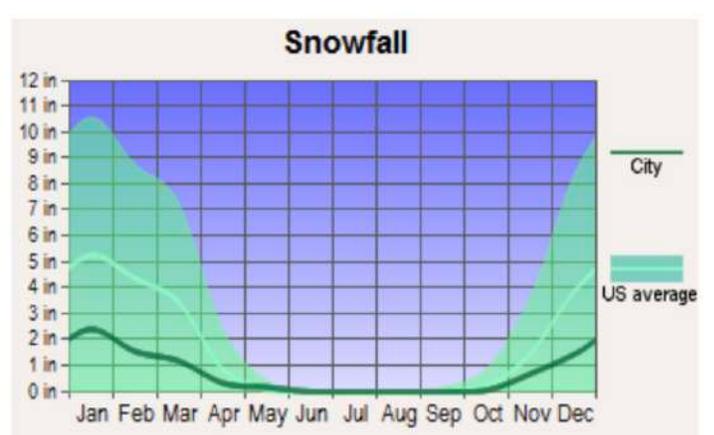
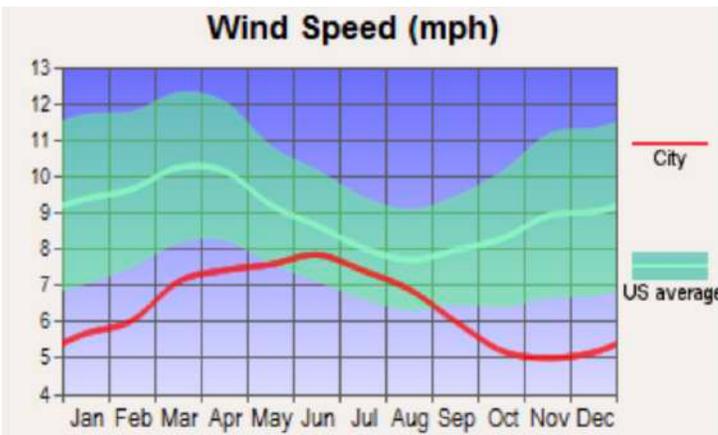
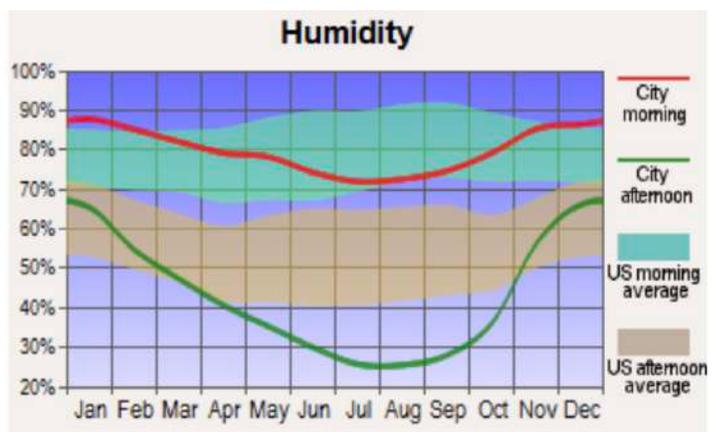
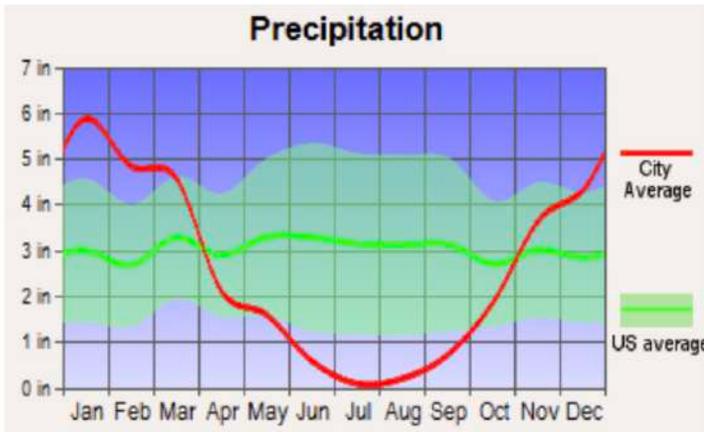
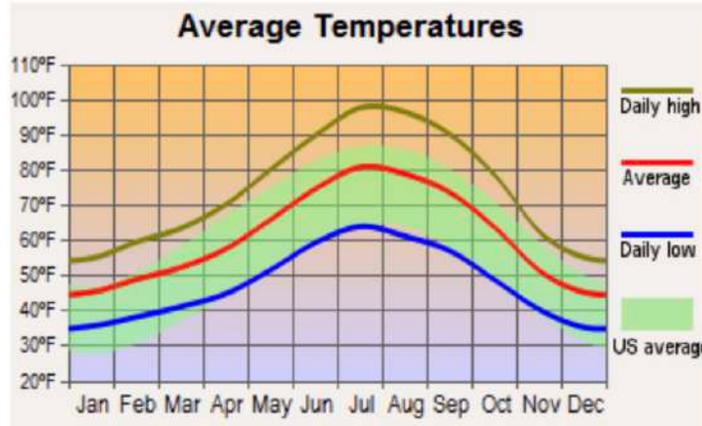
Nearby airports: Redding Municipal Airport (23 miles), Red Bluff Municipal Airport (28 miles), and Chico Municipal Airport (65 miles). **International Airport:** Sacramento International Airport (146 miles).

About Tehama County, CA:

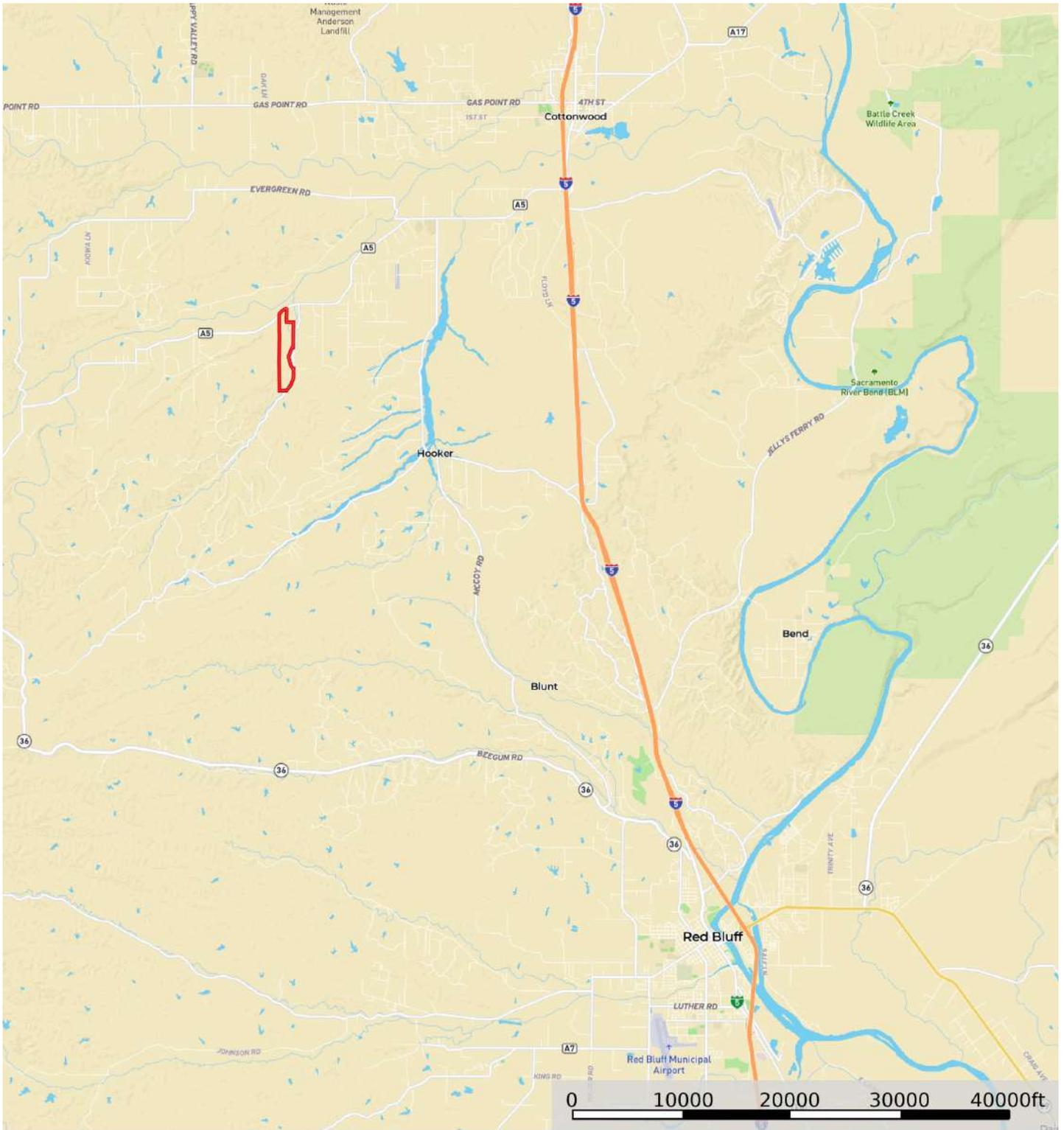
Tehama County is located in the northern Sacramento Valley and is comprised of 1,888,670 acres. The county seat is Red Bluff. As of 2021, the county had a population of 65,498. The Sacramento River runs through the central portion of Red Bluff and provides endless varieties of outdoor recreation. The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

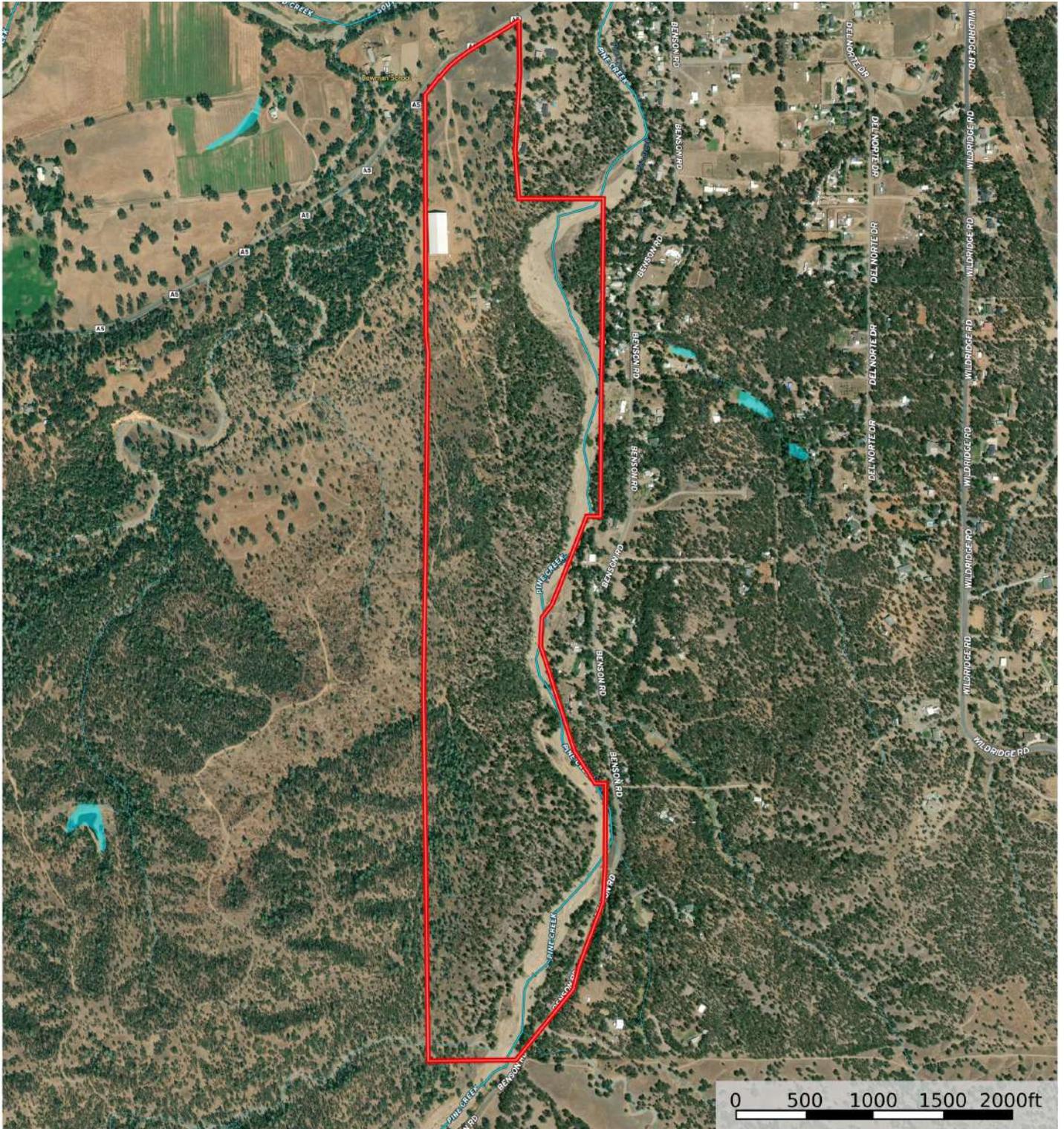


Street Map



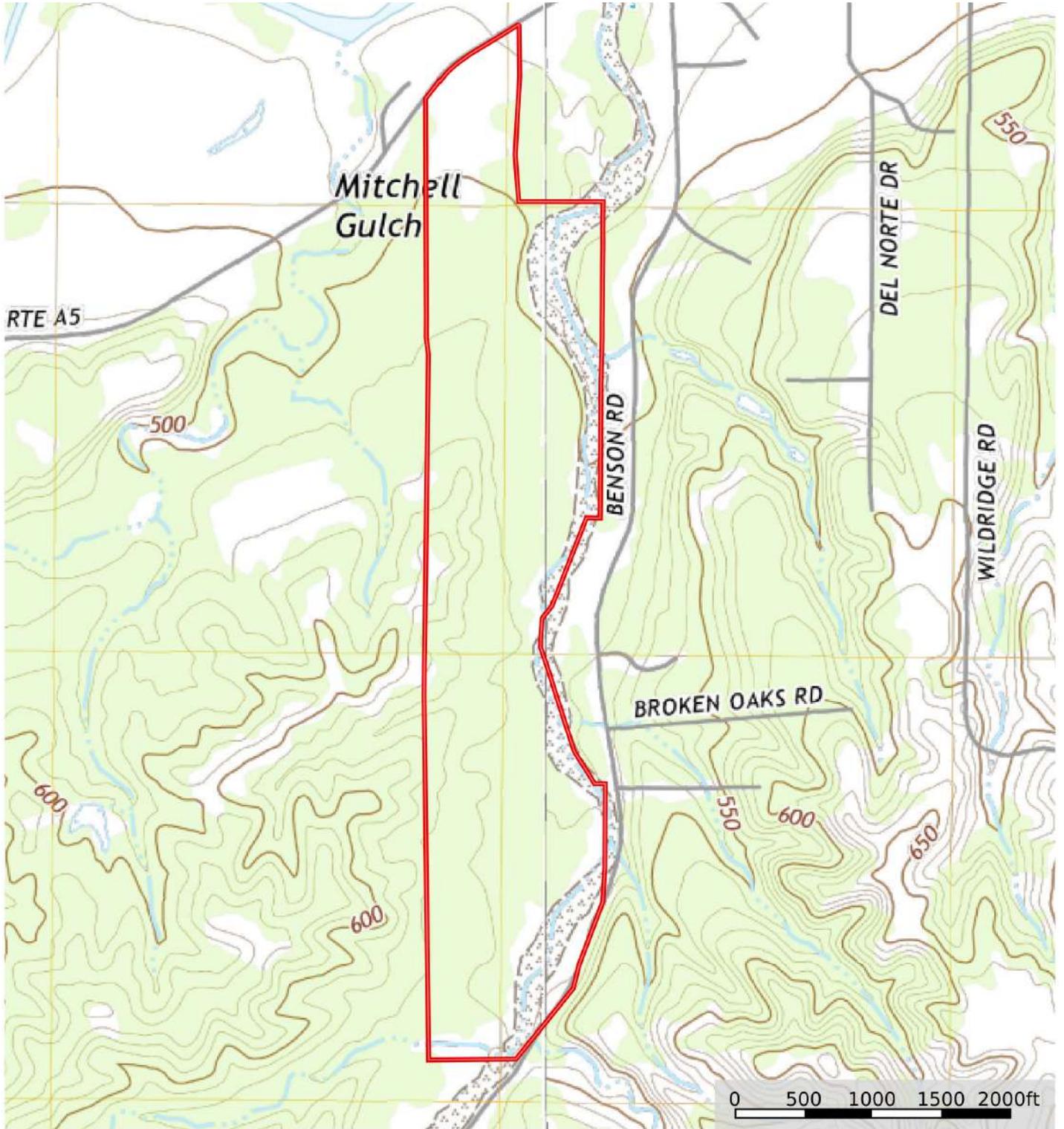
 Boundary

MB Satellite Map



Boundary Stream, Intermittent River/Creek Water Body

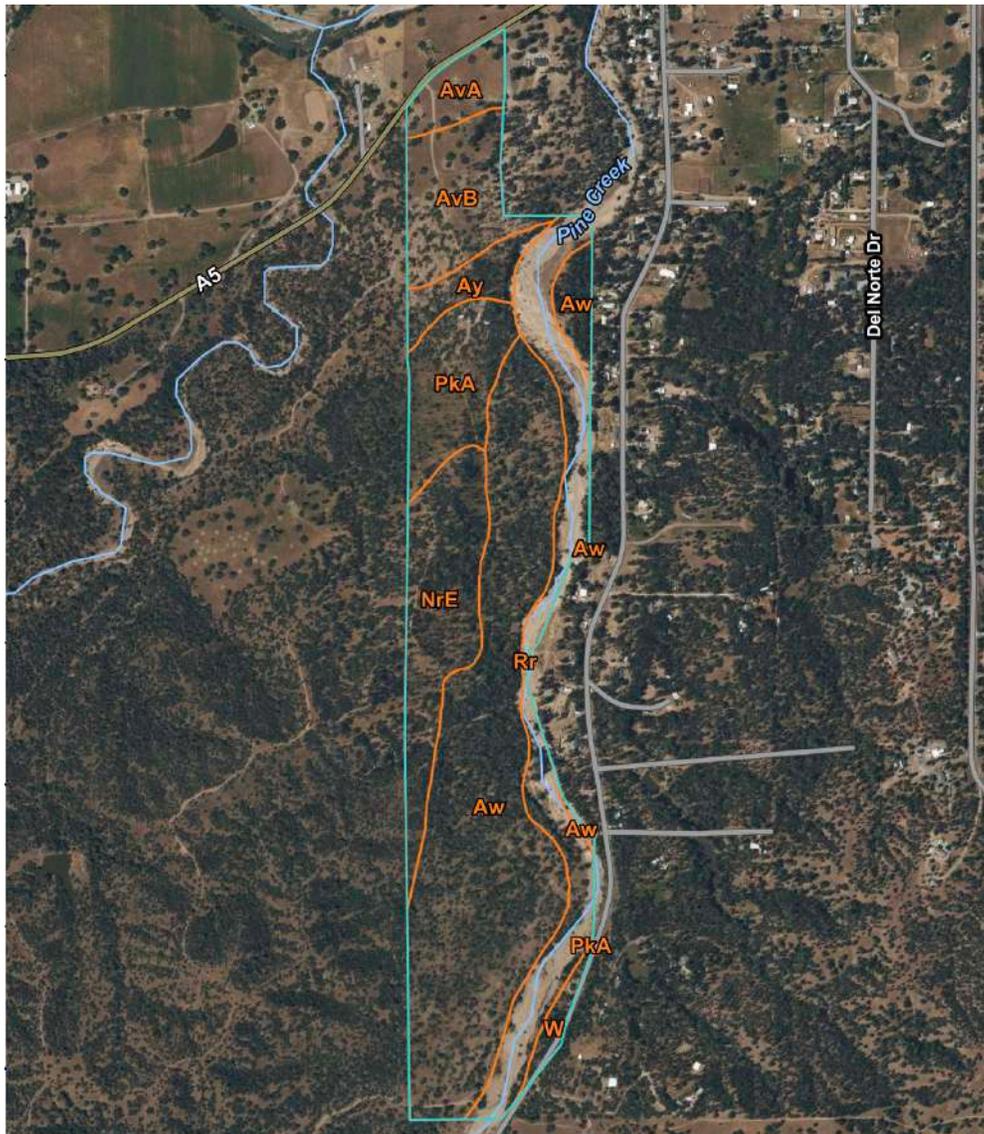
Topo Map



Boundary

Soil Map

Map Unit Symbol	Acres in AOI	Classification
AvA	6.7	2s / 3s
AvB	16.2	2e / 3e
Aw	81	3s / 3s
Ay	6.4	3s / 3s
NrE	23.5	NA / 6e
PkA	15.3	2s / 3s
Rr	30.6	NA / 8
W	2.6	Water



Please contact our office for further soil map details



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.

California Outdoor Properties Inc.
707 Merchant Street, Suite 100
Vacaville, California 95688
Office: (707) 455-4444 Fax: (707) 455-0455
www.CaliforniaOutdoorProperties.com



LISTING AGENT:

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

EXCLUSIVE PARTNER OF

