

Carpenter Ranch

6,820 +/- Acres | Red Bluff, CA 96080



Presented By:



AG-LAND INVESTMENT BROKERS

275 Sale Lane / P. O. Box 896
Red Bluff, CA 96080



Carpenter Ranch, Red Bluff, CA

Property: Located in western Tehama County, the 6,820± acre Carpenter Ranch offers a versatile winter grazing operation just 15 minutes from Red Bluff and Corning. The ranch is not leased and available for the 2026-2027 grazing season. This is a prime opportunity for a cattleman looking to eliminate daily feeding requirements during the winter months, with the added potential for hunting income in a private, accessible setting.

The ranch has a carrying capacity of 450–500 head from December through mid-May. The usable grassland is divided into seven fields for rotational grazing and includes steel working corrals with semi-truck access. With frontage along paved county roads, access is easily managed through a limited number of locked gates.

Water resources include numerous seasonal stock ponds and three creeks. Elder Creek, the primary water feature, traverses the northern one-third of the property and provides stock water for approximately nine months of the year, supported by deeded riparian rights. To support operations during drier months, the ranch is equipped with a solar-powered well that pumps to a storage tank, which then gravity-feeds a network of troughs across the pastures.

In addition to its agricultural value, the ranch offers a private recreational setting with views of Mount Shasta and Mount Lassen. The mix of open rangeland and native blue oaks supports black-tailed deer, wild pig, coyote, turkey, quail, dove, ducks, and geese, providing on-site hunting opportunities. Miles of internal roads and trails allow for easy access by ATV or horseback.

Location: The ranch is located 9 miles southwest of Red Bluff, California on the west side of Paskenta Road, a County maintained road, fully paved.

Cattle Grazing: The ranch is not leased and available for the 2026-27 grazing season. The ranch features a productive landscape of level ground and gently rolling hills, consisting entirely of usable grassland. The acreage is divided into seven separate fields to support rotational grazing. Two additional fields, 80± acres and 111± acres, offer potential for orchard development or other agricultural uses, both with stock water in place. The carrying capacity is estimated at 450–500 winter-calving beef cows during the typical December through mid-May grazing season. A set of steel working cattle corrals with semi-truck access is located at the southern end of the ranch.

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Water: Water resources on the ranch include numerous seasonal stock ponds and three creeks, providing reliable supply for livestock and wildlife. Elder Creek, the primary water feature, located in the northern one-third of the property, runs west to east providing stock water and recreation for approximately nine months of the year. Deeded riparian rights further secure long-term water access. To support operations during drier months, the ranch is equipped with a solar-powered well that pumps to a primary storage tank. From there, a gravity-fed system distributes water to multiple troughs across the pastures.

Improvements: The perimeter fencing is in good condition. There are 7 separate fields to accommodate rotational grazing. There are (1) 80-acre field and another 111-acre field which could be used for orchard development or other ag enterprises. Both fields have stock water.

Topography: The elevation ranges from 500'- 550'. Property runs from sloping to flat with motorized access possible over the entire ranch. All ranch roads are 2 wheel drive during summer months with 4 wheel drive during the winter.

Recreation: While primarily a cattle ranch, the property offers a range of recreational opportunities. Wildlife includes black tailed deer, wild pig, coyote, turkey, quail, dove, ducks, and geese, allowing for on-site hunting. The ranch is not currently leased for hunting. Miles of well-maintained farm roads and trails provide easy access throughout the property and are well-suited for 4-wheel vehicles and horseback riding. Ideally located in Northern California, the ranch is within close proximity to some of the region's premier outdoor destinations. The Sacramento River, California's largest river, offers world-class fishing for salmon, trout, bass, sturgeon, and catfish. Nearby attractions also include boating on Shasta Lake, hiking in Lassen Volcanic National Park, and the historic Red Bluff Round-Up.

Mineral Rights: Oil, gas, mineral rights owned by Seller to be retained by Seller.

Zoning: The Carpenter Ranch consists of 22 parcels totaling 6,820.53 acres. Tehama County Assessor Parcel Numbers: 061-070-007, -008, -009, -010, & -014; 061-080-018 & -019; 061-090-003, -005, -008, -009, -010, -011, -012, & -014; 061-100-019 & -020; 061-110-003, -004 & -009; 061-120-001; 061-210-005. Zoning is being confirmed.

Listing Price: \$6,950,000, approximately \$1,018 per acre.

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Investment Brokers



Agriculture Real Estate Specialists

6,820± Deeded Acres



Winters 450-500 Pairs

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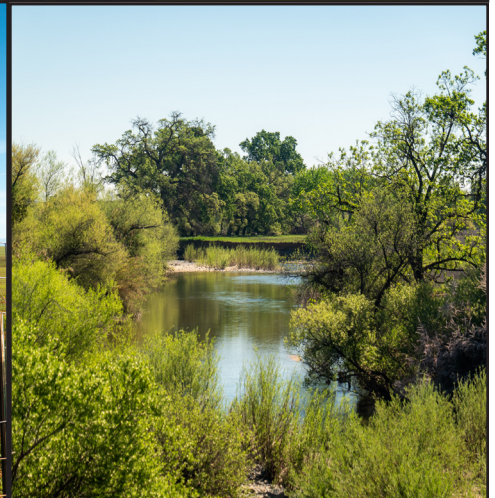


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Various Water Sources



Solar Powered Well | Storage Tank | Gravity-Fed Water System

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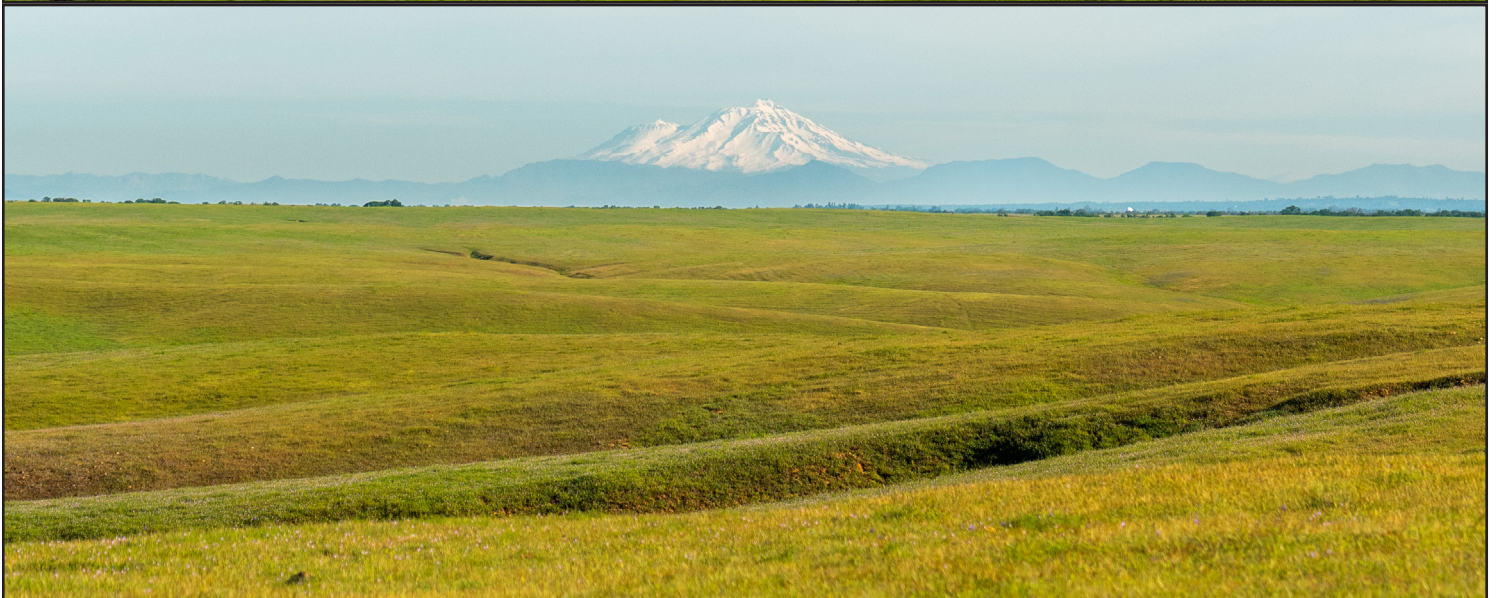
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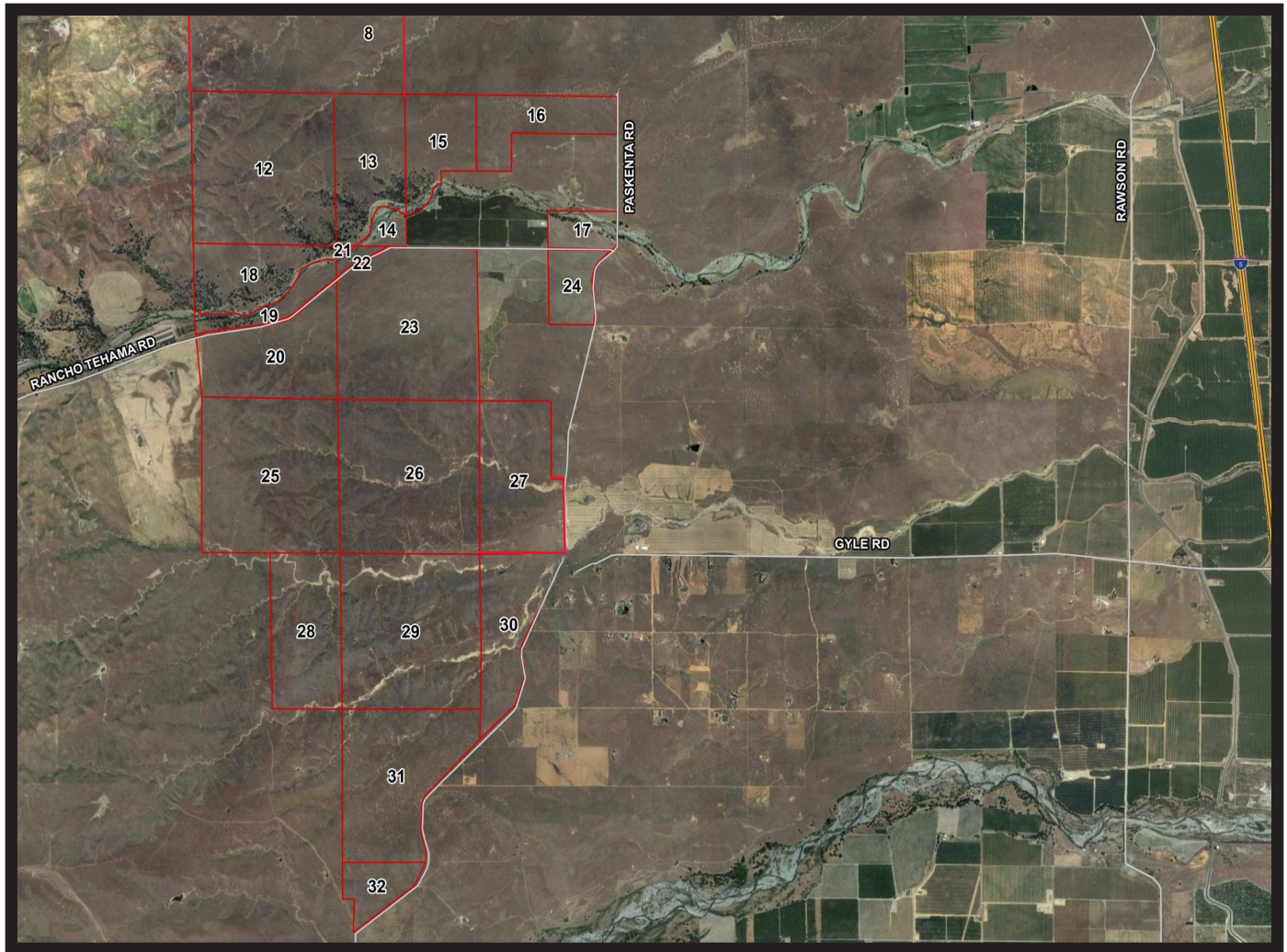


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Enplan Aerial Map



Field #	APN	LOT AC
8	061-070-014-000	563.98
12	061-070-007-000	640
13	061-070-008-000	281.65
14	061-070-010-000	38.35
15	061-070-009-000	190
16	061-080-018-000	198.41
17	061-080-019-000	78.11
18	061-090-003-000	177.55
19	061-090-010-000	85.97
20	061-090-011-000	368.66
21	061-090-005-000	4.61

Field #	APN	LOT AC
22	061-090-012-000	17.85
23	061-090-014-000	614.84
24	061-100-020-000	111.18
25	061-090-008-000	640
26	061-090-009-000	640
27	061-100-019-000	354.87
28	061-110-003-000	320
29	061-110-004-000	640
30	061-120-001-000	268
31	061-110-009-000	481
32	061-210-005-000	105.46

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~ Carpenter Ranch is Proudly Presented By ~

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