

Red Bluff Ranch

222.42 Acres | Tehama County, CA | \$2,375,000



HAYDEN  OUTDOORS®

Red Bluff Ranch

TOTAL ACRES:

222.42

PRICE:

\$2,375,000

COUNTY:

Tehama County

CLOSEST TOWN:

Red Bluff, CA

Presented by



Kevin Brunk

📍 Real Estate Agent, CA Lic #02139744

✉ KevinBrunk@HaydenOutdoors.com

📞 209.604.2912



HAYDEN OUTDOORS[®]
REAL ESTATE





Property Summary

The Red Bluff Ranch is a 222-acre turnkey property in Tehama County near Red Bluff. West of town, this cattle ranch includes a custom home, large barn, guest home, shop, creek, pond and more. The property has paved public road access, great water and striking vistas of the foothills and mountains. This stunning ranch is quiet, private and provides complete horse and livestock equipment. With striking views, this property awaits your company.

Land

This fertile property ranges from 620' to 740' with prime grazing land and a variety of trees. Reeds Creek traverses the ranch with a large +4.5-acre spring-fed year-around pond near the center of the property. There are two additional seasonal ponds providing even more water for livestock and wildlife. The land is sectioned off into multiple pastures and traps with numerous water troughs throughout the ranch. Approaching the property from either direction along Johnson Road provides rich views of this highly desirable ranching area. The property is zoned AG-1, has great livestock carrying capacity and is enrolled in the Williamson Act. The land also provide rich habitat for area wildlife.

APNs: 022-190-022-000 (26.99-ac), 025-010-018-000 (179.30-ac), 025-010-020-000 (13.49-ac), 025-010-091-000 (2.64-ac).



Activities & Amenities

ATV/Off Road
Cattle/Ranch/Horse Property
Cycling/Mountain Biking
Fishing
Hiking
House/Cabin
Hunting - Predator/Varmint, Small Game,
Turkey, Upland Birds & Waterfowl
Irrigation
Mineral & Water Rights (See title)
Natural Spring
Outbuilding/Barn/Shed/Shop
Pond/Lake
Propane
Creek
State Hunting Unit: See CA Fish
and Wildlife Regulations

Land Details

Address: 15605 Johnson Road, Red
Bluff, California 96080, USA
Total Acres: 222.42 | Deeded Acres: 222.42
Zoning: AG-1
Elevation: 620'-740'
Topography: Flat to gently rolling
Vegetation: Native trees, grasses,
shrubs, wildflowers
Estimated Taxes: \$6,372.88 - 2024
Source of lot size: Assessor/Tax Data

Building Details

Homes: 2
Homes: Wood framed
Style of Home(s): Contemporary / Ranch
Finished Sq. Ft.: Main Home Approx. 3,000 sq. ft.
Bedrooms: 4 | Full Bathrooms: 4
Parking Types: Attached Garage, Driveway
Types of Outbuildings:
Guest Home/Shop: ±1,440-Sq. Ft.
Main Barn: ±7,000-Sq. Ft.
Pumphouse Well Building
Storage Container
Fence Type: Barbed wire ranch fencing
Cooling Systems: Forced Air Cooling
Heating Systems: Fireplace, Forced Air & Stove
Main Home: Wrap-around covered porch/patio
Guest Home/Shop: Full length covered porch/patio



Improvements

MAIN HOME: Approx. 3000-sq. ft. newer home. The nicely appointed home includes spacious front and rear entry areas, complete kitchen with pantry storage, adjacent dining area, brightly lit great room, office/multipurpose room, laundry/storage, multiple first floor bedrooms and closets, first floor bathrooms, second floor bedroom and closet, additional loft area, and second floor bathroom. The home has many windows providing outstanding views to the ranch. A full wrap-around covered patio area provides generous shaded and weather-protected outdoor living areas. The home is fully landscaped with spacious entertaining areas. A septic system and propane tank serves the home and guest house.

GARAGE: ~576-sq. ft. approx. 24'x24' garage building with separate single garage door and laundry hook-ups. A large, covered patio connects the garage and the main home.





Improvements, cont'd

GUEST HOME/SHOP: ~1,440-sq. ft. approx. 60'x24' building with an ADU including complete kitchen, bar/counter area, front room, dining area, bedroom, bath and more. Building includes two large separate locked storage/shop rooms with exterior entrances and 220V power. A ~480-sq. ft. approx. 8'x60' covered concrete porch area along the full length of the north side of the building provides shade and weather protection.

MAIN BARN: ~7,000-sq. ft. multi-purpose wood-framed barn with ~200 sq. ft. vet room, ~200 sq. ft. tack room, seven (7) horse stall/pens, 110v power, water, power, lighting and more. This fully equipped barn includes four (4) large sliding/locking main access doors. The barn also includes mezzanine storage areas with external access doors.

PUMPHOUSE WELL BUILDING: Wood building for water well pump and more. The well is ~300' deep with a static level of ~95'. A new 7.5-hp pump was installed in 2016. The well previously supplied 650 GPM when it was used to irrigate multiple pastures.

STORAGE CONTAINER: 8'w x 8'h x 20' long steel container unit located on the east side of the guest home building.

OTHER: The land is fenced and cross-fenced with 5-strand barbed wire and t-post fencing with internal ranch access, welded pipe gates and other features and equipment. The ranch includes multiple pens, corrals, loading chute and more. The main driveway off Johnson Road is also gated.

Buildings, structures, square-footages and other details are approximate.









Recreation

The property is located in the upland foothills west of Red Bluff. The Trinity National Forest is to the northwest, Mendocino National Forest to the southwest, Shasta-Trinity National Forest to the north and the Lassen National Forest to the east. The region has many lakes, rivers, streams, foothills and mountains providing a wide range of outdoor recreation activities. The river valley cuts a rich, 20 mile wide swath through the Central portion of Tehama County, which provides endless varieties of outdoor recreation. The Sacramento River is one of the largest salmon spawning rivers in the world. Tehama County is the central point of widespread recreation and the local recreation opportunities are outstanding with nearby camping, hunting, fishing, golfing, snow skiing, and boating resources as good or better than anywhere in California. Camping opportunities throughout the County range from fully developed campgrounds to secluded sites. With more than 300-miles of trails, hiking within Tehama County can be a day-trip adventure or a week—long backcountry experience.

Agriculture

With its great water supply and fertile soil, the property is well suited for horse and cattle grazing with additional farm/ag opportunities. A large portion of the land is set up for irrigation.

Region & Climate

Red Bluff is home to the Red Bluff Round-Up, the largest three-day rodeo in the country, with a tough cowboy reputation. The event proudly hosted its 100th anniversary in 2021. The town is also home to The Red Bluff Bull and Gelding Sale which began in 1941 when a small group of local ranchers and a local farm advisor decided to start a Hereford show and sale in Red Bluff. What developed out of that Hereford show 80 years later is considered the greatest stock show and sale west of the Rockies. The sale has evolved into a western extravaganza, revered by consignors, buyers and attendees as the premier Bull and Gelding Sale; and a top destination for anyone in the ranching industry. Red Bluff is also home of the Tehama District Fairgrounds and Fair. Red Bluff and neighboring towns offer year-round residents and visitors varied climate and weather. Red Bluff has a Mediterranean climate with cool, wet winters and hot, dry summers. An average of 100 days annually have highs of 90°F or higher and an average of 21+ days with lows of 32 °F or lower.

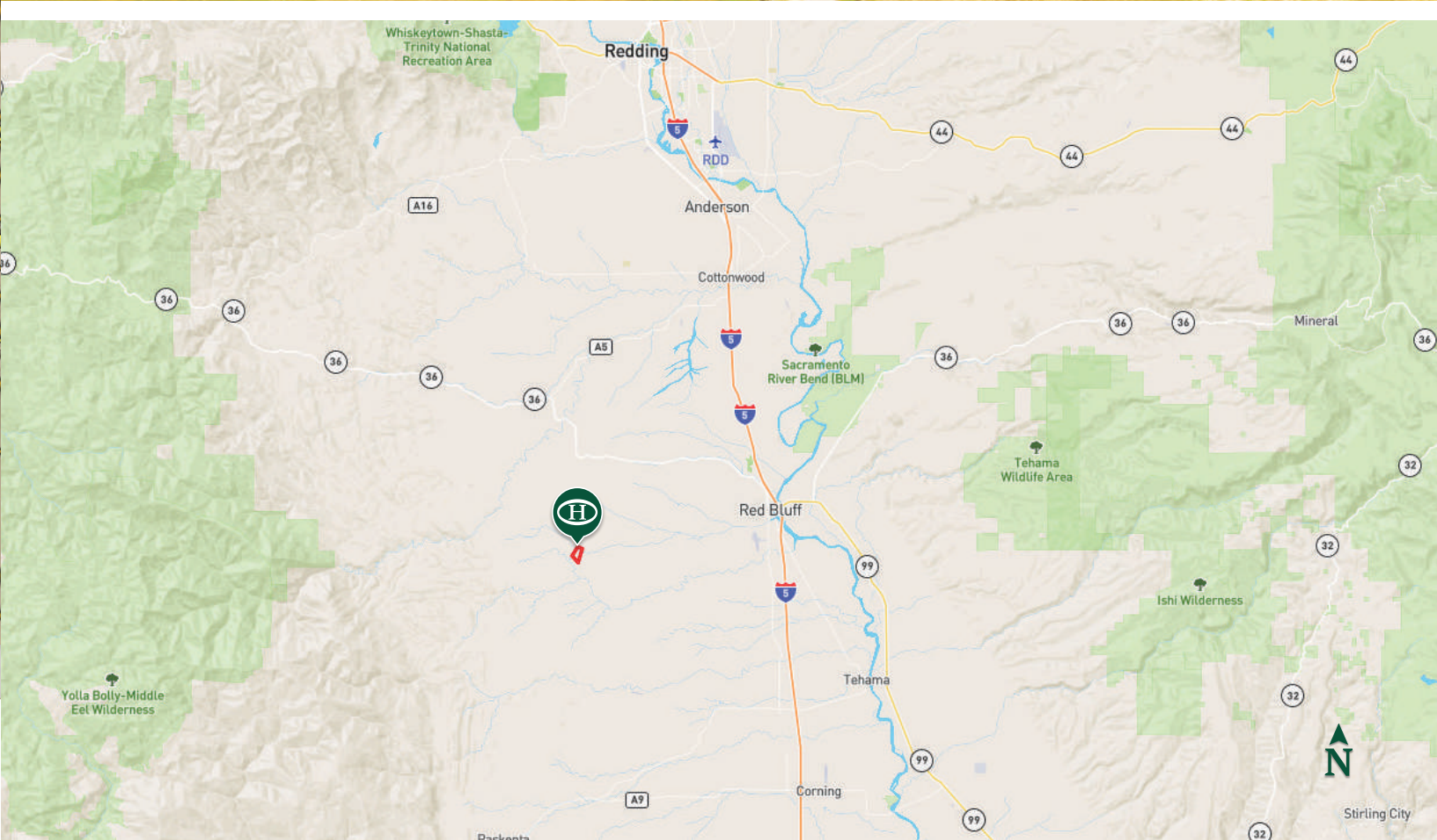




Location

Red Bluff Ranch is approximately 13-miles to downtown Red Bluff. The County Seat, Red Bluff, is located on Interstate 5 and the Sacramento River approximately 135-miles north of Sacramento and 35-miles south of Redding. Nestled in the northern Sacramento Valley, Tehama County lies approximately midway between Sacramento and the Oregon border. Starting in the snowy Sierras to the east, the County unfolds onto rolling foothills, excellent range land, and spectacular, flat-topped buttes, and then sweeps down onto the fertile floor of the Sacramento River Valley.













Hayden Outdoors

Buyer Process

BUYER QUALIFICATION: Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

PROPERTY SHOWINGS: With regard to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

REPRESENTATION OF OFFERS: Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

BROKER PARTICIPATION: Hayden Outdoors welcomes outside brokers to bring buyers to purchase our properties. We offer cooperating commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

EQUAL HOUSING: Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."



"Kevin, being the very observant man that he is, knew that we had been trying to sell our lake property for quite a while. We decided to give Kevin a try. OMG!!! He did an amazing job with the listing and the sale of our property. To list a few things that made his listing stand out would be the beautiful pictures and videos he took and used, and the eloquently worded descriptions invoke thoughtfulness of what could be done with this property and what owning this property would feel like. He got all the details and went above and beyond. A large portion of working with your real estate agent, that people usually don't think of or take into consideration when selecting their agent is, are their characteristics a good fit? Having a kind, caring, thoughtful, agreeable, open minded, intelligent and an ambitious agent in your corner is extremely important! Kevin is all those things. You will be spending a lot of time with your agent. You want them to be aware of what is important to you. Kevin is a great man and an even better Real Estate Agent. Kevin brought us a buyer in no time at all! My family and I could not be happier than with Kevin Brunk. Thank you, Kevin."

- ORB, DIANE AND KYLE HATTON

Scan to see
more
testimonials





THE BRAND THAT SELLS THE *Land*®

Hayden Outdoors is a family-owned real estate company and brokerage with a background in the cattle and ranching business. In 1976, Leo Hayden founded the company as the Property Exchange, working with farms and ranches for sale near Hays, Kansas. The brokerage moved to Goodland, Kansas in 1981 and became Hayden Inc. In the late 1990's, Leo was joined by his two sons, Dax and Seth, to help grow the business in multiple states. In 2003, Hayden Outdoors was formed to represent sellers and buyers on farm, ranch, and recreational properties in the Great Plains and Rocky Mountains.

The team at Hayden Outdoors has grown and prospered to include over 200 brokers, agents, and an excellent full-time staff supporting the sale of rural land. Hayden Outdoors represents the finest farms, legacy properties, working ranches, hunting lands and recreational properties from coast to coast.

Over time, we have built our team to be composed of brokers and agents with experience and knowledge in their markets and an affinity to "Do what they say they will". Hayden Outdoors is about honesty and integrity with customers and a rich sense of land stewardship. We understand land, water, habitat, livestock, wildlife, minerals and what is necessary to maximize value for our clients. **We truly love the great outdoors!**

We are blessed to work with the owners and buyers of the farms, ranches and other fine recreational properties we represent, because it is still the diversity of owners over the years that make these places so special.

At Hayden Outdoors, we're proud to say that we only work with the **best** brokers and agents who are experienced farmers, ranchers & outdoor enthusiasts.

Hayden Outdoors Real Estate

501 Main St.#A, Windsor, CO 80550 | 970.674.1990 | www.HaydenOutdoors.com

DISCLAIMER: Hayden Outdoors Real Estate is a licensed real estate brokerage in multiple US states. For a complete list of states and territories, please visit HaydenOutdoors.com/About. © Copyright 2025 Hayden Outdoors Real Estate. All information provided is deemed reliable but is not guaranteed and should be independently verified. Hayden Outdoors and its affiliates make no representation or warranties as to the accuracy, reliability, or completeness of the information, text, property boundaries, graphics or other items contained in this magazine. The sale offering is made subject to errors, omissions, change of price, prior sale or withdrawal without notice.



HAYDEN OUTDOORS®
REAL ESTATE



866.741.8323 • www.HaydenOutdoors.com