

AG-LAND INVESTMENT BROKERS

275 Sale Lane / P. O. Box 896
Red Bluff, CA 96080



Investment Brokers



Agriculture Real Estate Specialists

Lisa Creek Ranch **17750 Reeds Creek Rd, Red Bluff, CA**



Custom Home | Outbuildings | Acreage



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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Lisa Creek Ranch | 188+/- Acres | \$900,000

Property: 188 +/- acres of rolling winter rangeland accompanied by a beautiful, two-story home. The home features (5) bedrooms and (3.5) baths with an old-style porch affording easy listening to the nearby Lisa Creek. Improvements include a livestock barn with turnouts, corrals, shed and perimeter fencing. This ranch offers a home with diversity to become more, yet close to Red Bluff, CA.

Location: 8 +/- miles (W) of Red Bluff, at 17750 Reeds Creek Road, Red Bluff, CA. The local area is comprised primarily of oak studded hills and abundant wildlife. Paved county roads border the ranch on two sides.

Home: Constructed in 1994, this 2,463 square foot home is turnkey ready. Recently painted walls with laminate wood flooring, spacious kitchen opening to family room. One, suite-styled bedroom is located downstairs with the master and three bedrooms above. The home is cooled using evaporative cooling and heated by wood stove and electric wall heaters. The porch wraps around much of the home, affording views of front and backyard adorned with simplistic landscaping surrounded by white picket fencing. The home and adjacent facilities are rented for \$2,900/month.

Wildlife: Lisa Creek flows along the south property line. This creates a riparian migratory corridor ideal for blacktail deer, pigs, dove, turkey, quail and waterfowl. Wildlife also benefits from the year-round stock pond.

Water: Residential and livestock water is provided by a 6" cased well fitted with a low-lift jet pump. In 2021, a second 6" cased well was drilled but is not being utilized. This new well was drilled to a depth that resulted in the well being artesian and currently open flows to Lisa Creek. This Artesian Well can be captured and utilized by the new owner. The acreage is accompanied by year-round stock pond used by livestock and wildlife.

Outbuildings: East of the home is a 2,400 square foot livestock barn, wood frame, metal roof, partial concrete flooring. The surrounding turnouts and corral setup is pipe frame with cable and field fence. North of the barn is a 192 sqft wood sided, metal roofed tack room with concrete base and surrounding tie-stands. The woodshed sheltering the domestic well and pump, is approximately 600 sqft to the northeast of the home.

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Easement: An 80' easement off Shannon Road affords easy access to the land north of Lisa Creek and year-round stock pond.

Zoning: Tehama County Assessor Parcel 022-200-029 zoned EA-AP Exclusive Agriculture, Ag Preserve aka Williamson Act, 160 acre minimum. This zoning can be helpful to lower property taxes. Property taxes are \$3,192 per year.

Topography: The property varies with Lisa creek dividing the residence and acreage. The residence and outbuildings rest on a flat, the rest of the land is rolling

Showing: Please do not disturb Occupant. Matterport home video and aerial drone video are available to pre-tour the ranch. Please pre-qualify your Buyer. 24-hour advance notice is requested. Listing Broker to accompany.

Listing Price: \$900,000 cash.

Contact Info: Please contact Bert Owens or Sam Mudd.

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2,463 sqft 5 Bedroom 3.5 Bath



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Master Bedroom and Bath



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188 +/- Acres of Rolling Hills



Shannon Road 80' Easement Access



Headquarters

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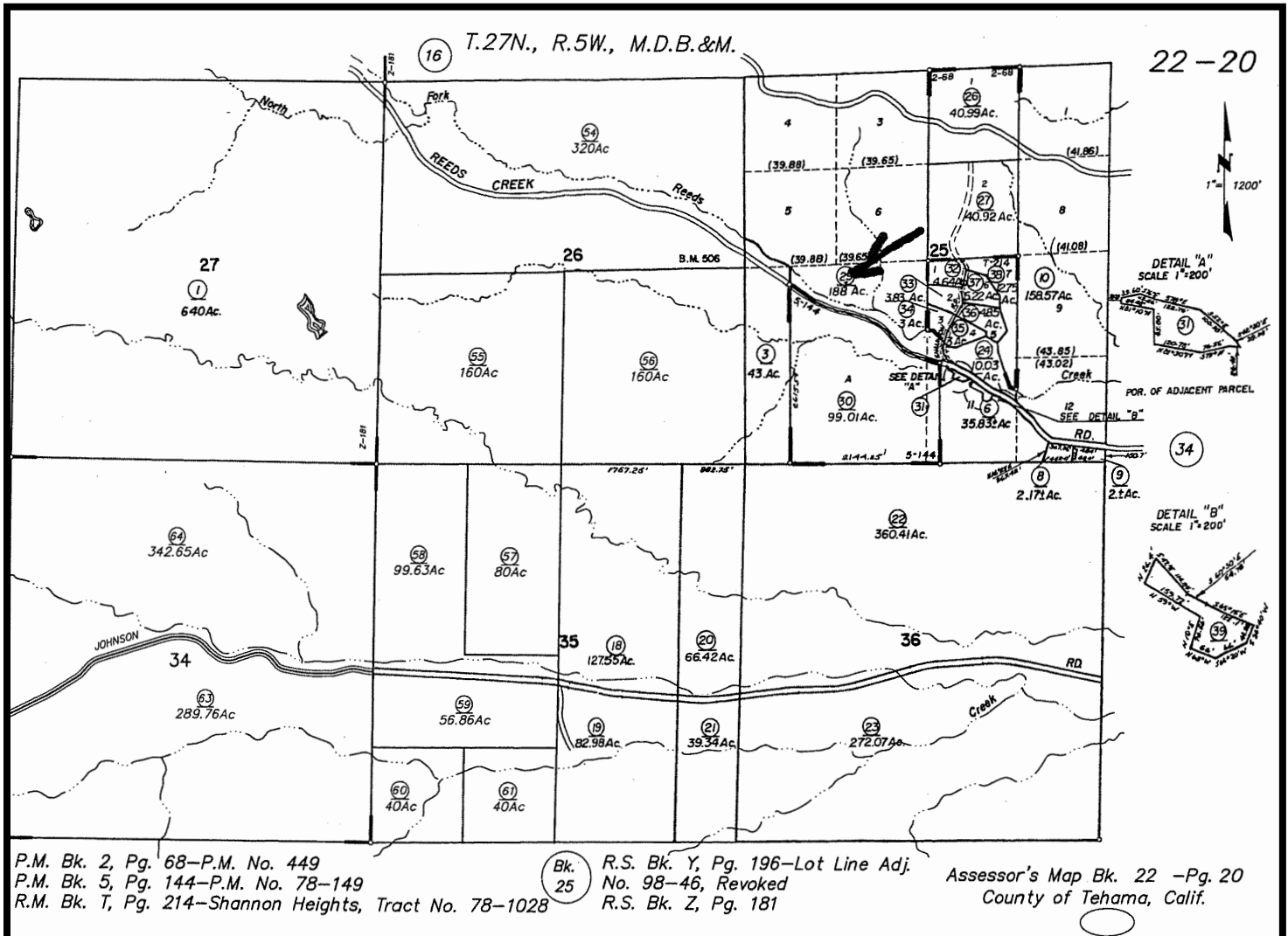
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Assessors Map



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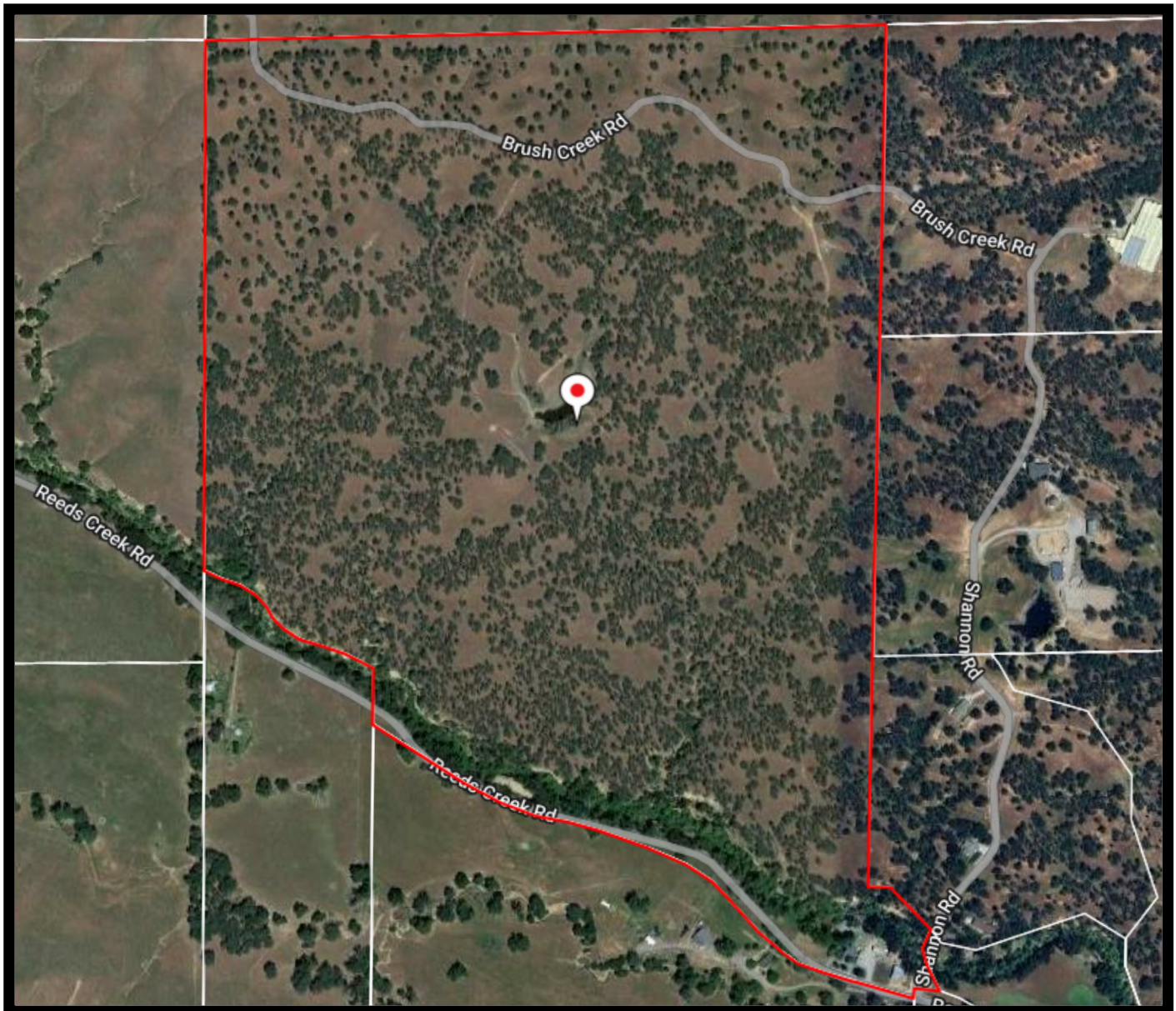


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Aerial Map



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<https://aglandbrokers.com/listings/>**