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Northern California Premier  
Land, Ranch, and Recreation Properties

# Hay & Hunting Ranch

Tehama County, CA

## General Description

Desirable ranch package that includes custom lodge/home, hay production, irrigated acreage, hunting, creek and tax benefits! The **Old Russell Ranch** features a quality custom lodge/home that can accommodate a large group; 109 deeded acres; 60 acres of irrigated pasture; 3500 feet of creek frontage; hay production income; deer, pig and turkey hunting; equipment barns; paved county road access; reduced property tax benefits and convenient to schools and shopping.



**Offered at \$1,568,000**



- 109+- Deeded Acres**
- Quality Built Custom Lodge / Home**
- Creek Frontage**
- Irrigated Pasture**
- Hay Production**
- Hunting**
- Ag Well**
- 2 Adjacent Parcels**
- Newer Hay Barn**
- Historic Hay Barn**
- Williamson Act Tax Benefits**

### AL SWAN

Broker Associate

Real Living - Real Estate Professionals

BRE License # 02062425

**(530) 524-5554**

**al@shastaranches.com**

DRE License # 00859047

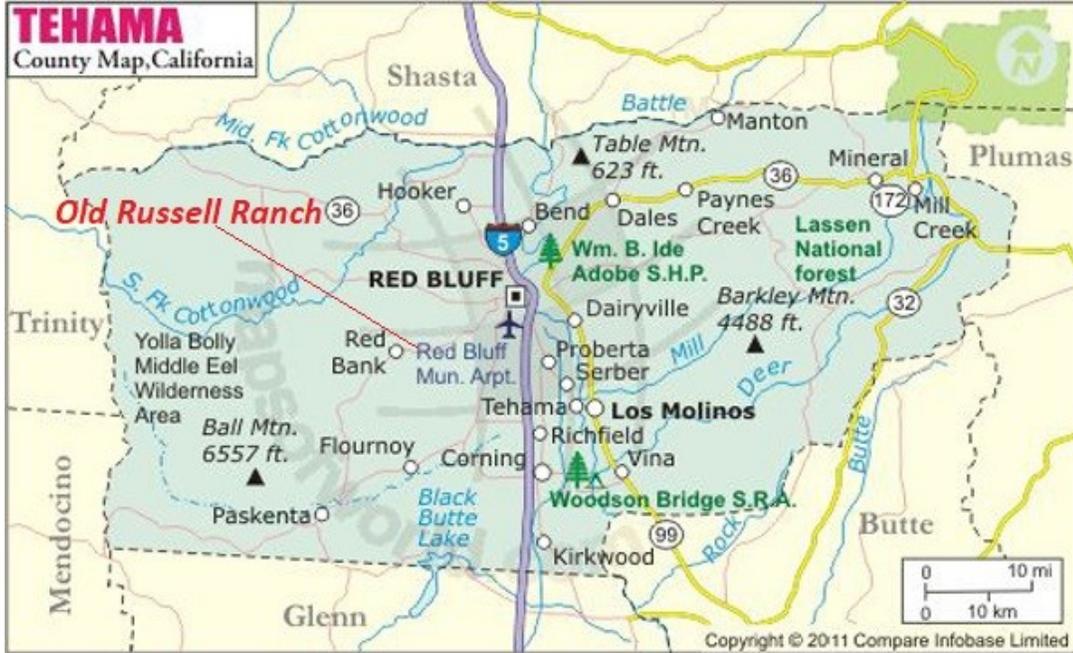


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# Old Russell Ranch

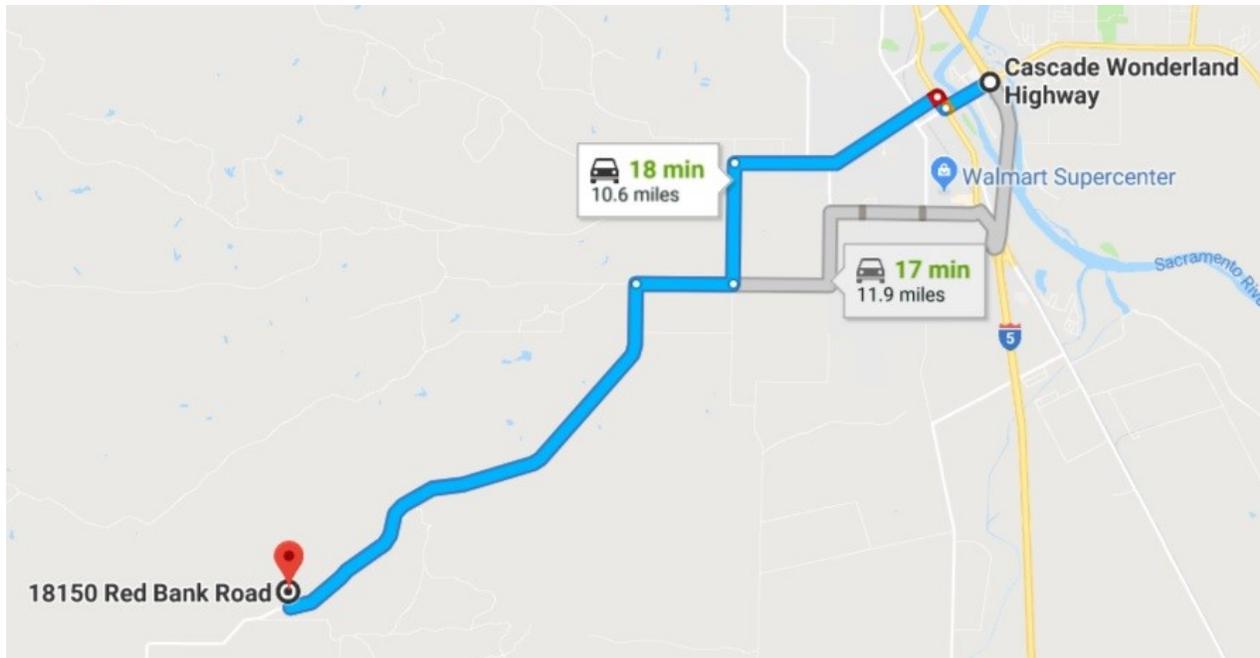
## Location

The Old Russell Ranch is located in northern California's rural and scenic Tehama County and just 9 miles west of the county seat of Red Bluff and California's Interstate 5. Accessed by well-maintained paved county roads, the ranch is surrounded by other neighboring large ranches.



## Driving Directions

I-5 exit 649 in Red Bluff, west on Antelope, north on Main, west on Walnut, south on Wilder, west on Live Oak, south on Red Bank Rd for 5.5 miles. (10.6 mi total)



# Old Russell Ranch

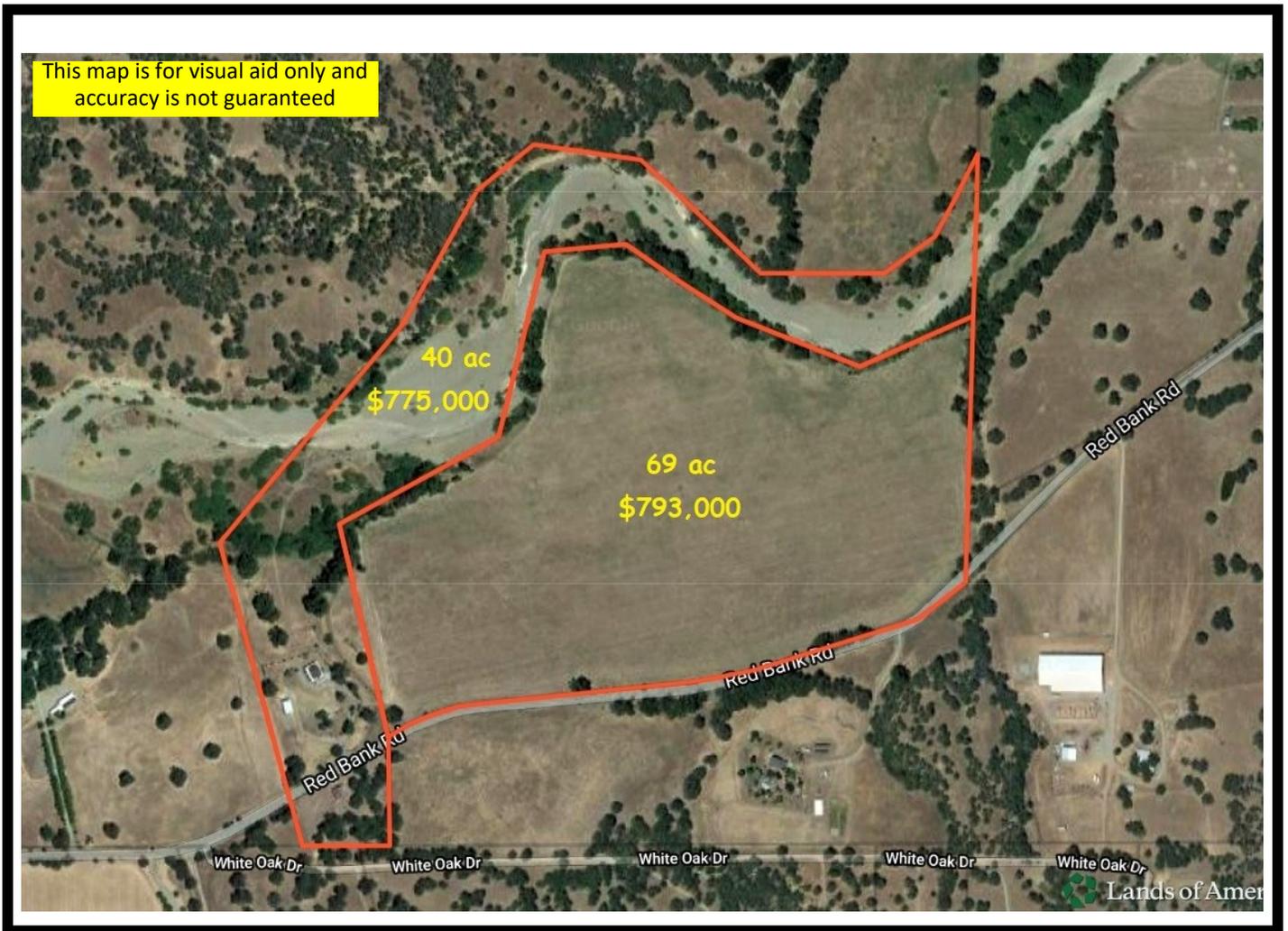
## Acreage

Acreage consists of two adjacent Tehama County parcels totaling approximately 109+/- acres. One parcel, with 40 acres, contains the home, barns and creek frontage. The second parcel, with 69+/- acres, contains the irrigated acreage. A paved county road basically defines the southerly property line with the exception of approximately 2 1/2 acres the are located on the south side of the road.

## Financing

The Old Russell Ranch is presently offered for \$1,568,000. Each of the two parcels are represented by two separate brokers. Both parcels can be purchased separately or together. Please contact representing broker for details.

- (1) 40 ac with the improvements - \$775,000
- (2) 69 ac with pastures - \$793,000



## Old Russell Ranch

### Main Home

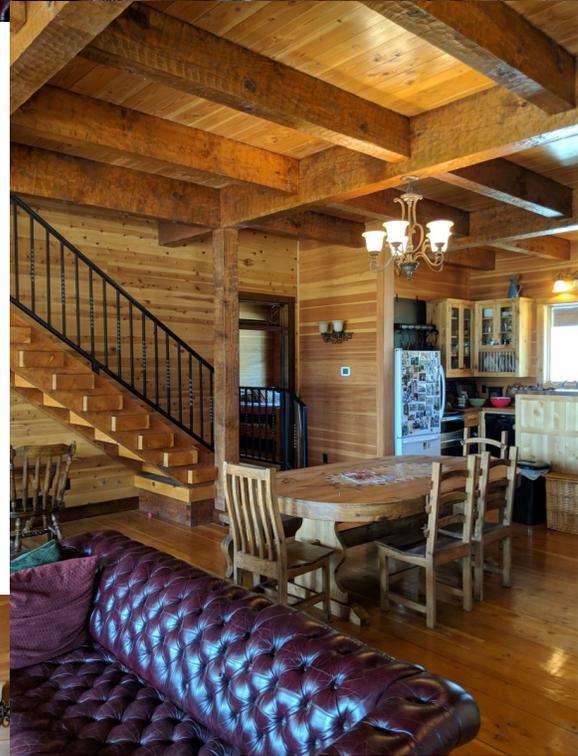
Designed to blend in with the natural environment, this magnificent, custom built home is the essence of quality. As you step up onto the stunning covered porch that wraps the house, you will be impressed by the Three Rivers Flagstone which was imported from Idaho. Prepare to be captivated as you enter through the custom 10' front door complete with a stained-glass transom. The 2724+/-sf home is the essence of rustic elegance! Exceptional craftsmanship was used in the many custom wood features found throughout the home. The main level boasts an open floor plan which includes a great room, eating area and kitchen. In addition, there are 2 bedrooms, 2 full baths and a laundry room.



## Old Russell Ranch



The great room features massive Douglas fir hand-hewn posts and beams, beautiful solid pine flooring, energy efficient Jeld-Wen wood windows, gorgeous Yellow Cedar and clear-grain Douglas Fir walls. There is an exceptional woodstove hearth which was built from stones gathered from Red Bank Creek on the property. The hearth and woodstove combine with the beautiful wood to create a spacious, tranquil setting from which to enjoy the incredible views.



## Old Russell Ranch

The kitchen is complete with custom cabinets, disposal, free-standing range with double ovens, dishwasher and refrigerator. A massive iron backsplash for storing/displaying pans and the beautiful butcher block countertops combine to create a functional, cozy space.



**KITCHEN**



**MASTER BEDROOM**



The guest bedroom also offers a ceiling fan, Jeld-Wen wood windows, solid pine flooring and two custom doors with transoms. This bedroom adjoins the other downstairs bath which boasts slate floors, cedar walls, a pedestal sink, toilet and tub/shower.



**GUEST BEDROOM**

In addition, there is a spacious laundry/pantry/mudroom/workroom complete with massive custom cabinets and workspace, a laundry sink, washer & dryer, a built-in bench and space for either a second refrigerator or a freezer. For added convenience, the laundry room features a separate outside exit.

## Old Russell Ranch

As you climb the solid wood stairs to enter the 766 sf upper level, you are greeted by a stunning soaring cedar-lined vaulted ceiling and warm solid pine flooring. A massive solid pine bookcase defines the staircase opening and an abundance of windows offer natural light and views of the surrounding acreage. The upstairs bathroom is complete with slate flooring, cedar walls, 2 pedestal sinks, 2 separate shower stalls and a toilet. On either side of the bathroom are large closet/storage rooms. The large, open room can easily accommodate several guests with the 2 showers and multiple beds.



## Old Russell Ranch



### Soils

The soils on the ranch provide excellent farming opportunities. The are approximately 70 acres that are classified as Class 1 which has few limitations as to what can be grown. The owners have recently used the acreage to grow winter wheat. Other potential uses include hay, vineyards and orchards.



## Old Russell Ranch



### Topography

The topography on the ranch can be generally characterized as flat to undulating terrain with an average elevation of 420'. Approximately 3500 feet of Red Bank Creek flows west to east through the northern



## Old Russell Ranch



### Outbuildings

There are two barns on the ranch. Just west of the home, is a 30' x 50' x 18' pole barn with metal roof and siding. On the small portion of acreage just south of the county road, is an older 46' x 48' hay and livestock



## Old Russell Ranch



### **Carport / Entertainment Area**

This detached carport was designed to have a dual purpose. It can accommodate a variety of vehicles including multiple cars, RV, boat and off-road vehicles. It can also serve as an outdoor entertainment area. The unique construction of the carport combines a hand-built traditional timber framing with a hammer beam design. The strong timbers and carefully crafted mortise and tenon joints maximizes the stability in the structure.

### **Wells**

The ranch has one domestic well servicing the home. In addition, located near the center of the irrigated pasture is an ag well. Equipped with a 25 hp electric pump, the ag well produces 450 GPM.

### **Irrigation Water**

Irrigation water is provided by an AG well located near the center of the pasture. Equipped with a 25 hp electric turbine pump, the well produces approximately 450 GPM. The water is delivered throughout the pasture using underground aluminum mainlines. There are currently approximately 60 acres set up for irrigation.

### **Domestic Water**

Near the south side of the home, a domestic well with 6" casing and electric submersible pump provides the potable water for the property. In addition, there is an old hand dug brick lined well with a pump, which can be used for supplemental water.

## Old Russell Ranch

### Creek

The north fork of Red Bank Creek flows through approximately 3500' of the acreage. Although the creek is seasonal, many times several deep-water pools can be found in the creek year-around.

### Wildlife

The ranch has an abundance of wildlife including deer, turkey, rabbit, ducks, dove, squirrels, wild pigs and bald eagles.

### Zoning

The Old Russell Ranch is zoned AG-2 Agricultural/Valley District, 40-acre minimum parcel size. The ranch is also in an Agricultural Preserve (AP) District and is taxed under California's Land Conservation Act or Williamson Act, which can lower the property taxes considerably.

### Recreation

The general area surrounding the Old Russell Ranch has numerous creeks, lakes and recreational opportunities. One of the area's most dominate natural features, the Sacramento River provides an endless variety of outdoor recreation and is one of the largest salmon spawning rivers in the world. Its various tributaries furnish hundreds of miles of the best-in-the-west trout, steelhead and salmon fishing. Many large ranches surrounding the subject property are well known for their hunting opportunities

## Old Russell Ranch

### Potential Uses

#### It's all about the LIFESTYLE!

Whether you are a hunter, outdoor enthusiast, a rancher or farmer looking to make some money growing hay and raising cattle or just wanting a place to kick back, relax and enjoy life, this ranch package is for you!

**HUNTING** – A variety of wildlife can be found on the ranch. Several large black tail deer have been taken in recent years. There are so many wild hogs on the property, that the owner has a permit to be able to hunt them at night. Other game includes wild turkey, dove and quail. Located just 2 miles away on 18,000 acres is one of the nation's most premier hunting ranches Red Bank Quail & Ale Outfitters.

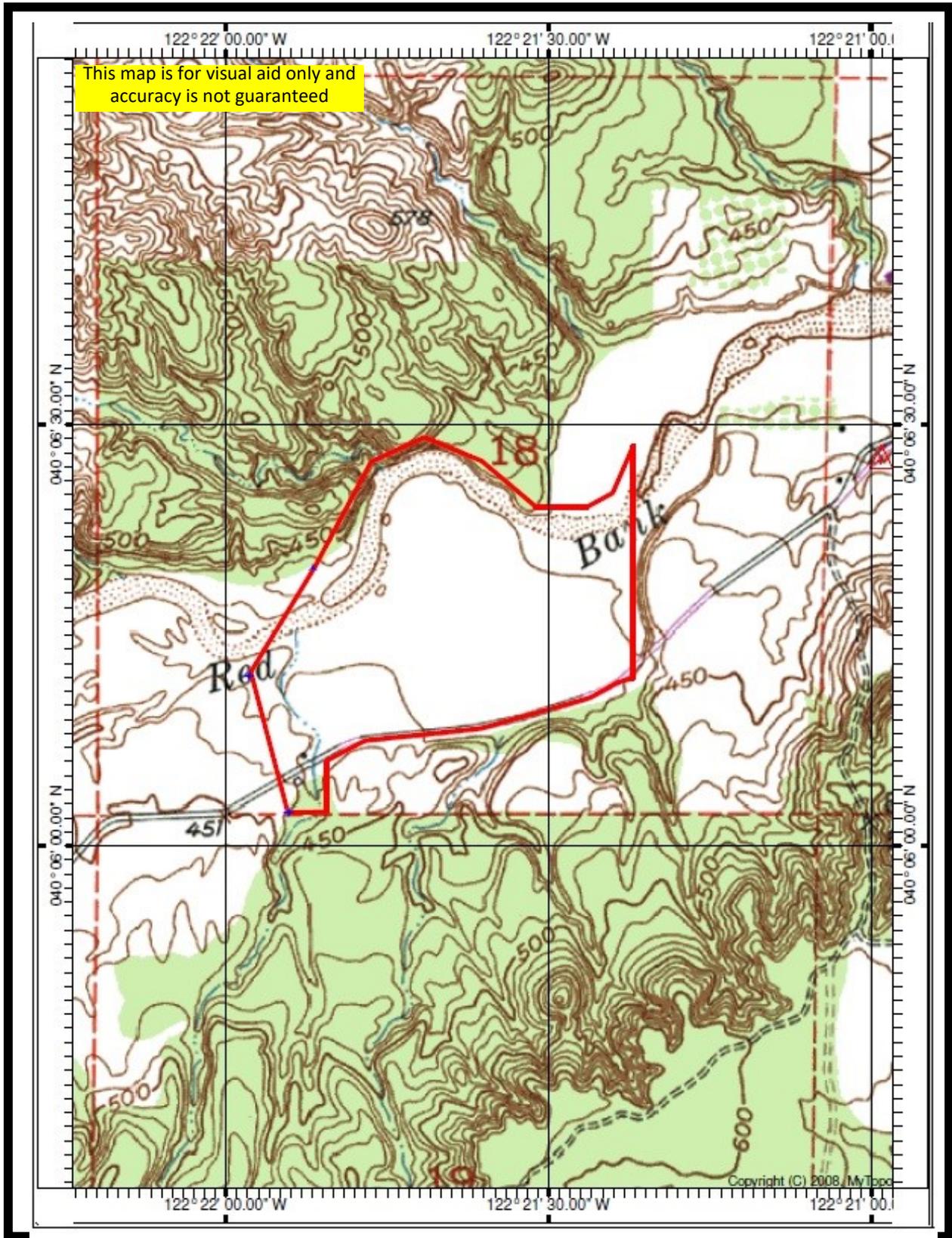
**HAY PRODUCTION** – Top quality horse hay. All hay produced has been sold to the same buyer for the last 5 years. Depending on farming practices the land could produce over 200 tons a year.

**WEEKEND RETREAT** - Fly in for the weekend...the airport is just 7 miles away! - Just a 3 hour drive from the Bay Area.

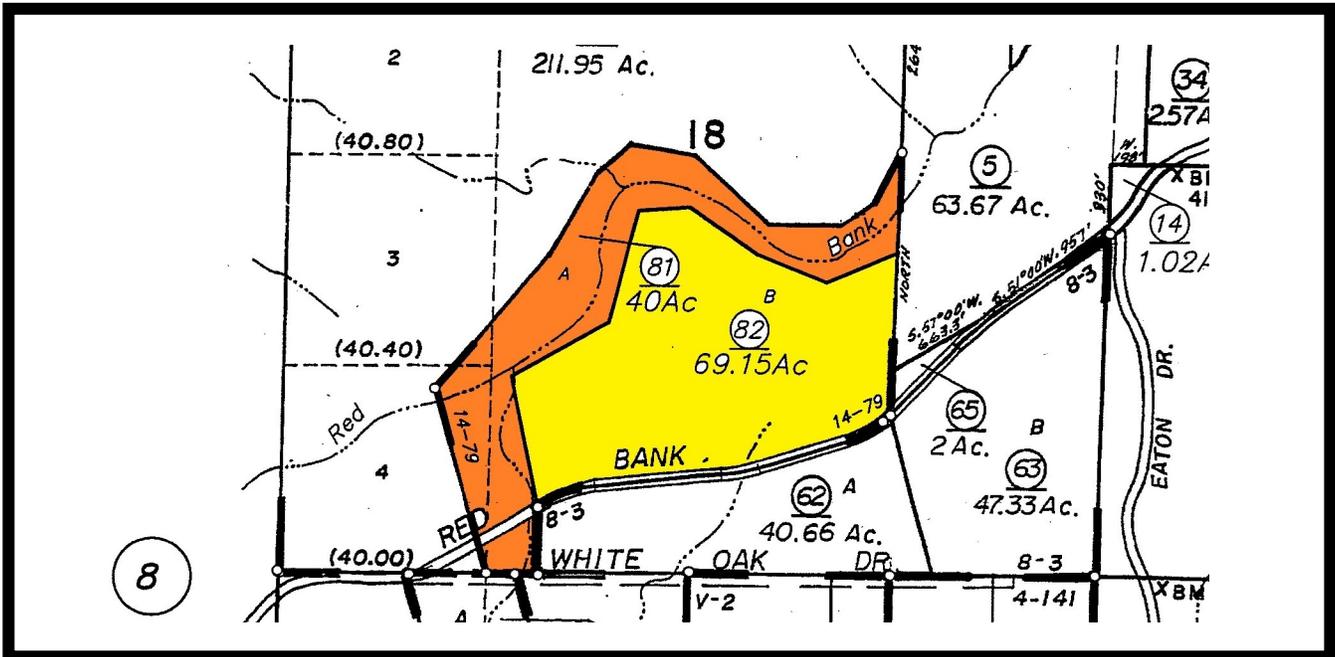
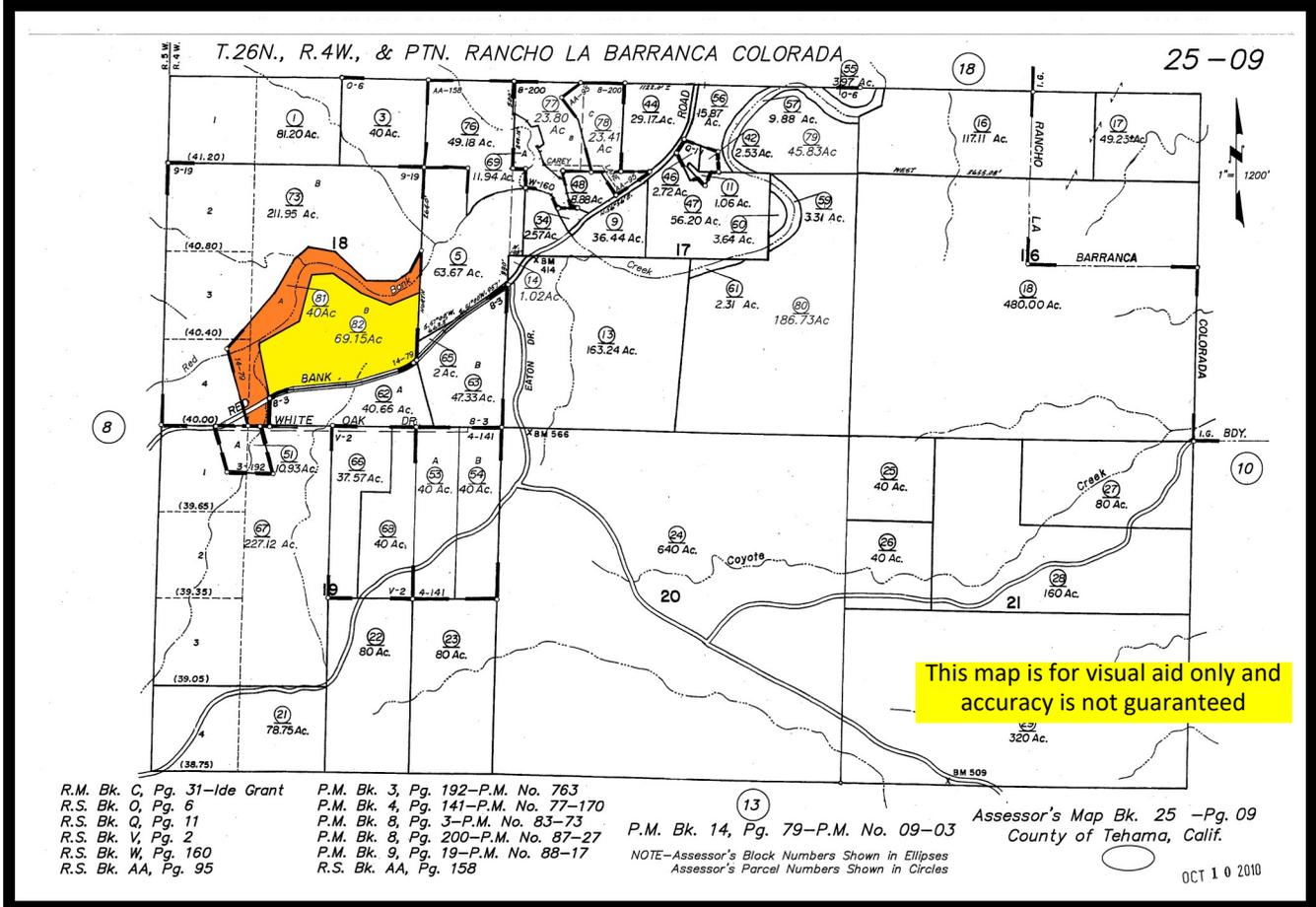
**FARMING** - Do some farming with crops, orchards, vineyards, etc. - Unlimited potential with the good soil and lots of water

**RANCHING** - Breed some cattle - Lots of space and irrigated pasture. Raise horses - Nice barn, corrals and pasture area

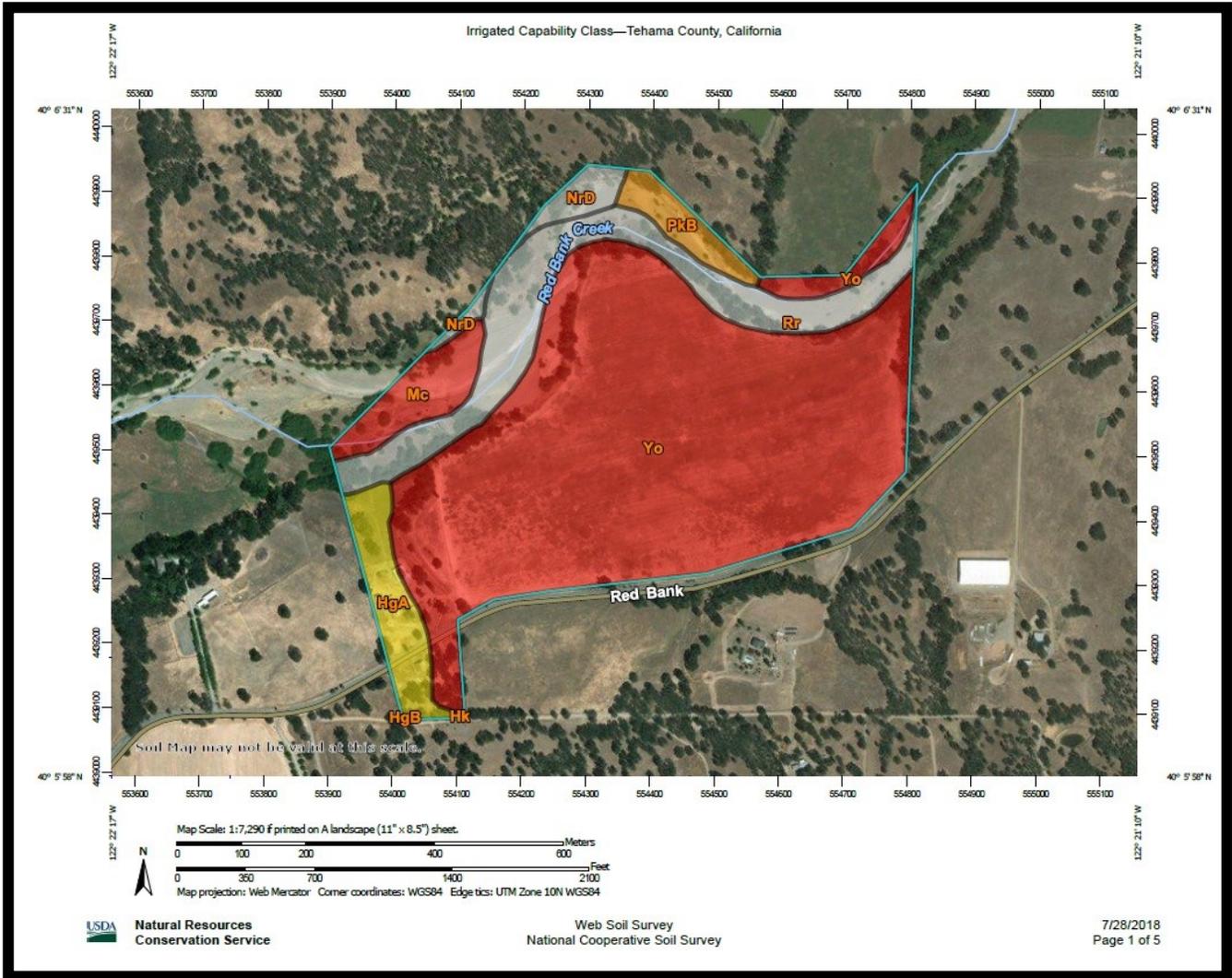
# Old Russell Ranch Topo Map



# Old Russell Ranch Assessor Parcel Map



# Old Russell Ranch Soil Map & Info



## Irrigated Capability Class

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
HgA	Hillgate loam, 0 to 3 percent slopes	3	5.8	5.2%
HgB	Hillgate loam, 3 to 8 percent slopes	3	0.0	0.0%
Hk	Hillgate gravelly loam, 0 to 3 percent slopes	3	0.0	0.0%
Mc	Maywood fine sandy loam, 0 to 3 percent slopes	1	4.9	4.5%
NrD	Newville gravelly loam, 10 to 30 percent slopes		2.5	2.3%
PkB	Perkins gravelly loam, 3 to 8 percent slopes	2	3.2	2.9%
Rr	Riverwash		16.3	14.8%
Yo	Yolo silt loam, very gravelly substratum, 0 to 10 percent slopes, MLRA 17	1	77.8	70.4%
<b>Totals for Area of Interest</b>			<b>110.6</b>	<b>100.0%</b>