

Churn Creek Acreage

Redding, CA

General Description

Prime 43+- acres in the fertile Churn Creek bottom area of Shasta County. The property offers a rural lifestyle for those who want to experience country living. With plenty of irrigation water and fertile soil, the ranch would be ideal for ranching, farming, horses, livestock and a place to build your dream home.



Offered at \$890,000



- Prime 43+ deeded acres
- District Irrigation
- Older Mobile Home
- Domestic Well
- Paved Road Access
- Close to Shopping & Schools

AL SWAN

Broker Associate

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BRE License # 01132491

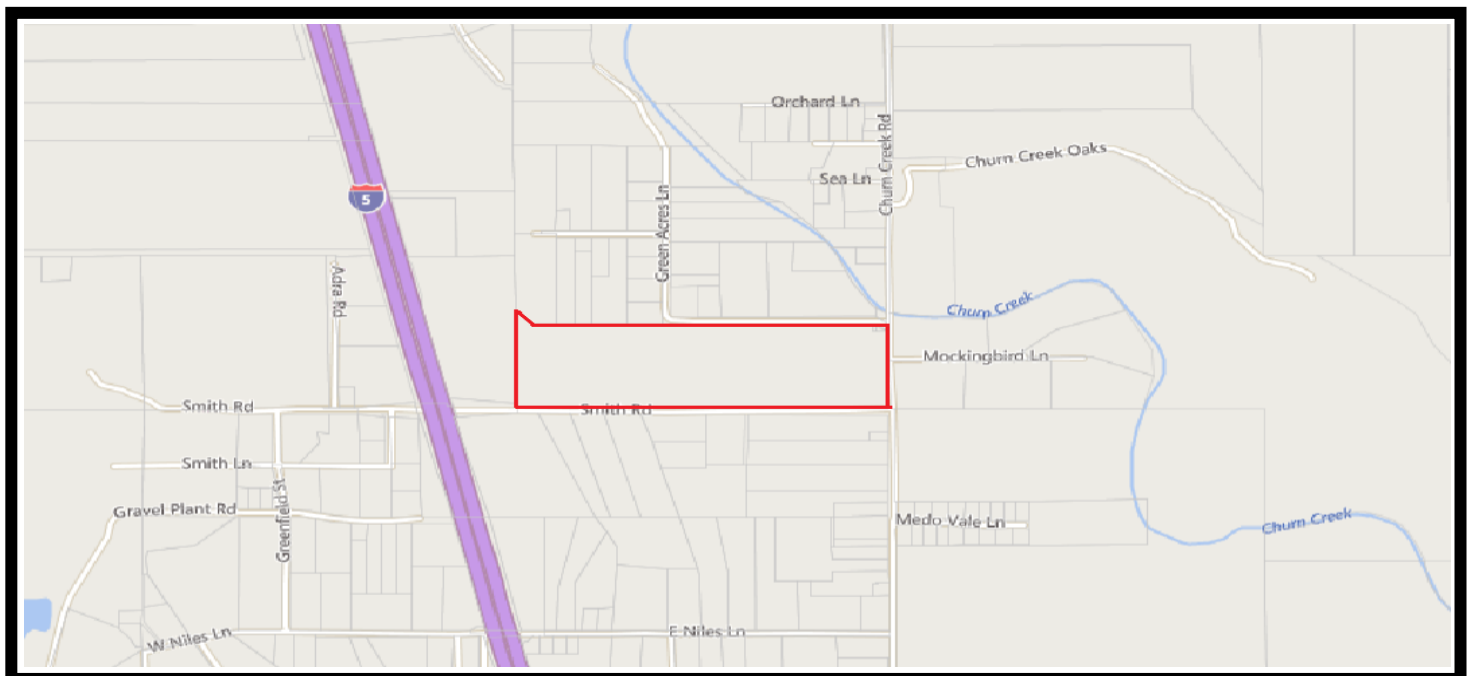
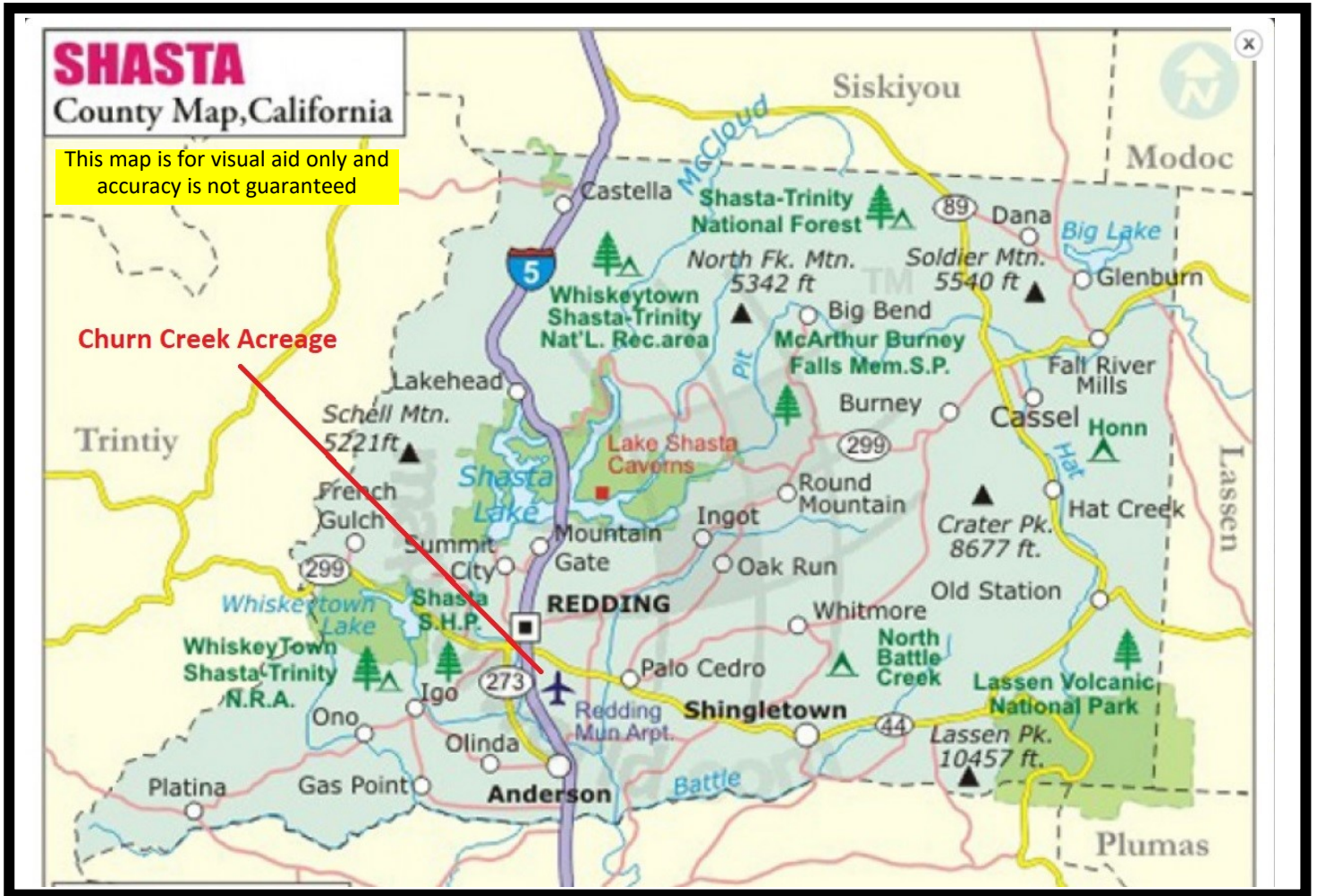
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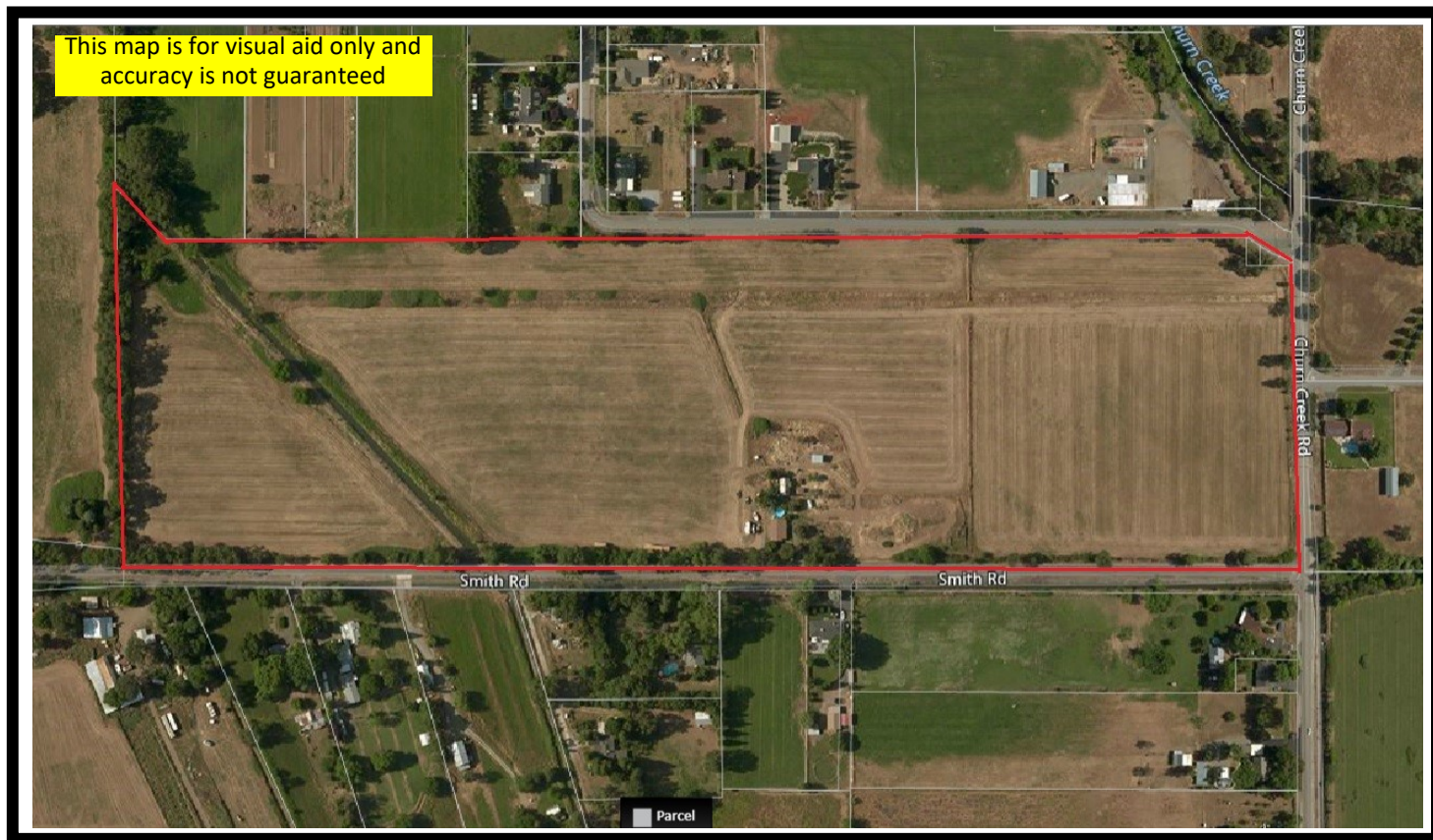
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Churn Creek Acreage Area Map

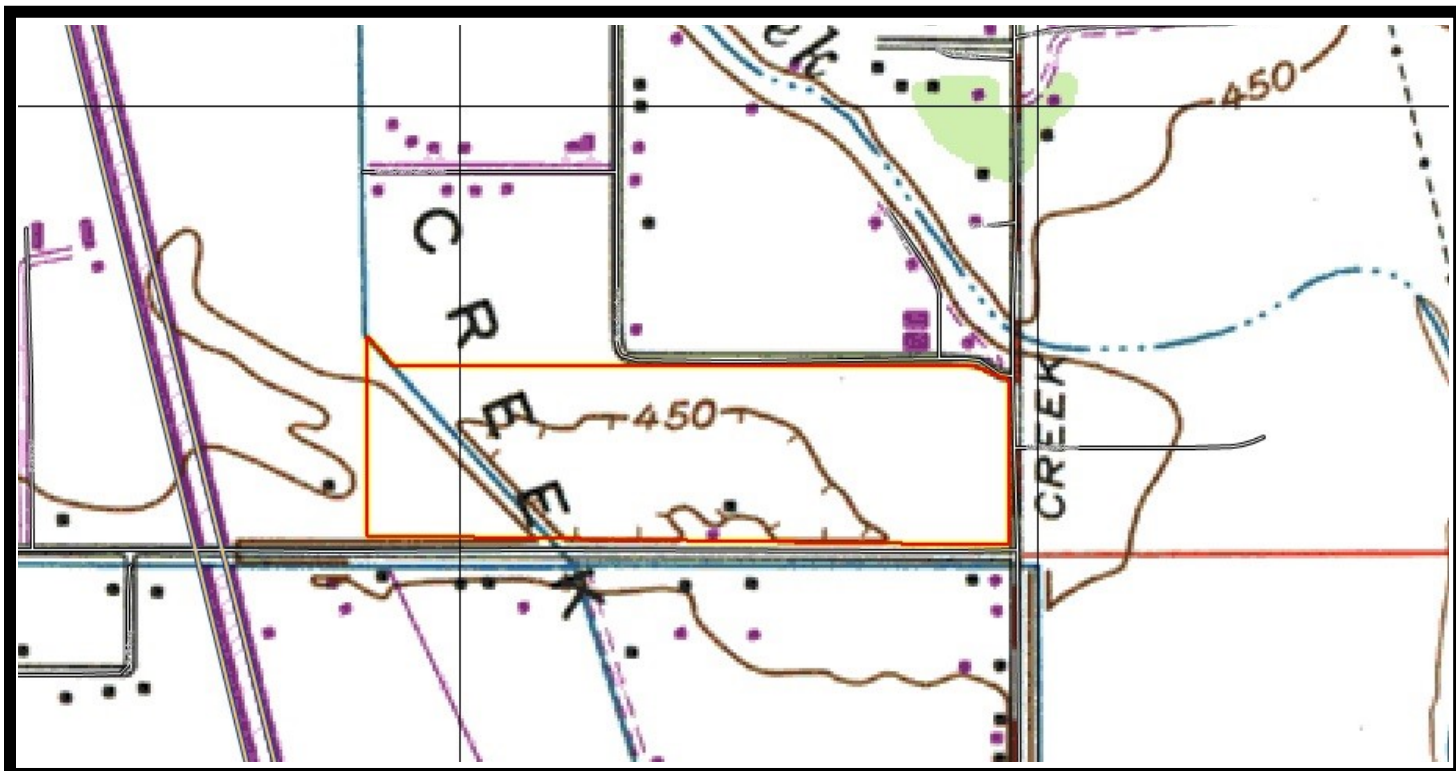


Churn Creek Acreage

Aerial Image

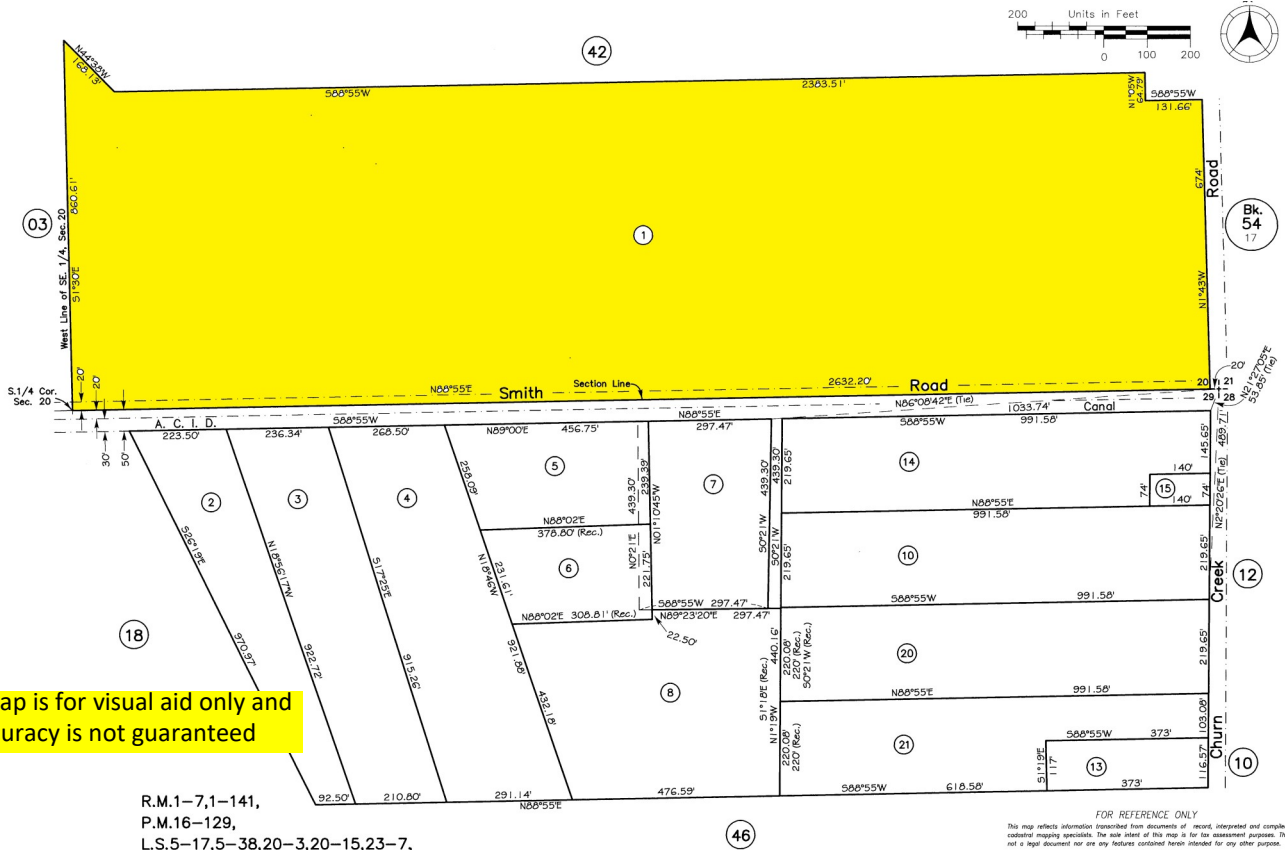


Topo Map



Churn Creek Acreage

Assessor Parcel Map



Churn Creek Acreage

Offering

43+- Deeded Acres
Irrigation District
Older Mobile Home
Domestic Well
Paved Road Access
Convenient to Shopping & Schools

General Description

The Churn Creek acreage property is a prime 43+- acre parcel in the fertile Churn Creek bottom area of Shasta County. The property offers a rural lifestyle for those who want to experience country living. With plenty of irrigation water and fertile soil, the ranch would be ideal for ranching, farming, horses, livestock and a place to build your dream home.

Location

The Churn Creek acreage is located just southeast of the City of Redding (pop. 90,000 happy people) in Northern California's scenic Shasta County. Surrounded by other similar properties, this rural area offers wide open spacious views of the valley and surrounding mountains. Surrounded by the best spring, summer, fall and winter outdoor recreation in the nation, this property is within 90 minutes of it all! Lying within the heart of the Shasta Cascade Wonderland, the property is located near national parks, recreation and wilderness areas; numerous lakes and several rivers and creeks.

Acreage

The acreage is comprised of one Shasta County parcel totaling 43.79 deeded acres.
Approximately 41 acres is currently under cultivation and the balance is in improvements.

Churn Creek Acreage

Zoning

The property is located within a LIMITED_AGRICULTURAL_(A-1) DISTRICT.

The purpose of the limited agriculture (A-1) district is to preserve agricultural lands at a size capable of supporting part-time agricultural operations, typically operated as a hobby or to supplement the occupant's income.

Soils

The Churn Creek acreage soil is classified as Class 1 and 2. Land capability classification shows, in a general way, the suitability of soils for most kinds of field crops.

Capability classes, the broadest groups, are designated by the numbers 1 through 8. The numbers indicate progressively greater limitations and narrower choices for practical use. The classes are defined as follows:

Class 1 soils have few limitations that restrict their use.

Class 2 soils have moderate limitations that reduce the choice of plants or that require moderate conservation practices.

Home

Currently there is an older mobile home on the property that is currently occupied by the owners son and family. The mobile is approximately 1150 square feet with 3 bedrooms and 2 baths. The mobile shows signs of deferred maintenance and is being sold "as is".

Utilities include electric, domestic well and septic.

Irrigation Water

Irrigation water for the property is provided by the Anderson Cottonwood Irrigation District. Although there are irrigation canals adjacent to and on the property, the current owners are not using irrigation water.

Topography

The terrain is basically level with an elevation of approximately 450'

Churn Creek Acreage

Financing

The Churn Creek acreage is currently offered for \$890,000. No owner financing is available.

Airports

NEAREST INTERNATIONAL AIRPORT

Sacramento International

Distance from property: 156 mi

NEAREST REGIONAL AIRPORT

Redding Municipal

Distance from property: 3 mi

NEAREST PAVED AIRPORT

Redding Municipal

Distance from property: 3 mi

Distances

Shopping - 3 miles

Elementary School - 1.2 miles

City of Redding - 3 miles

California Interstate 5 - 1.5 miles

San Francisco - 211 miles

Lassen National Park: 46 miles

Shasta Lake: 31 miles

Whiskeytown Lake: 17 miles

Mt. Shasta Ski Park: 71 miles

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