



Northern California Premier Land, Ranch, and Recreation Properties

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Diamond Range Ranch

Tehama County, CA

General Description

Located in Northern California’s scenic and rural Tehama County, the Diamond Range Ranch is an ideal cattle and recreation property. With over 9,000 deeded acres, the ranch features rolling hills with oaks, open grazing areas, creeks, ponds, fencing and roads throughout.



Offered at \$10,542,337



- ◆ 9053+- Deeded Acres
- ◆ 58 - Assessor Parcels
- ◆ Creeks
- ◆ Ponds
- ◆ Williamson Act Tax Benefits

AL SWAN

Broker Associate

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NOTICE: This information is subject to errors, omissions, prior sale, change, withdrawal and approval of purchase by owner. All information from sources deemed reliable but it is not guaranteed. Real Living—Real Estate Professionals, California Land and Ranch and its representatives do not assume responsibility for accuracy or completeness of the information presented. Prospective buyers should verify all information to their satisfaction and seek outside professional advice as appropriate.

Diamond Range Ranch Area Map



From I-5 at Bowman Rd exit:

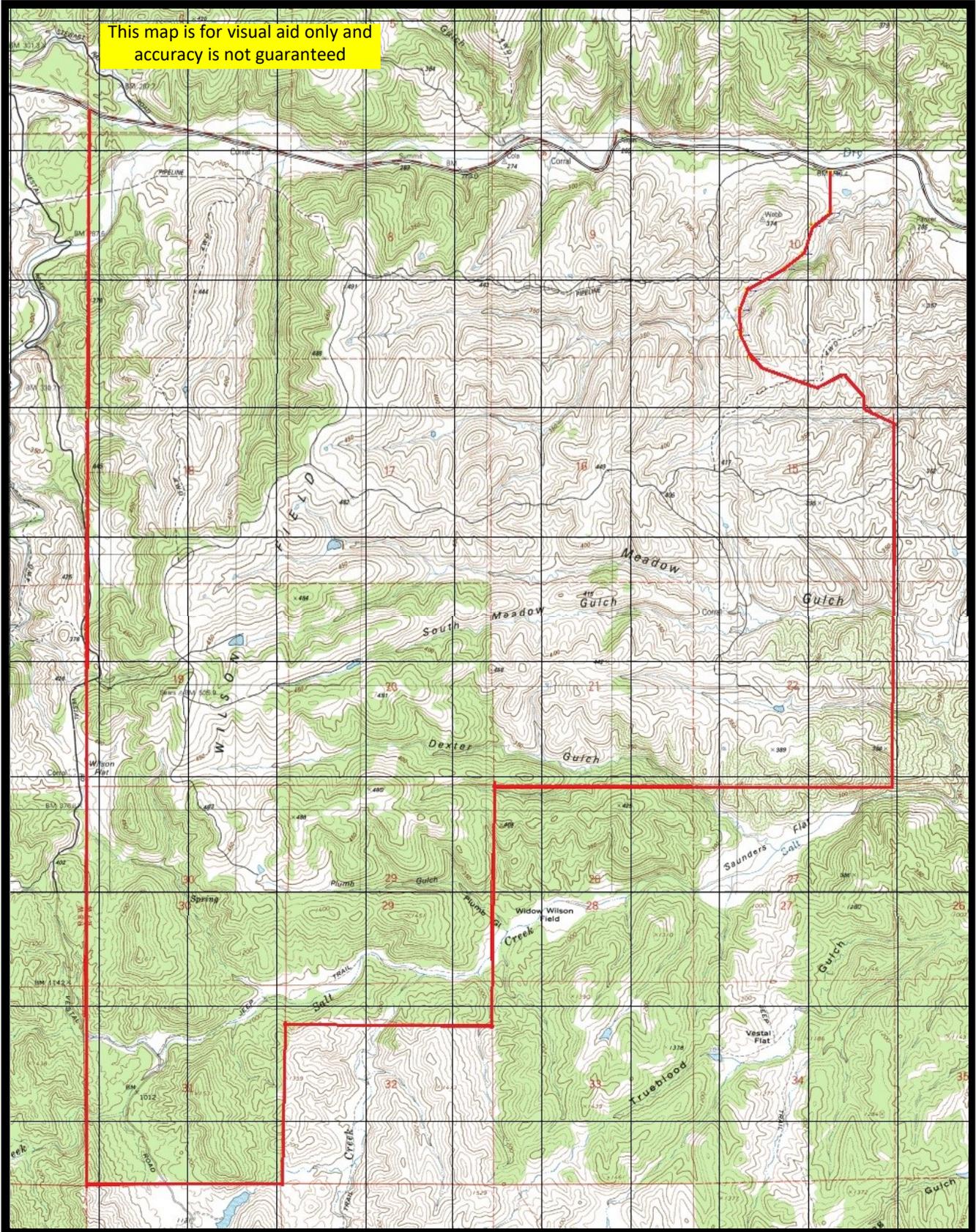
West on Bowman Rd approx. 14 mi to Hwy 36. West on Hwy 36 approximately 12 miles. Corals/entrance (with sign) on left. 2nd access: continue 1 mile to Vestal Road, turn left.

From I-5 in Red Bluff at Hwy 36 exit:

West on Hwy 36 approximately 29.5 miles. Corals/entrance (with sign) on left. 2nd access: continue 1 mile to Vestal Road, turn left.

Diamond Range Ranch Topo Map

This map is for visual aid only and
accuracy is not guaranteed



Diamond Range Ranch

Offering

9053+- Deeded Acres
58 Assessor Parcels
Several Ponds
Creeks
Williamson Act Tax Benefits

Acreage

The acreage is comprised of approximately 9053+- deeded acres consisting of 58 adjacent county assessor parcels. This ranch is currently leased for winter cattle grazing. The entire ranch is covered with native oak trees and grasses.

Tehama County Assessor Parcel maps:

003-100 - 12 parcels

003-110 - 1 parcel

003-140 - 25 parcels

003-150 - 7 parcels

003-180 - 13 parcels

Location

Located in Northern California's scenic Tehama County, the ranch is located 31 miles northwest of Red Bluff, Tehama Co., and 28 miles southwest of Cottonwood, Shasta County, CA.

Water Features

The Ranch has several water features.

Over 9000 feet of Dry Creek flows through the northwestern portion of the property. In addition, there are several seasonal creeks and ponds throughout the acreage. The largest pond is approximately 2.3 acres in size.

Topography

The Diamond Range Ranch acreage offers rolling hills with native oak and grasses and incredible panoramic views of the surrounding snow-capped mountains. There are several ponds and seasonal and year-around creeks throughout the acreage. The topography is characterized by flat to steep terrain with elevations ranging from approximately 800'- 1640'. Much of the acreage can be accessed by good roads using 4-wheel drive vehicles.

Diamond Range Ranch

Zoning

The Diamond Range Ranch acreage is zoned Exclusive Agricultural (EA) District
The ranch is also in a Agricultural Preserve (AP) District and is taxed under California's Land Conservation Act or Williamson Act, which can lower the property taxes considerably.
The General Plan is Agriculture Grazing (AG).

Present Use

The ranch is presently leased for winter cattle grazing.

Financing

Presently offered for \$10,542,337

The Diamond Range Ranch is offered in two parts through two separate brokers:

1994 ac - \$2,138,950

Real Living - Real Estate Professionals - Al Swan - 530-524-5554

CA BRE# 00859047

6722 ac - \$8,403,387

Bryant Enterprises - Debbie Cahoon - 530-347-4054

CA BRE#: 00703925

Distances

Sacramento International Airport - 153 miles

Redding Municipal Airport - 37 miles

California Interstate 5: 32 miles; City of Red Bluff: 31 miles; Cottonwood: 28 miles;

San Francisco: 217 miles; Reno, NV: 223 miles; Portland, OR: 463 miles

Additional Information

For additional information regarding Assessor Maps, Soil Reports, Zoning Maps, Permitted Uses, Water Rights, Topo Maps, Flood Zones, Local and Area information.....please visit www.CaliforniaLandAndRanch.com or contact the representing broker.

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