



OXBRIDGE
INTERNATIONAL CO.

JUST LISTED

Coleman Fish Hatchery Ranch
Asking Price: \$2,850,000

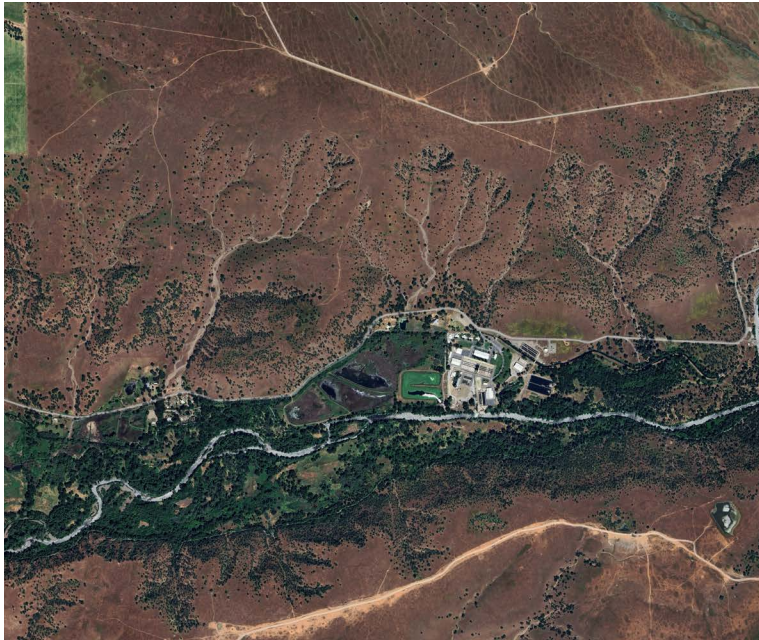
CONTENTS

- INVESTMENT OVERVIEW
- AERIAL MAP
- REGIONAL MAP
- DEMOGRAPHICS
- AREA OVERVIEW
- CONTACT

INVESTMENT OVERVIEW

PROPERTY HIGHLIGHTS

- Abundance of water rights
- 134 Acres
- Historic Barn
- County road access
- Three bedroom/2 bath home ready for someone to put their touch on it
- APN: 057-540-008-000



EXECUTIVE SUMMARY

Schoefer & Lawther Ranch – A Rare Opportunity with Prime Water Rights

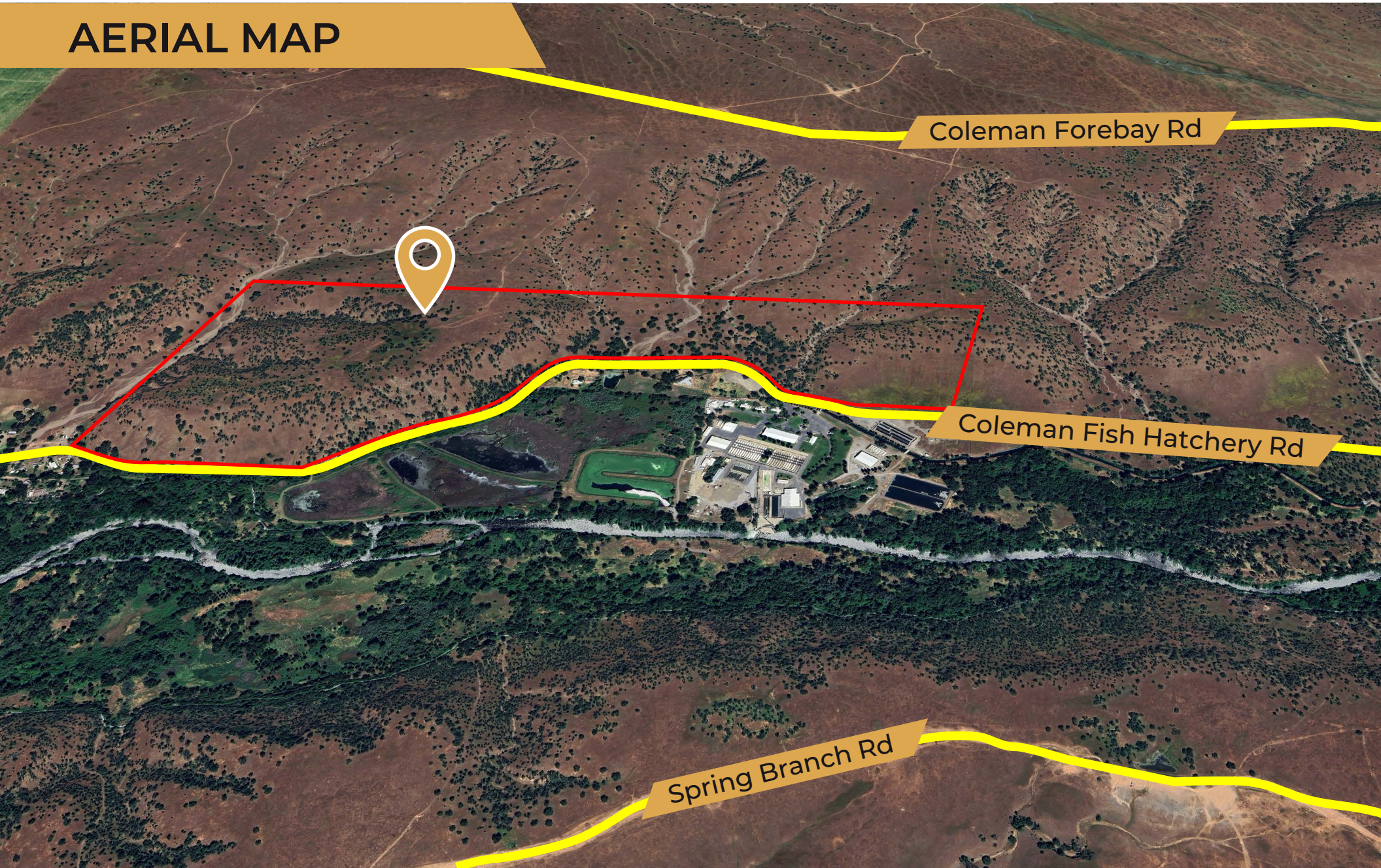
Spanning **134 acres**, the Schoefer & Lawther Ranch boasts some of the **largest water rights in the county**, making it a valuable asset for agriculture, ranching, or investment. Ideally located **across from the Coleman Fish Hatchery**, this unique property features diverse terrain, from level pastures to rolling hills, with **county road frontage** for easy access.

Key Features:

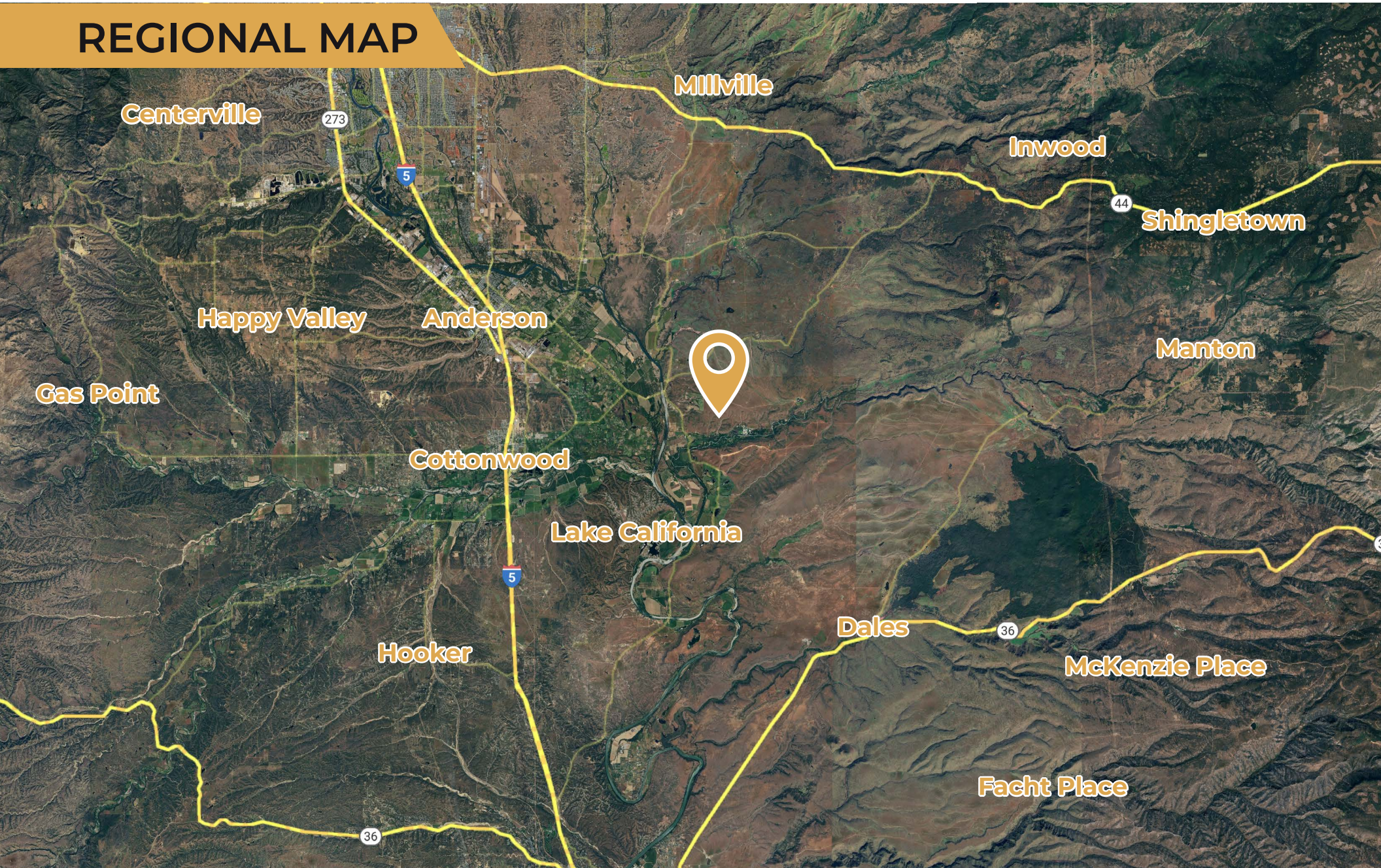
- **Prime Water Rights** – Significant shares for agricultural or commercial use
- **Historic Barn** – A charming piece of ranching history
- **Development Potential** – A **three-bedroom, two-bath home** ready for renovation
- **Multiple Income Streams** – Water rights, grazing, and agricultural opportunities

Whether you're looking for a working ranch, a strategic investment, or a property rich with potential, **Schoefer & Lawther Ranch** is a rare find.

AERIAL MAP



REGIONAL MAP



Anderson, California

DEMOGRAPHICS

Population
4,520

Median Household Income
\$79,537

Median Age
42.0

Unemployment Rate
3.9%

Per Capita Income
\$34,651

Total Businesses
54

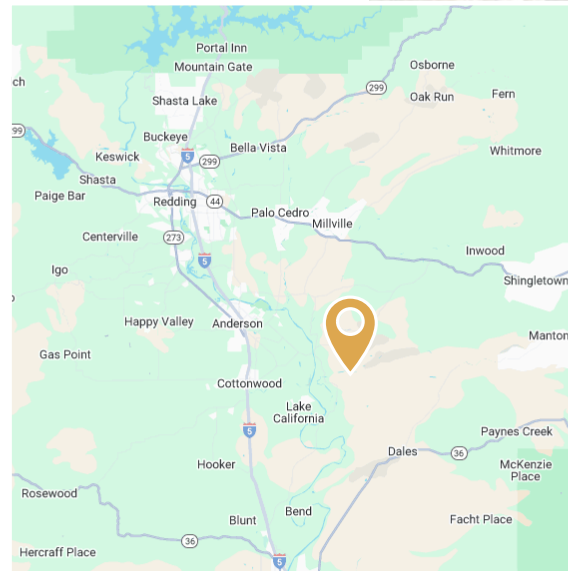
AREA OVERVIEW

Located in Shasta County, Northern California, Anderson is a small but growing city known for its relaxed, rural charm and proximity to outdoor recreation. With a population of around 11,000, it offers a blend of small-town living with easy access to larger nearby cities like Redding (about 10 miles north).

Key Features:

- **Affordable Living:** Anderson has a lower cost of living compared to much of California, making it attractive for families and retirees.
- **Outdoor Recreation:** The city is close to the Sacramento River, offering great fishing, boating, and hiking opportunities. Nearby attractions include Shasta Lake, Whiskeytown National Recreation Area, and Lassen Volcanic National Park.
- **Community & Events:** Anderson is home to the Shasta District Fairgrounds, hosting events like the annual Shasta District Fair and various local gatherings.
- **Growing Economy:** While traditionally an agricultural and timber-driven economy, Anderson is seeing growth in retail and small businesses.
- **Convenient Location:** Right along Interstate 5, Anderson is well-connected for travel throughout Northern California.

Despite its small size, Anderson provides a mix of scenic beauty, affordability, and community spirit, making it a great place for those seeking a quieter lifestyle with access to outdoor adventures.



STEVE BECERRA

Chief Executive Office

Lic#: 00838722

sbecerra@oxbridgeinternationalco.com

408.891.6453



OXBRIDGE
INTERNATIONAL CO.