

AG-LAND Investment Brokers

275 Sale Lane • Red Bluff, CA 96080
530-529-4400 • Fax 530-527-5042



Willard Homestead Ranch

Red Bluff, CA



1,183 acres for winter grazing, recreation





AG-LAND INVESTMENT BROKERS

275 Sale Lane, Suite 2 / P. O. Box 896
Red Bluff, CA 96080
530.529.4400 office / 530.527.5042 fax

Willard Homestead Ranch, Red Bluff, CA

Property: The Willard Homestead Ranch was established in the 1880's, nearly 140 years ago. It consists of 1,183 +/- acres of winter grazing land bordered by lands typical to eastern Tehama County. The property is improved with perimeter fencing and at the ranch headquarters are located the "homestead" home, storage building, barn, set of corrals and well. The terrain to the west is open rolling hills along Little Salt Creek and to the east is steep, wooded with rocky canyon on each side of Salt Creek.

Location: The ranch is nestled in the foothills on the north side of Hogsback Road about 5 miles southeast of Red Bluff, CA. It is accessed off Tuscan Springs Road.

Topography: The ranch varies in terrain with flats, rolling hills and steep, wooded gullies that lead into the canyon on the eastern border of the ranch. The majority of the property is accessible with motorized vehicles.

Water: Stock water is provided by two branches of Salt Creek bordering the property on the northern and southeasterly side of the ranch. Typically, both provide adequate water supply during winter grazing periods to accommodate livestock. At the headquarters there is a hand pump well which is still in use.

Cattle Grazing: The carrying capacity is 60 cow - calf pairs during the typical grazing period of late November through mid - May. The current 2022-2023 winter grazing lease expires June 1, 2023.

Home: The "homestead" home is in fair condition with potential to become more habitable. It is about 1/2 mile from the main entrance, overlooking the ranch.

Outbuildings: Alongside the home is a metal building that has been used for storage and living space. Below the house and near to the corrals is a wooden livestock barn in serviceable condition.

Improvements: The perimeter fence is in good to fair condition. There is a functioning catch pen and set of wood corrals adjacent to the barn easily accessible by Tuscan Springs Road. The road itself has a graveled surface. There is also a natural gas well to the northwest of the subject property that may serve future water needs.

AG-LAND INVESTMENT BROKERS

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Zoning: The parcels are zoned AG-1-AP, Upland Agriculture, Agricultural Preserve aka Williamson Act, 160-acre minimum. A single family residence is allowed.

APN	Acreage
049-010-037	1.39
049-040-007	122.52
049-040-023	154.44
049-040-024	154.44
049-040-025	131.88
049-040-026	160.0
049-040-027	159.4
049-040-028	299.46
Total:	1,183.53

Hunting: Sellers have successfully hunted the ranch for blacktail deer, pig, dove, turkey and quail. The ranch is not currently leased for hunting.

Recreation: In addition to hunting, the ranch has an abundance of trails providing access and excellent recreational opportunities for 4-wheel vehicles, horses and hiking.

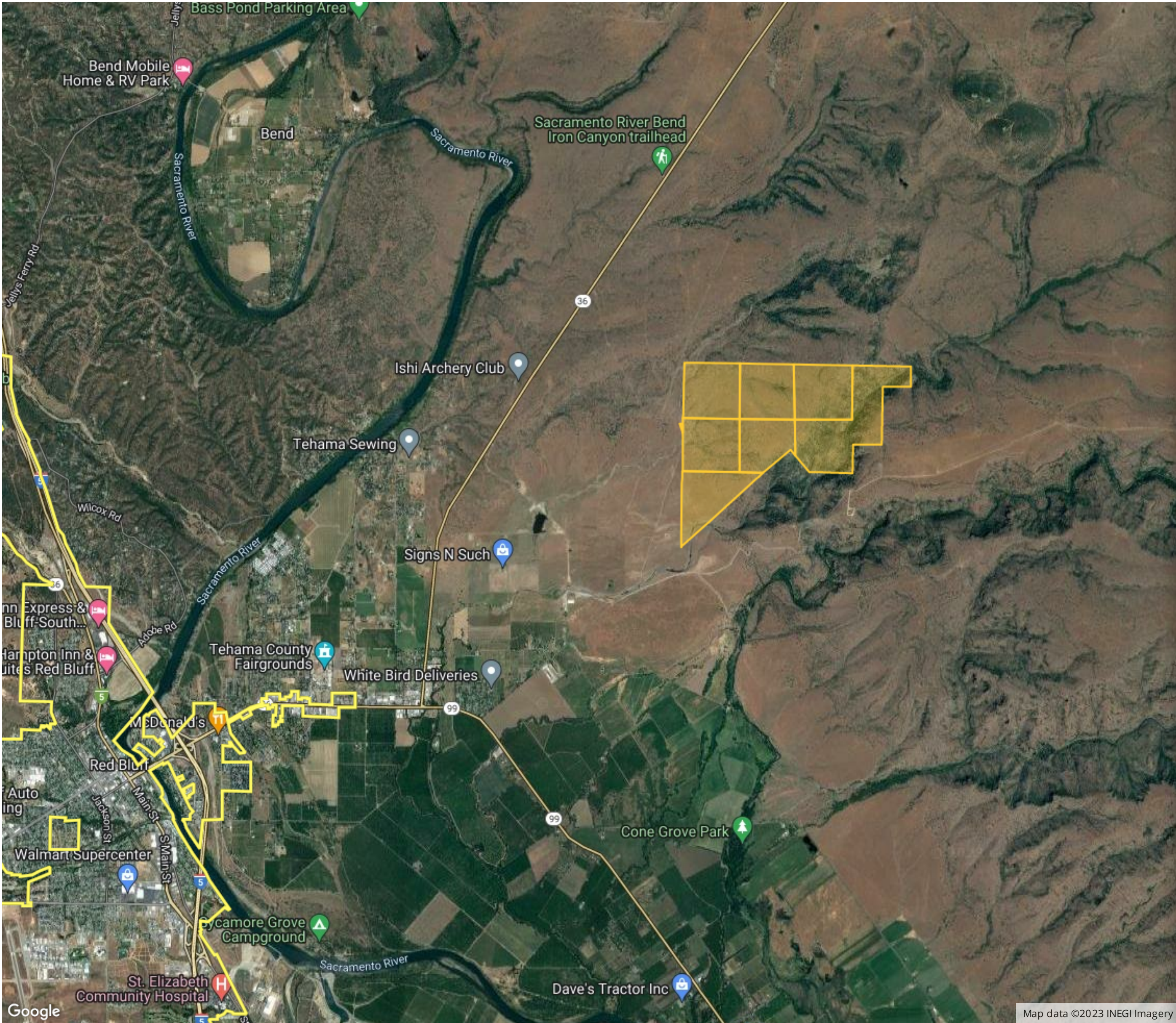
Comments: The Willard Homestead Ranch was established in the 1880's, over 140 years ago. Now is your opportunity to become the next steward of this unique holding.

Listing Price: \$1,100,000, approximately \$930 per acre.

Contact Info: Please contact the Listing Brokers, Bert Owens or Sam Mudd.

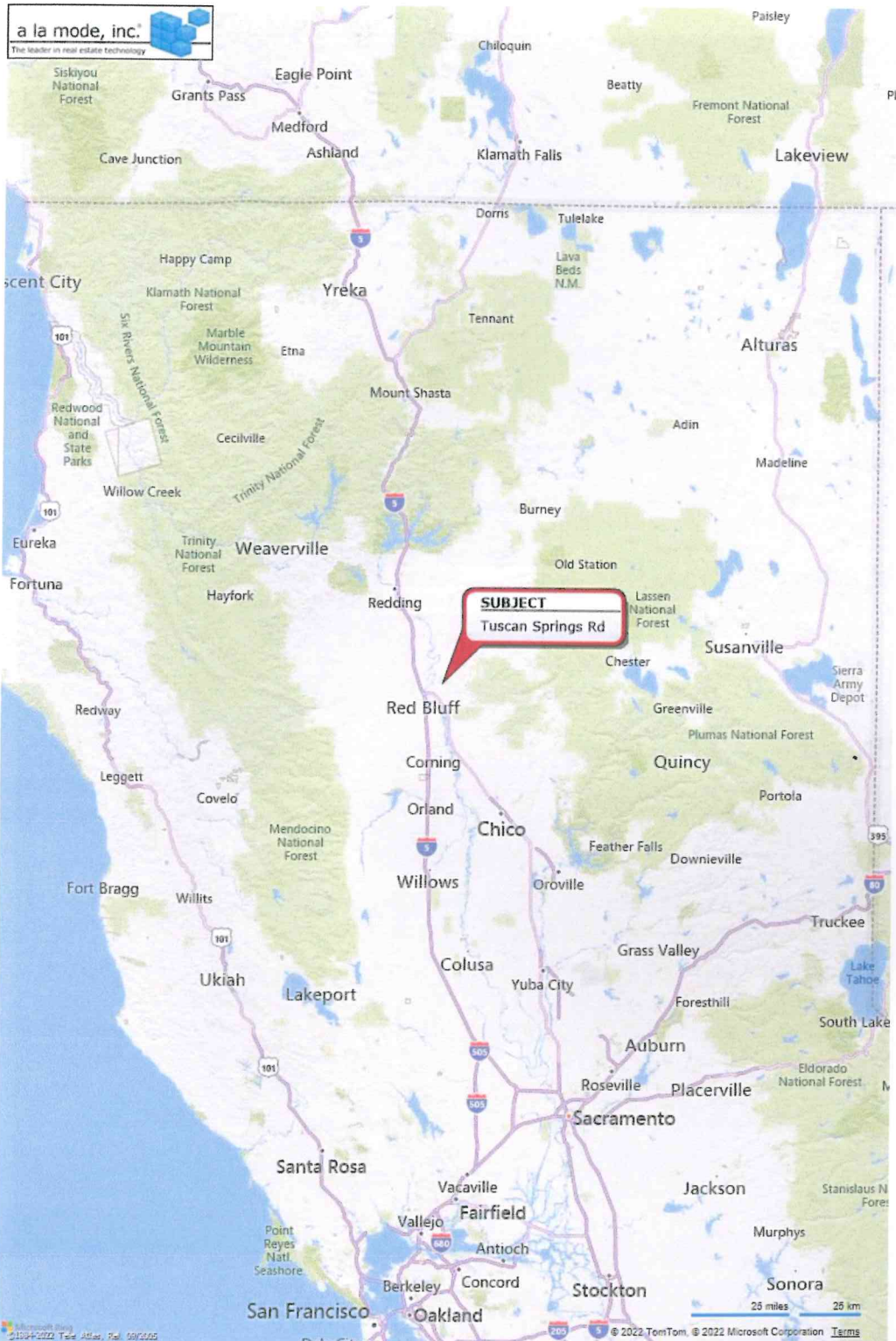
Bert Owens, California Brokers License Number 01707128
530.529.4400, office / 530.524.4900, cell
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Sam Mudd, California Brokers Number 01710463
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www.aglandbrokers.com, website



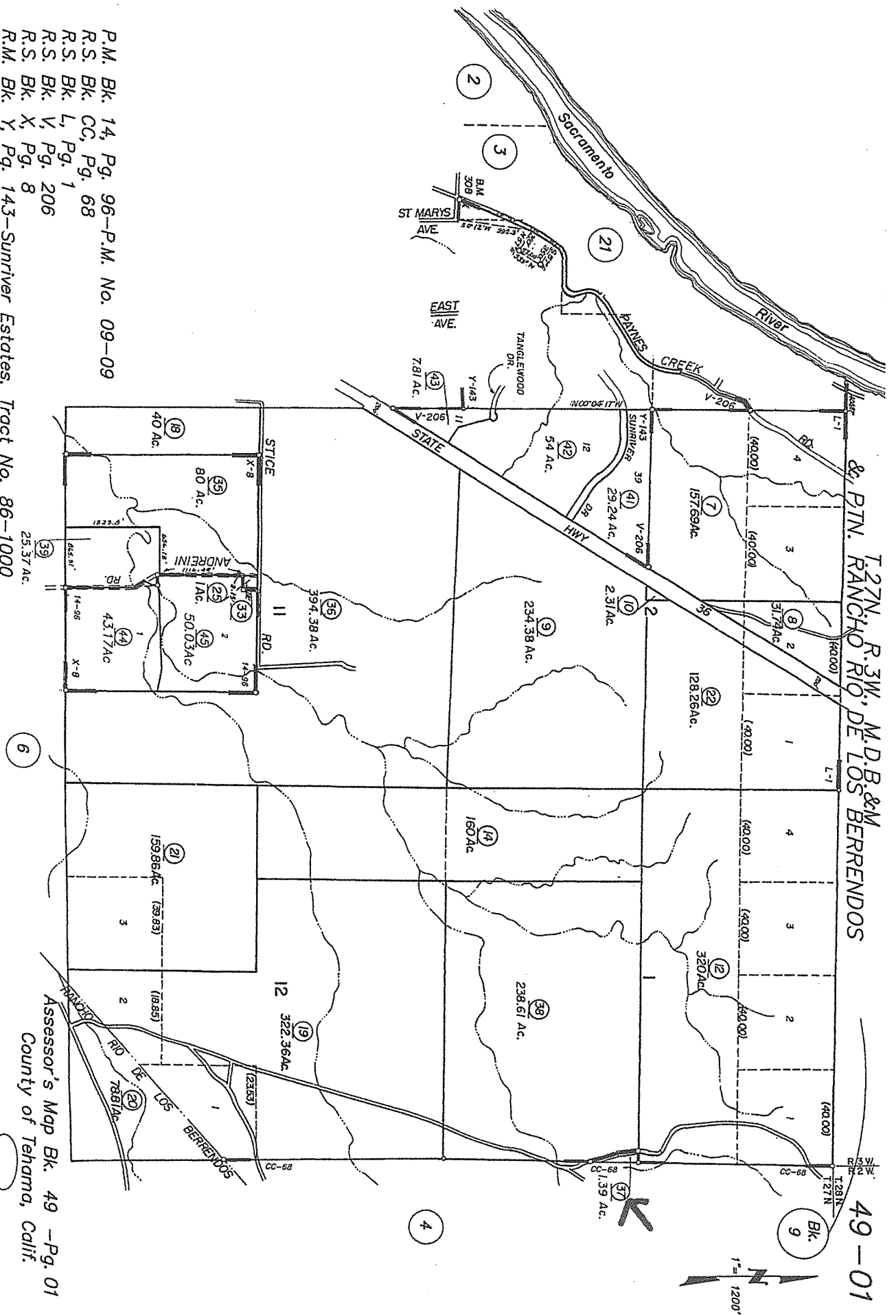
8 Results		Labels ▼
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<input type="checkbox"/>	Property Data	049-040-007-000
<input type="checkbox"/>	Property Data	049-040-023-000
<input type="checkbox"/>	Property Data	049-040-024-000
<input type="checkbox"/>	Property Data	049-040-025-000
<input type="checkbox"/>	Property Data	049-040-026-000
<input type="checkbox"/>	Property Data	049-040-027-000
<input type="checkbox"/>	Property Data	049-040-028-000

TEHAMA COUNTY AREA MAPS



49-01

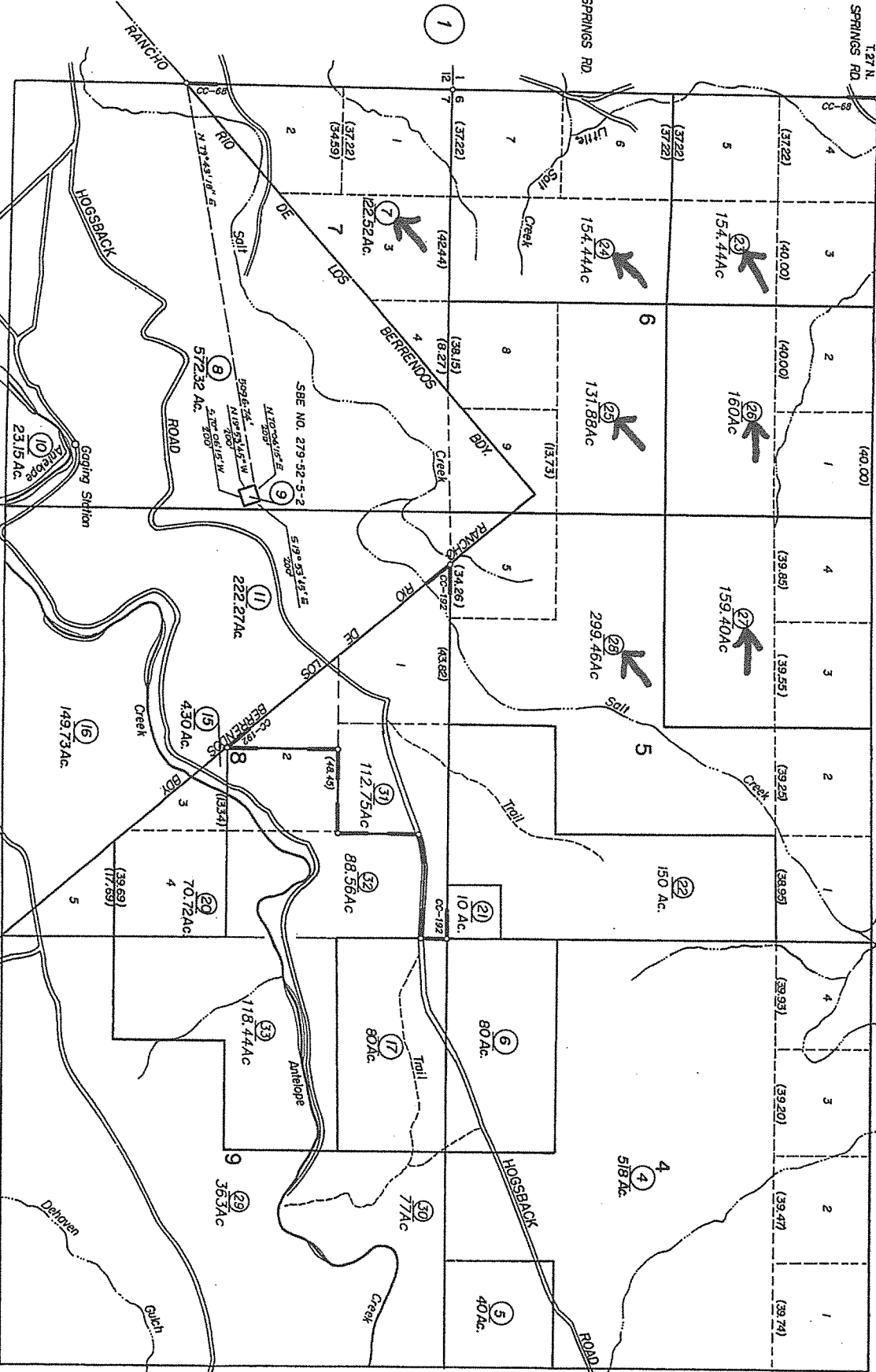
Assessor's Map Bk. 49 -Pg. 01
County of Tehama, Calif.



Bk. 9
& RANCHO RIO DO LOS BERRENDOS

TUSCAN SPRINGS RD.
T28 N
T27 N

TUSCAN SPRINGS RD.



R.S. Bk. CC, Pg. 68
R.S. Bk. CC, Pg. 192 - Lot Line Adj. No. 13-04

NOTE-Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

Assessor's Map Bk. 49 -Pg. 04
County of Tehama, Calif.

Property Detail Report

CA

APN: 049-010-037-000

Tehama County Data as of: 12/30/2022

Owner Information

Owner Name: Willard Chas

Vesting:

Mailing Address: 23320 Hogsback Rd, Red Bluff, CA 96080-9017

Occupancy: Unknown

Location Information

Legal Description: Ptn Se1/4 Sec 1 T27n R3w

APN: 049-010-037-000

Munic / Twnshp:

Subdivision:

Neighborhood:

Elementary School: Antelope Elementar...

Latitude: 40.22103

Alternate APN: 04901037

Twtnshp-Rng-Sec: 27N-03W-01

Tract #:

School District:

Middle School: Berrendos Middle S...

Longitude: -122.14316

County: Tehama, CA

Census Tract / Block:

Legal Lot / Block:

Legal Book / Page:

High School:

Red Bluff High Sch...

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date:

Price:

Transfer Doc #:

Buyer Name:

Seller Name:

Deed Type:

Last Market Sale

Sale / Rec Date:

Sale Price / Type:

Deed Type:

Multi / Split Sale:

Price / Sq. Ft.:

New Construction:

1st Mtg Amt / Type:

1st Mtg Rate / Type:

1st Mtg Doc #: N/A

2nd Mtg Amt / Type:

2nd Mtg Rate / Type:

Sale Doc #: N/A

Seller Name:

Lender:

Title Company:

Prior Sale Information

Sale / Rec Date:

Sale Price / Type:

Prior Deed Type:

1st Mtg Amt / Type:

1st Mtg Rate / Type:

Prior Sale Doc #: N/A

Prior Lender:

Property Characteristics

Gross Living Area:

Total Rooms:

0

Year Built / Eff:

Living Area:

Bedrooms:

Stories:

Total Adj. Area:

Baths (F / H):

Parking Type:

Above Grade:

Pool:

Garage #:

Basement Area:

Fireplace:

Garage Area:

Style:

Cooling:

Porch Type:

Foundation:

Heating:

Patio Type:

Quality:

Exterior Wall:

Roof Type:

Condition:

Construction Type:

Roof Material:

Site Information

Land Use: Agricultural (NEC)

Lot Area: 60,548 Sq. Ft.

Zoning:

State Use:

Lot Width / Depth:

of Buildings:

County Use: 540R - Misc Land - Ag Preserve

Usable Lot:

Res / Comm Units:

Site Influence:

Acres: 1.39

Water / Sewer Type:

Flood Zone Code: X

Flood Map #: 06103C0785H

Flood Map Date: 09/29/2011

Community Name: Tehama County Unincorporated Areas

Flood Panel #: 0785H

Inside SFHA: False

Tax Information

Assessed Year: 2022

Assessed Value: \$136

Market Total Value:

Tax Year: 2022

Land Value: \$136

Market Land Value:

Tax Area: 051001

Improvement Value:

Market Imprv Value:

Property Tax: \$1.36

Improved %:

Market Imprv %:

Exemption:

Delinquent Year:

Property Detail Report

CA

APN: 049-040-007-000

Tehama County Data as of: 09/07/2022

Owner Information

Owner Name: Willard Chas Hillman Trs Willard Family Trust
Vesting: *Marianne*
Mailing Address: 23320 Hogsback Rd, Red Bluff, CA 96080-9017

Occupancy: Unknown

Location Information

Legal Description:	Frac Sec 7 T27n R2w	County:	Tehama, CA
APN:	049-040-007-000	Census Tract / Block:	
Munic / Twnshp:		Legal Lot / Block:	
Subdivision:		Legal Book / Page:	
Neighborhood:		School District:	Antelope Elementary School District
Elementary School:	Antelope Elementar...	Middle School:	Berrendos Middle S...
Latitude:	40.2122	High School:	Red Bluff High Sch...
		Longitude:	-122.13872

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date:	08/13/2008 / 08/14/2008	Price:		Transfer Doc #:	2008.11246
Buyer Name:	Willard C H & M T Family Trust	Seller Name:	Willard, Charles & Marianne T	Deed Type:	Quitclaim

Last Market Sale

Sale / Rec Date:		Sale Price / Type:		Deed Type:	
Multi / Split Sale:		Price / Sq. Ft.:		New Construction:	
1st Mtg Amt / Type:		1st Mtg Rate / Type:		1st Mtg Doc #:	N/A
2nd Mtg Amt / Type:		2nd Mtg Rate / Type:		Sale Doc #:	N/A
Seller Name:					
Lender:				Title Company:	

Prior Sale Information

Sale / Rec Date:		Sale Price / Type:		Prior Deed Type:	
1st Mtg Amt / Type:		1st Mtg Rate / Type:		Prior Sale Doc #:	N/A
Prior Lender:					

Property Characteristics

Gross Living Area:	Total Rooms:	0	Year Built / Eff:
Living Area:	Bedrooms:		Stories:
Total Adj. Area:	Baths (F / H):		Parking Type:
Above Grade:	Pool:		Garage #:
Basement Area:	Fireplace:		Garage Area:
Style:	Cooling:		Porch Type:
Foundation:	Heating:		Patio Type:
Quality:	Exterior Wall:		Roof Type:
Condition:	Construction Type:		Roof Material:

Site Information

Land Use:	Pasture	Lot Area:	5,336,971 Sq. Ft.	Zoning:	
State Use:		Lot Width / Depth:		# of Buildings:	
County Use:	530R - Pasture Only - Ag Preserve	Usable Lot:		Res / Comm Units:	
Site Influence:		Acres:	122.52	Water / Sewer Type:	
Flood Zone Code:	A	Flood Map #:	06103C0785H	Flood Map Date:	09/29/2011
Community Name:	Tehama County Unincorporated Areas	Flood Panel #:	0785H	Inside SFHA:	True

Tax Information

Assessed Year:	2022	Assessed Value:	\$12,044	Market Total Value:
Tax Year:	2021	Land Value:	\$12,044	Market Land Value:
Tax Area:	051001	Improvement Value:		Market Imprv Value:
Property Tax:	\$126.38	Improved %:		Market Imprv %:
Exemption:		Delinquent Year:		

Property Detail Report

CA

APN: 049-040-023-000

Tehama County Data as of: 09/07/2022

Owner Information

Owner Name:	Willard Chas Hillman TR		
Vesting:			
Mailing Address:	23320 Hogsback Rd, Red Bluff, CA 96080-9017	Occupancy:	Unknown

Location Information

Legal Description:	Nw1/4 Sec 6 T27n R2w	County:	Tehama, CA
APN:	049-040-023-000	Census Tract / Block:	
Munic / Twnshp:		Legal Lot / Block:	
Subdivision:		Legal Book / Page:	
Neighborhood:		School District:	Antelope Elementary School District
Elementary School:	Antelope Elementar...	Middle School:	Berrendos Middle S...
Latitude:	40.22556	High School:	Red Bluff High Sch...
		Longitude:	-122.13822

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date:	08/13/2008 / 08/14/2008	Price:		Transfer Doc #:	2008.11241
Buyer Name:	Willard C H & M T Family Trust	Seller Name:	Willard, Charles & Marianne T	Deed Type:	Quitclaim

Last Market Sale

Sale / Rec Date:		Sale Price / Type:		Deed Type:	
Multi / Split Sale:		Price / Sq. Ft.:		New Construction:	
1st Mtg Amt / Type:		1st Mtg Rate / Type:		1st Mtg Doc #:	N/A
2nd Mtg Amt / Type:		2nd Mtg Rate / Type:		Sale Doc #:	N/A
Seller Name:					
Lender:				Title Company:	

Prior Sale Information

Sale / Rec Date:		Sale Price / Type:		Prior Deed Type:	
1st Mtg Amt / Type:		1st Mtg Rate / Type:		Prior Sale Doc #:	N/A
Prior Lender:					

Property Characteristics

Gross Living Area:	520 Sq. Ft.	Total Rooms:	1	Year Built / Eff:	
Living Area:	520 Sq. Ft.	Bedrooms:	1	Stories:	
Total Adj. Area:		Baths (F / H):		Parking Type:	
Above Grade:	520 Sq. Ft.	Pool:		Garage #:	
Basement Area:		Fireplace:		Garage Area:	
Style:		Cooling:		Porch Type:	
Foundation:		Heating:		Patio Type:	
Quality:	Fair	Exterior Wall:		Roof Type:	
Condition:		Construction Type:	Masonry	Roof Material:	

Site Information

Land Use:	Pasture	Lot Area:	6,727,406 Sq. Ft.	Zoning:	
State Use:		Lot Width / Depth:		# of Buildings:	1
County Use:	530R - Pasture Only - Ag Preserve	Usable Lot:		Res / Comm Units:	
Site Influence:		Acres:	154.44	Water / Sewer Type:	
Flood Zone Code:	X	Flood Map #:	06103C0785H	Flood Map Date:	09/29/2011
Community Name:	Tehama County Unincorporated Areas	Flood Panel #:	0785H	Inside SFHA:	False

Tax Information

Assessed Year:	2022	Assessed Value:	\$15,181	Market Total Value:	
Tax Year:	2021	Land Value:	\$15,181	Market Land Value:	
Tax Area:	051001	Improvement Value:		Market Imprv Value:	
Property Tax:	\$159.28	Improved %:		Market Imprv %:	
Exemption:		Delinquent Year:			

Property Detail Report

14700 Tuscan Springs Rd, Red Bluff, CA 96080-8900

APN: 049-040-024-000

Tehama County Data as of: 09/07/2022

Owner Information

Owner Name:	Willard Chas Hillman TR		
Vesting:			
Mailing Address:	23320 Hogsback Rd, Red Bluff, CA 96080-9017	Occupancy:	Absentee Owner

Location Information

Legal Description:	Sw1/4 Sec 6 T27n R2w	County:	Tehama, CA
APN:	049-040-024-000	Census Tract / Block:	000100 / 1321
Munic / Twnshp:		Legal Lot / Block:	
Subdivision:		Legal Book / Page:	
Neighborhood:		School District:	Antelope Elementary School District
Elementary School:	Antelope Elementar...	Middle School:	Berrendos Middle S...
Latitude:	40.21873	High School:	Red Bluff High Sch...
		Longitude:	-122.13834

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date:	08/13/2008 / 08/14/2008	Price:		Transfer Doc #:	2008.11242
Buyer Name:	Willard C H & M T Family Trust	Seller Name:	Willard, Charles & Marianne T	Deed Type:	Quitclaim

Last Market Sale

Sale / Rec Date:		Sale Price / Type:		Deed Type:	
Multi / Split Sale:		Price / Sq. Ft.:		New Construction:	
1st Mtg Amt / Type:		1st Mtg Rate / Type:		1st Mtg Doc #:	N/A
2nd Mtg Amt / Type:		2nd Mtg Rate / Type:		Sale Doc #:	N/A
Seller Name:					
Lender:				Title Company:	

Prior Sale Information

Sale / Rec Date:		Sale Price / Type:		Prior Deed Type:	
1st Mtg Amt / Type:		1st Mtg Rate / Type:		Prior Sale Doc #:	N/A
Prior Lender:					

Property Characteristics

Gross Living Area:	520 Sq. Ft.	Total Rooms:	1	Year Built / Eff:	
Living Area:	520 Sq. Ft.	Bedrooms:	1	Stories:	
Total Adj. Area:		Baths (F / H):		Parking Type:	
Above Grade:	520 Sq. Ft.	Pool:		Garage #:	
Basement Area:		Fireplace:		Garage Area:	
Style:		Cooling:		Porch Type:	
Foundation:		Heating:		Patio Type:	
Quality:	Fair	Exterior Wall:		Roof Type:	
Condition:		Construction Type:	Masonry	Roof Material:	

Site Information

Land Use:	Pasture	Lot Area:	6,727,406 Sq. Ft.	Zoning:	
State Use:		Lot Width / Depth:		# of Buildings:	1
County Use:	531R - Pasture W/Res - Ag Preserve	Usable Lot:		Res / Comm Units:	
Site Influence:		Acres:	154.44	Water / Sewer Type:	
Flood Zone Code:	X	Flood Map #:	06103C0785H	Flood Map Date:	09/29/2011
Community Name:	Tehama County Unincorporated Areas	Flood Panel #:	0785H	Inside SFHA:	False

Tax Information

Assessed Year:	2022	Assessed Value:	\$62,893	Market Total Value:	
Tax Year:	2021	Land Value:	\$34,203	Market Land Value:	
Tax Area:	051001	Improvement Value:	\$28,690	Market Imprv Value:	
Property Tax:	\$654.48	Improved %:	45.62%	Market Imprv %:	
Exemption:		Delinquent Year:			

Property Detail Report

CA

APN: 049-040-025-000

Tehama County Data as of: 09/07/2022

Owner Information

Owner Name:	Willard Chas Hillman TR		
Vesting:			
Mailing Address:	23320 Hogsback Rd, Red Bluff, CA 96080-9017	Occupancy:	Unknown

Location Information

Legal Description:	Se1/4 Sec 6 T27n R2w	County:	Tehama, CA
APN:	049-040-025-000	Census Tract / Block:	
Munic / Twshp:		Legal Lot / Block:	
Subdivision:		Legal Book / Page:	
Neighborhood:		School District:	Antelope Elementary School District
Elementary School:	Antelope Elementar...	Middle School:	Berrendos Middle S...
Latitude:	40.21899	High School:	Red Bluff High Sch...
		Longitude:	-122.12951

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date:	08/13/2008 / 08/14/2008	Price:		Transfer Doc #:	2008.11243
Buyer Name:	Willard C H & M T Family Trust	Seller Name:	Willard, Charles & Marianne T	Deed Type:	Quitclaim

Last Market Sale

Sale / Rec Date:		Sale Price / Type:		Deed Type:	
Multi / Split Sale:		Price / Sq. Ft.:		New Construction:	
1st Mtg Amt / Type:		1st Mtg Rate / Type:		1st Mtg Doc #:	N/A
2nd Mtg Amt / Type:		2nd Mtg Rate / Type:		Sale Doc #:	N/A
Seller Name:					
Lender:				Title Company:	

Prior Sale Information

Sale / Rec Date:		Sale Price / Type:		Prior Deed Type:	
1st Mtg Amt / Type:		1st Mtg Rate / Type:		Prior Sale Doc #:	N/A
Prior Lender:					

Property Characteristics

Gross Living Area:	520 Sq. Ft.	Total Rooms:	1	Year Built / Eff:	
Living Area:	520 Sq. Ft.	Bedrooms:	1	Stories:	
Total Adj. Area:		Baths (F / H):		Parking Type:	
Above Grade:	520 Sq. Ft.	Pool:		Garage #:	
Basement Area:		Fireplace:		Garage Area:	
Style:		Cooling:		Porch Type:	
Foundation:		Heating:		Patio Type:	
Quality:	Average	Exterior Wall:		Roof Type:	
Condition:		Construction Type:	Masonry	Roof Material:	

Site Information

Land Use:	Pasture	Lot Area:	5,744,693 Sq. Ft.	Zoning:	
State Use:		Lot Width / Depth:		# of Buildings:	1
County Use:	530R - Pasture Only - Ag Preserve	Usable Lot:		Res / Comm Units:	
Site Influence:		Acres:	131.88	Water / Sewer Type:	
Flood Zone Code:	X	Flood Map #:	06103C0785H	Flood Map Date:	09/29/2011
Community Name:	Tehama County Unincorporated Areas	Flood Panel #:	0785H	Inside SFHA:	False

Tax Information

Assessed Year:	2022	Assessed Value:	\$12,964	Market Total Value:	
Tax Year:	2021	Land Value:	\$12,964	Market Land Value:	
Tax Area:	051001	Improvement Value:		Market Imprv Value:	
Property Tax:	\$136.00	Improved %:		Market Imprv %:	
Exemption:		Delinquent Year:			

Property Detail Report

CA

APN: 049-040-026-000

Tehama County Data as of: 09/07/2022

Owner Information

Owner Name:	Willard Chas Hillman TR		
Vesting:			
Mailing Address:	23320 Hogsback Rd, Red Bluff, CA 96080-9017	Occupancy:	Unknown

Location Information

Legal Description:	Ne1/4 Sec 6 T27n R2w	County:	Tehama, CA
APN:	049-040-026-000	Census Tract / Block:	
Munic / Twnshp:		Legal Lot / Block:	
Subdivision:		Legal Book / Page:	
Neighborhood:		School District:	Antelope Elementary School District
Elementary School:	Antelope Elementar...	Middle School:	Berrendos Middle S...
Latitude:	40.22545	High School:	Red Bluff High Sch...
		Longitude:	-122.12911

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date:	08/13/2008 / 08/14/2008	Price:		Transfer Doc #:	2008.11244
Buyer Name:	Willard C H & M T Family Trust	Seller Name:	Willard, Charles & Marianne T	Deed Type:	Quitclaim

Last Market Sale

Sale / Rec Date:		Sale Price / Type:		Deed Type:	
Multi / Split Sale:		Price / Sq. Ft.:		New Construction:	
1st Mtg Amt / Type:		1st Mtg Rate / Type:		1st Mtg Doc #:	N/A
2nd Mtg Amt / Type:		2nd Mtg Rate / Type:		Sale Doc #:	N/A
Seller Name:					
Lender:				Title Company:	

Prior Sale Information

Sale / Rec Date:		Sale Price / Type:		Prior Deed Type:	
1st Mtg Amt / Type:		1st Mtg Rate / Type:		Prior Sale Doc #:	N/A
Prior Lender:					

Property Characteristics

Gross Living Area:	520 Sq. Ft.	Total Rooms:	1	Year Built / Eff:	
Living Area:	520 Sq. Ft.	Bedrooms:	1	Stories:	
Total Adj. Area:		Baths (F / H):		Parking Type:	
Above Grade:	520 Sq. Ft.	Pool:		Garage #:	
Basement Area:		Fireplace:		Garage Area:	
Style:		Cooling:		Porch Type:	
Foundation:		Heating:		Patio Type:	
Quality:	Average	Exterior Wall:		Roof Type:	
Condition:		Construction Type:	Masonry	Roof Material:	

Site Information

Land Use:	Pasture	Lot Area:	6,969,600 Sq. Ft.	Zoning:	
State Use:		Lot Width / Depth:		# of Buildings:	1
County Use:	530R - Pasture Only - Ag Preserve	Usable Lot:		Res / Comm Units:	
Site Influence:		Acres:	160.0	Water / Sewer Type:	
Flood Zone Code:	X	Flood Map #:	06103C0785H	Flood Map Date:	09/29/2011
Community Name:	Tehama County Unincorporated Areas	Flood Panel #:	0785H	Inside SFHA:	False

Tax Information

Assessed Year:	2022	Assessed Value:	\$15,728	Market Total Value:	
Tax Year:	2021	Land Value:	\$15,728	Market Land Value:	
Tax Area:	051001	Improvement Value:		Market Imprv Value:	
Property Tax:	\$165.04	Improved %:		Market Imprv %:	
Exemption:		Delinquent Year:			

Property Detail Report

CA

APN: 049-040-027-000

Tehama County Data as of: 09/07/2022

Owner Information

Owner Name:	Willard Chas Hillman TR		
Vesting:			
Mailing Address:	23320 Hogsback Rd, Red Bluff, CA 96080-9017	Occupancy:	Unknown

Location Information

Legal Description:	Nw1/4 Sec 5 T27n R2w	County:	Tehama, CA
APN:	049-040-027-000	Census Tract / Block:	
Munic / Twnshp:		Legal Lot / Block:	
Subdivision:		Legal Book / Page:	
Neighborhood:		School District:	Antelope Elementary School District
Elementary School:	Antelope Elementar...	Middle School:	Berrendos Middle S...
Latitude:	40.22542	High School:	Red Bluff High Sch...
		Longitude:	-122.11988

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date:	08/13/2008 / 08/14/2008	Price:		Transfer Doc #:	2008.11245
Buyer Name:	Willard C H & M T Family Trust	Seller Name:	Willard, Charles & Marianne T	Deed Type:	Quitclaim

Last Market Sale

Sale / Rec Date:		Sale Price / Type:		Deed Type:	
Multi / Split Sale:		Price / Sq. Ft.:		New Construction:	
1st Mtg Amt / Type:		1st Mtg Rate / Type:		1st Mtg Doc #:	N/A
2nd Mtg Amt / Type:		2nd Mtg Rate / Type:		Sale Doc #:	N/A
Seller Name:					
Lender:				Title Company:	

Prior Sale Information

Sale / Rec Date:		Sale Price / Type:		Prior Deed Type:	
1st Mtg Amt / Type:		1st Mtg Rate / Type:		Prior Sale Doc #:	N/A
Prior Lender:					

Property Characteristics

Gross Living Area:		Total Rooms:	0	Year Built / Eff:	
Living Area:		Bedrooms:		Stories:	
Total Adj. Area:		Baths (F / H):		Parking Type:	
Above Grade:		Pool:		Garage #:	
Basement Area:		Fireplace:		Garage Area:	
Style:		Cooling:		Porch Type:	
Foundation:		Heating:		Patio Type:	
Quality:		Exterior Wall:		Roof Type:	
Condition:		Construction Type:		Roof Material:	

Site Information

Land Use:	Pasture	Lot Area:	6,943,464 Sq. Ft.	Zoning:	
State Use:		Lot Width / Depth:		# of Buildings:	
County Use:	530R - Pasture Only - Ag Preserve	Usable Lot:		Res / Comm Units:	
Site Influence:		Acres:	159.4	Water / Sewer Type:	
Flood Zone Code:	A	Flood Map #:	06103C0825H	Flood Map Date:	09/29/2011
Community Name:	Tehama County Unincorporated Areas	Flood Panel #:	0825H	Inside SFHA:	True

Tax Information

Assessed Year:	2022	Assessed Value:	\$15,669	Market Total Value:	
Tax Year:	2021	Land Value:	\$15,669	Market Land Value:	
Tax Area:	051000	Improvement Value:		Market Imprv Value:	
Property Tax:	\$169.62	Improved %:		Market Imprv %:	
Exemption:		Delinquent Year:			

Property Detail Report

CA

APN: 049-040-028-000

Tehama County Data as of: 09/07/2022

Owner Information

Owner Name:	Willard Chas Hillman Trs Willard Family Trust	Occupancy:	Unknown
Vesting:			
Mailing Address:	23320 Hogsback Rd, Red Bluff, CA 96080-9017		

Location Information

Legal Description:	Ptn Sec 5 T27n R2w	County:	Tehama, CA
APN:	049-040-028-000	Census Tract / Block:	
Munic / Twnshp:		Legal Lot / Block:	
Subdivision:		Legal Book / Page:	
Neighborhood:		School District:	Antelope Elementary School District
Elementary School:	Antelope Elementar...	Middle School:	Berrendos Middle S...
Latitude:	40.22163	High School:	Red Bluff High Sch...
		Longitude:	-122.11558

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date:	Price:	Transfer Doc #:
Buyer Name:	Seller Name:	Deed Type:

Last Market Sale

Sale / Rec Date:	Sale Price / Type:	Deed Type:
Multi / Split Sale:	Price / Sq. Ft.:	New Construction:
1st Mtg Amt / Type:	1st Mtg Rate / Type:	1st Mtg Doc #: N/A
2nd Mtg Amt / Type:	2nd Mtg Rate / Type:	Sale Doc #: N/A
Seller Name:		
Lender:		Title Company:

Prior Sale Information

Sale / Rec Date:	Sale Price / Type:	Prior Deed Type:
1st Mtg Amt / Type:	1st Mtg Rate / Type:	Prior Sale Doc #: N/A
Prior Lender:		

Property Characteristics

Gross Living Area:	Total Rooms:	0	Year Built / Eff:
Living Area:	Bedrooms:		Stories:
Total Adj. Area:	Baths (F / H):		Parking Type:
Above Grade:	Pool:		Garage #:
Basement Area:	Fireplace:		Garage Area:
Style:	Cooling:		Porch Type:
Foundation:	Heating:		Patio Type:
Quality:	Exterior Wall:		Roof Type:
Condition:	Construction Type:		Roof Material:

Site Information

Land Use:	Pasture	Lot Area:	13,044,478 Sq. Ft.	Zoning:
State Use:		Lot Width / Depth:		# of Buildings:
County Use:	530R - Pasture Only - Ag Preserve	Usable Lot:		Res / Comm Units:
Site Influence:		Acres:	299.46	Water / Sewer Type:
Flood Zone Code:	A	Flood Map #:	06103C0825H	Flood Map Date:
Community Name:	Tehama County Unincorporated Areas	Flood Panel #:	0825H	Inside SFHA:
				True

Tax Information

Assessed Year:	2022	Assessed Value:	\$29,437	Market Total Value:
Tax Year:	2021	Land Value:	\$29,437	Market Land Value:
Tax Area:	051000	Improvement Value:		Market Imprv Value:
Property Tax:	\$318.66	Improved %:		Market Imprv %:
Exemption:		Delinquent Year:		