

# PASKENTA RANCH

5,526 ± ACRES

TEHAMA & GLENN COUNTIES, CALIFORNIA



CONTACT:

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# PASKENTA RANCH

## TEHAMA & GLENN COUNTIES, CA

- LOCATION:** This ranch is located in Tehama and Glenn Counties, California, south of the rural town of Paskenta, on both sides of Newville Road. The ranch is located about 30 miles southwest of Red Bluff, CA and about 18 miles west of Interstate 5 in the low foothills leading up to the Mendocino National Forest.
- RANCH:** Formerly known as the Buckhorn Ranch No. 2, the ranch was under the same ownership for over 20 years until the ranch was sold to the present owner in 1995. The owner's change in the direction of his operation dictates the sale of this high quality winter range.
- ACREAGE:** Tehama and Glenn County Assessor's maps indicate that the ranch contains approximately 5,526 acres. There are 4,329.80 acres in Tehama County and 1,197.00 acres in Glenn County
- LAND USE:** The Paskenta Ranch is utilized as a winter range with a normal season of use from about November 1 through May 15<sup>th</sup> each year. In 2005 the ranch is carrying 490 pairs with big calves (400 lb.), 150 spring calving cows, and about 80 big replacement heifers for a total of about 720-750 AU. For the 2006 grazing season the ranch has placed 221 Fall pairs with big calves (400 lb.), 61 big replacement heifers calving Jan-Feb 2007, and 800 steers 600 lbs plus will add about 200 more steers. Estimated carrying capacity is about 700-750 AU depending upon the year, weather, and management. The majority of the topography ranges from almost level to moderately rolling with elevations from 700 to 1,000 feet. Along the western boundary a small portion of the ranch rises steeply up to the Mendocino National Forest.
- WATER:** Stock water is provided by seasonal drainage's and creeks, as well as seven (7) reservoirs. The largest reservoir lies in the westerly block, containing about 40 acres it is well stocked with bass and offers great fishing.
- SOILS:** Most of the lower terraces in the westerly 3,162 acre block are indicated to include Lodo-Millsholm soils which are defined as shaley clay loams, generally Class IV and Class VII. The upper hillsides are indicated to include Millsap loam which is described as a moderately deep soil on rounded hills with a clay subsoil rated as Class VI.
- IMPROVEMENTS:** There is a manager's home constructed in 1996 of about 1,390 sq. ft., 3 bedrooms and 2 baths. Excellent quality pipe corrals with a 20,000 lb livestock scale, a horse barn, and two large hay/equipment barns. There are also two hay storage/feed barns located north of the headquarters and one older hay barn located west of the headquarters.

- ZONING:** The Tehama County General Plan designates the lands as “Grazing” and all the Tehama County land is zoned “UA-AP” Upland Agricultural – Agricultural Preserve. All of the Tehama County lands are subject to a Williamson Act contract and all but one small parcel of the Glenn County lands. The Williamson Act contract maintains the real estate taxes at rates based on their agricultural value, which are normally lower than the taxes on lands not under contract.
- TAXES:** The ranch (except for one Glenn County parcel) is in the Williamson Act, with property taxes assessed on agricultural income values, not fair market value. The total 2005-2006 Real Estate taxes are \$8,988.70
- COMMENTS:** There are great fishing opportunities in the reservoirs as well as hunting for black tail deer, wild pigs, wild turkey, and upland game birds such as California Valley Quail and dove. This is an established, well set up, winter range operation with a proven reputation in the livestock industry.
- PRICE:** \$6,500,000

**For more information and an appointment to see this  
outstanding winter range, please contact:**

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