

Panorama Farms
10302 Old Oregon Trail
Redding, CA 96003

\$1,499,000
15.400± Acres
Shasta County



Panorama Farms
Redding, CA / Shasta County

SUMMARY

Address

10302 Old Oregon Trail

City, State Zip

Redding, CA 96003

County

Shasta County

Type

Farms, Ranches, Residential Property, Horse Property

Latitude / Longitude

40.587000 / -122.308000

Dwelling Square Feet

1450

Bedrooms / Bathrooms

2 / 1

Acreage

15.400

Price

\$1,499,000

Property Website

<https://www.landleader.com/property/panorama-farms-shasta-california/31541>



MORE INFO ONLINE:

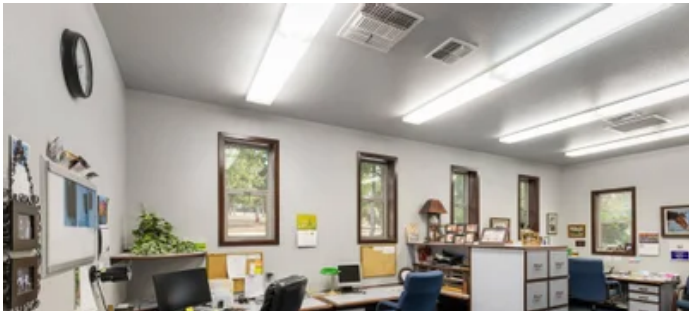
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PROPERTY DESCRIPTION

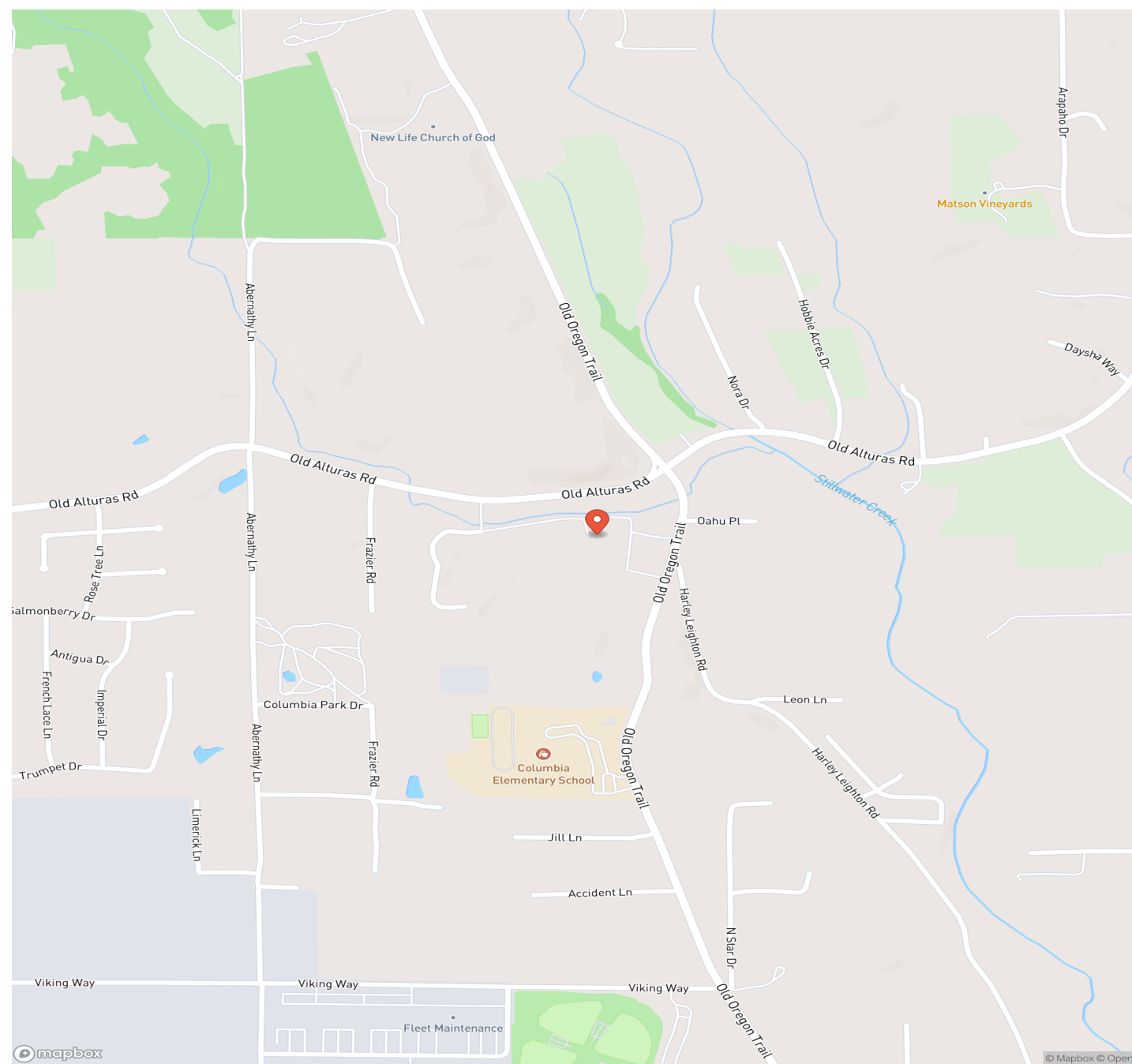
The property combines an 8,000+ sq. ft. equine veterinary clinic with a 2 bedroom, 1 bath home, multiple stables, equipment sheds, paddocks, and various outbuildings on 15.40 fully fenced and security-gated acres just outside the Redding city limits and adjacent to residential parcels. The current veterinary practice primarily serves Northern California, Northern Nevada, and Southern Oregon. The practice is available separately from the real estate. In addition to the extensive building improvements, there are multiple water hook-ups to Bella Vista community water, a private well, 100 x 200 riding arena, and room for additional homes. The campus is in turn-key condition and ready for a new owner. Uses for the property are only limited by the Buyer's imagination. Property Highlights: Established equine veterinary clinic on the premises The Clinic 8,000 sq. ft. turn-key equine veterinary clinic Impressive infrastructure Integrated hoist tracks throughout the building Everything you need to run a top-notch clinic The Cabin 2 bedroom 1 bathroom 1,450 sq. ft. Bird's Eye Maple finishes Over 15 acres Fully fenced/cross-fenced 100' x 200' Arena composed of compacted road base with a layer of PG&E sand and recycled tire rubber to top it off Gated entrance Two Bella Vista Water District meters One domestic well for backup Multiple paddocks Irrigated pasture Multiple barns Multiple outbuildings Industrial zoning Meticulously maintained

MORE INFO ONLINE:





Locator Map

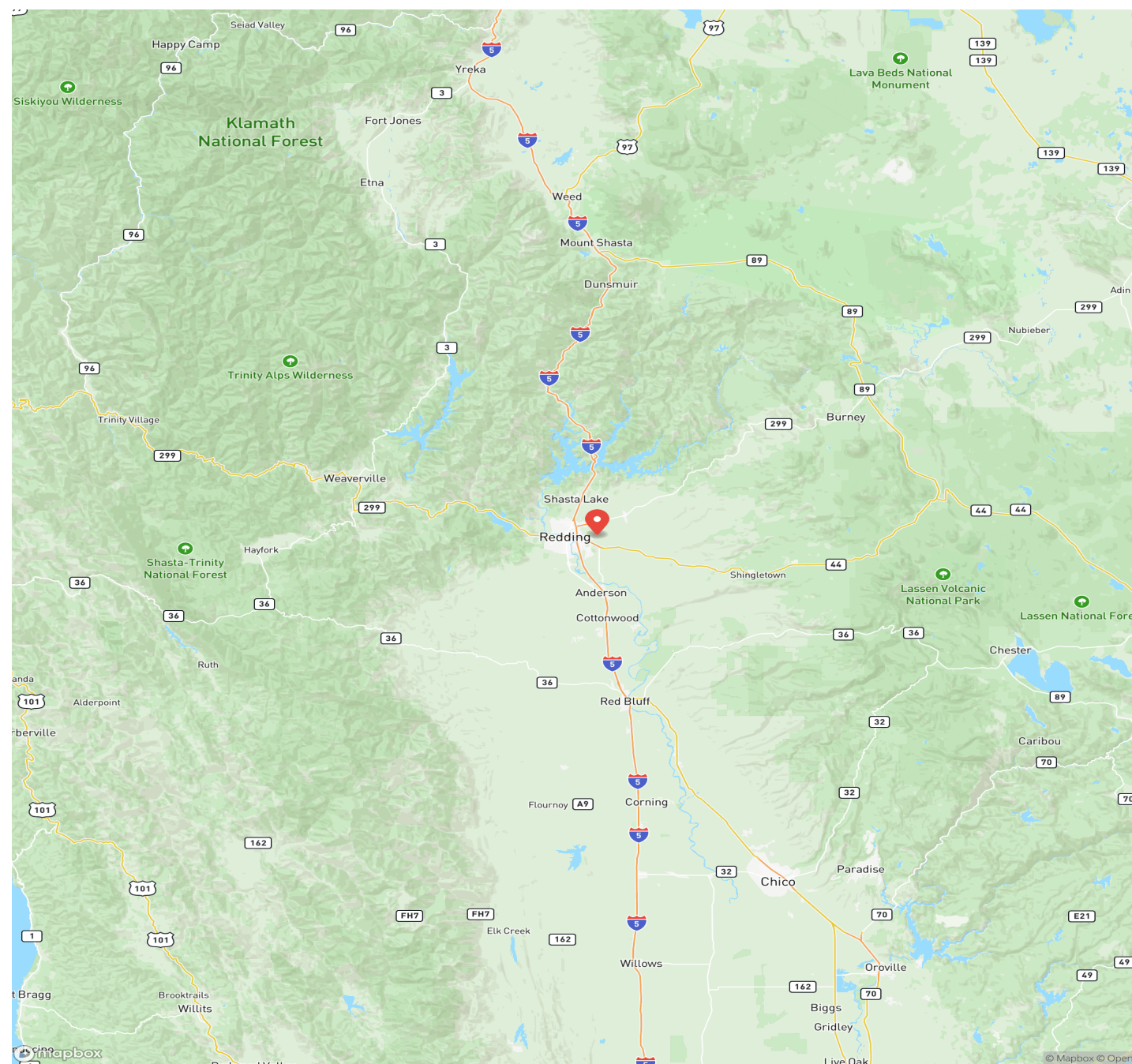


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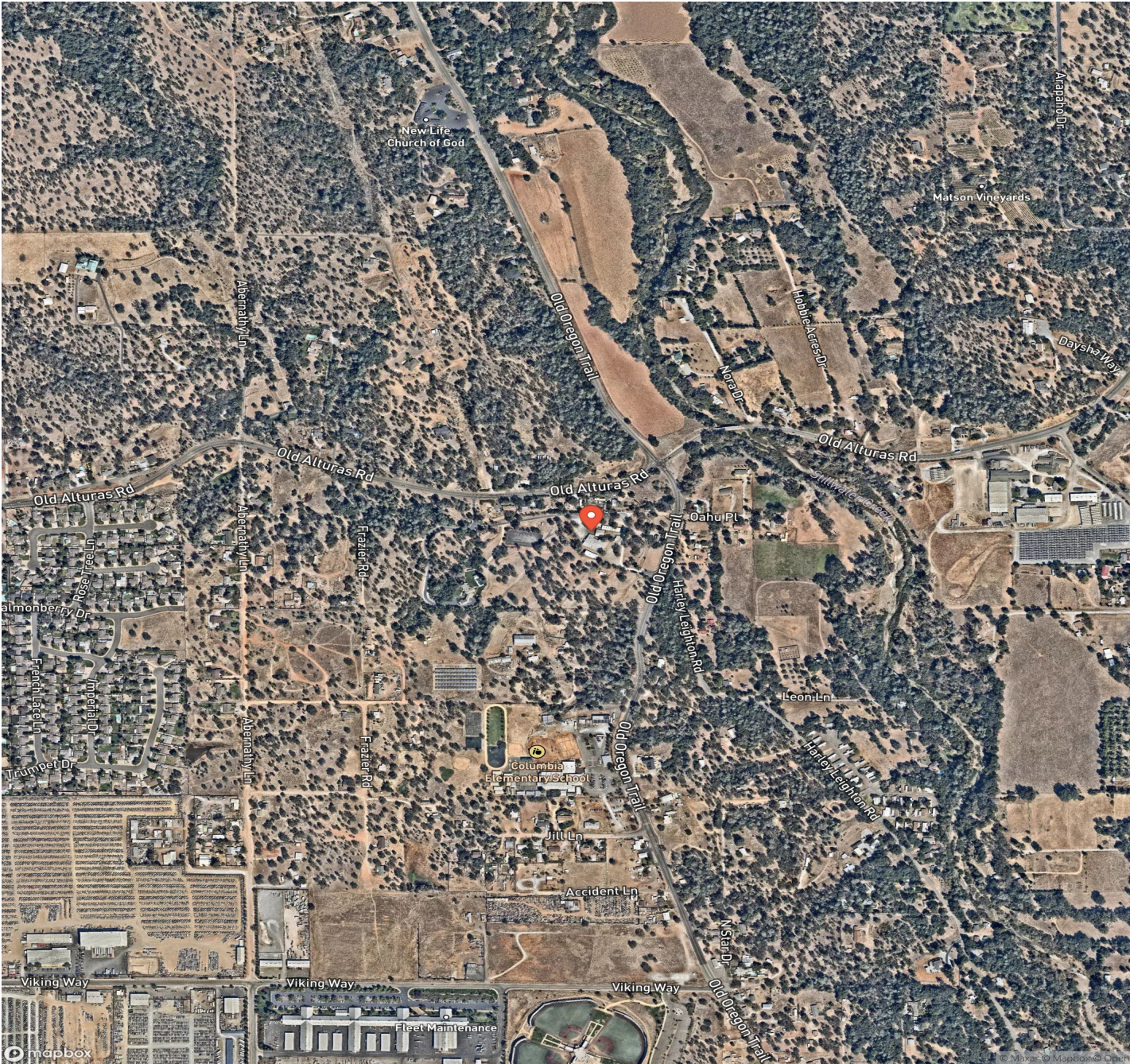
Locator Map



MORE INFO ONLINE:



Satellite Map



MORE INFO ONLINE:



LISTING REPRESENTATIVE

For more information contact:



Representative

Scott Soder

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707 Merchant Street

City / State / Zip

Vacaville, CA 95688

NOTES

MORE INFO ONLINE:



This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.



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DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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