

FOR SALE

Twin Valley Ranch - Hydro Facility

±545 AC WITH 520-KW HYDRO GENERATION PLANT | WHITMORE, NORTHERN CALIFORNIA / SHASTA COUNTY



Features

±545 ACRES of scenic forest, meadows, creeks and ponds

ESTATE RANCH HOME with pool, guest house and recording studio building

HYDRO FACILITY 520-KW generator power house with annual income stream

20 YEAR POWER PURCHASE AGREEMENT (PPA) to PG&E through 2032

ADDITIONAL POTENTIAL timber and cattle opportunities

±20 MILES east of Redding, CA

APN 098-310-009 - 476.37 acres

APN 098-310-009 - 40.96 acres

APN 098-340-001 - 28.35 acres

HERB GRABELL, SIOR

Kidder Mathews

909.764.6501

herb.grabell@kidder.com

LIC N° 01111931

KEN NOACK JR.

916.747.6442

ken.noack@nmrk.com

LIC N° 00777705

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

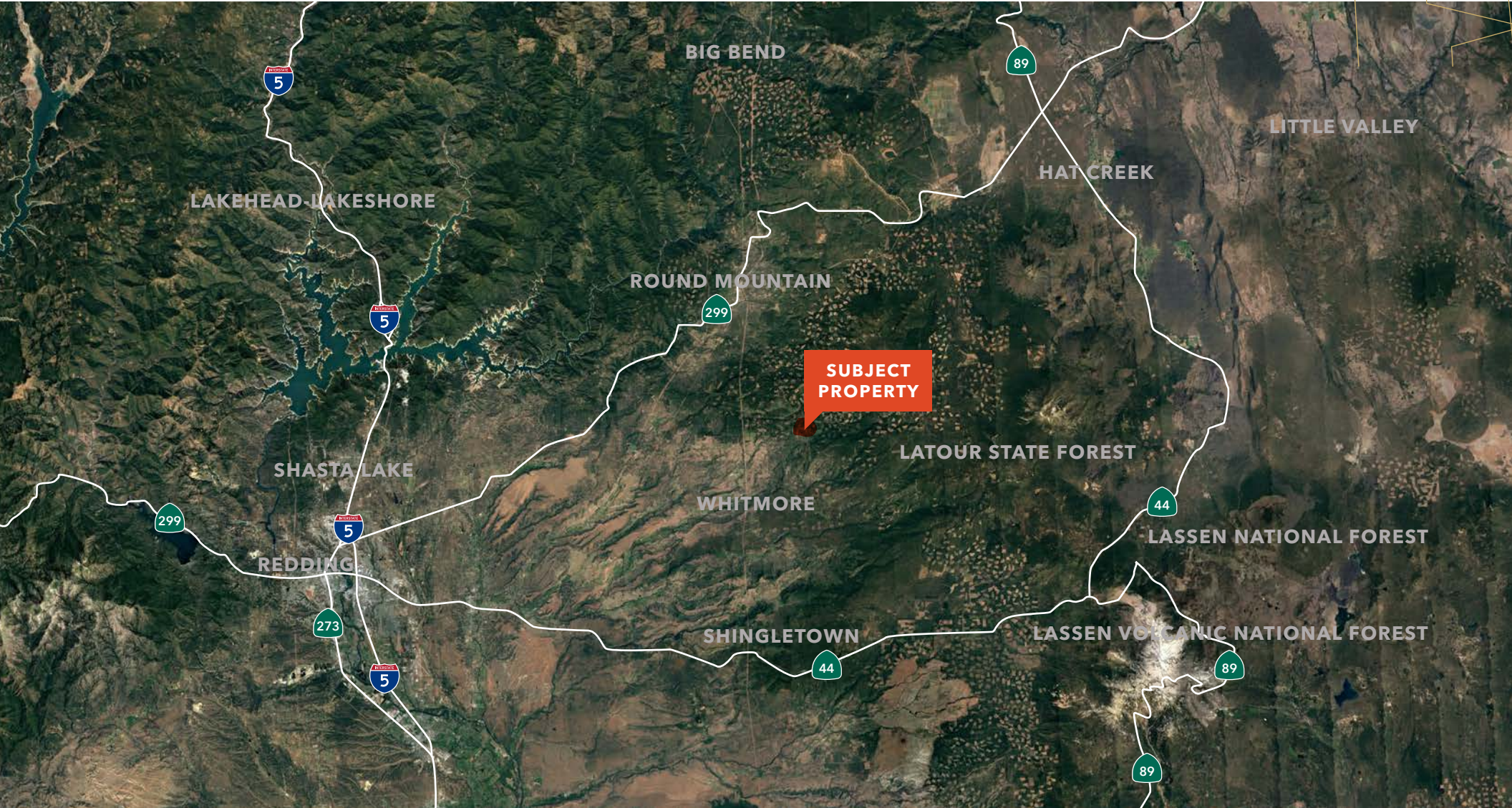
NEWMARK

km Kidder Mathews

FOR SALE

Twin Valley Ranch - Hydro Facility

±545 AC WITH 520-KW HYDRO GENERATION PLANT | WHITMORE, NORTHERN CALIFORNIA / SHASTA COUNTY

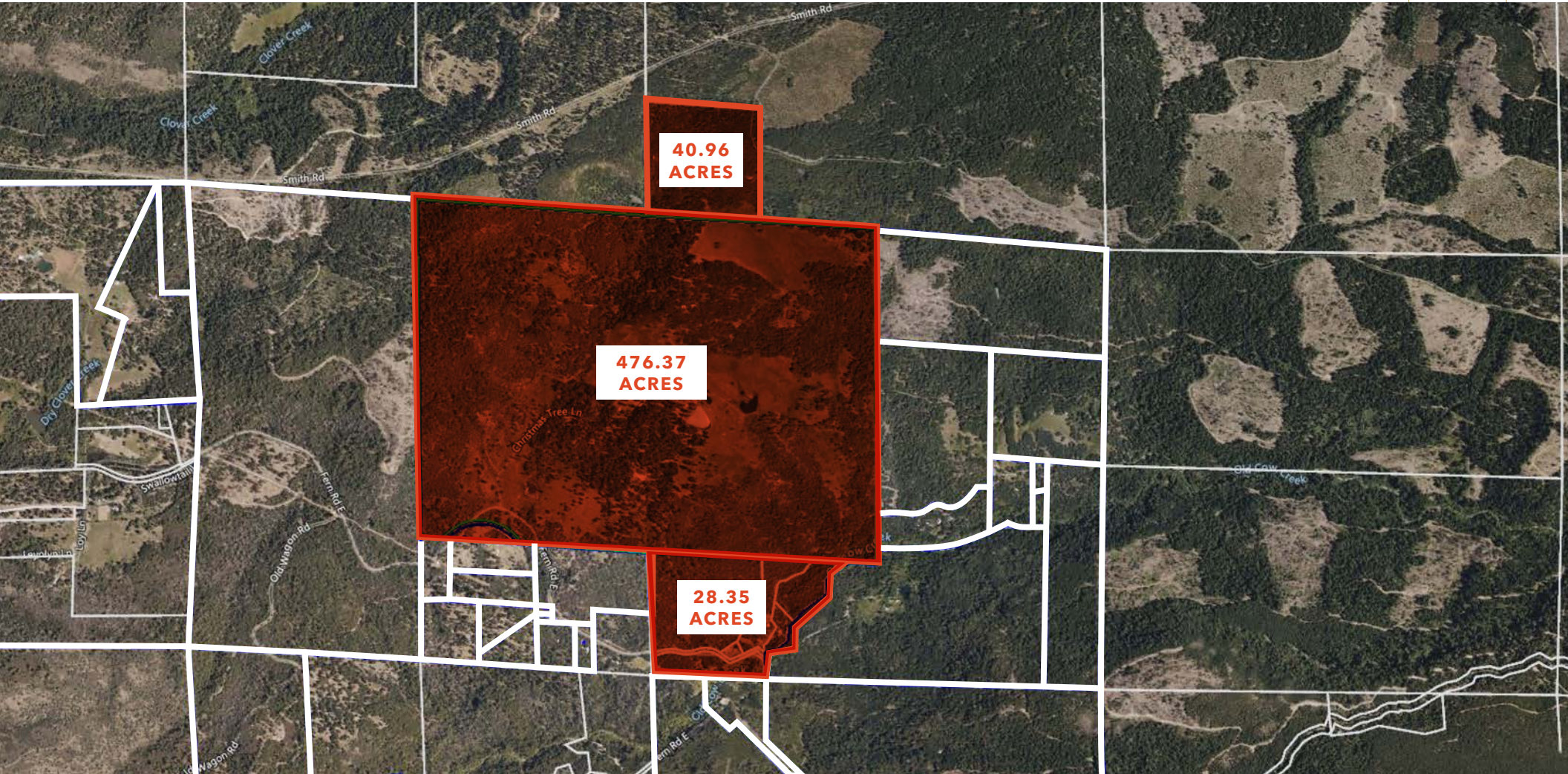


FOR SALE

Twin Valley Ranch - Hydro Facility

±545 AC WITH 520-KW HYDRO GENERATION PLANT | WHITMORE, NORTHERN CALIFORNIA / SHASTA COUNTY

Parcel Map

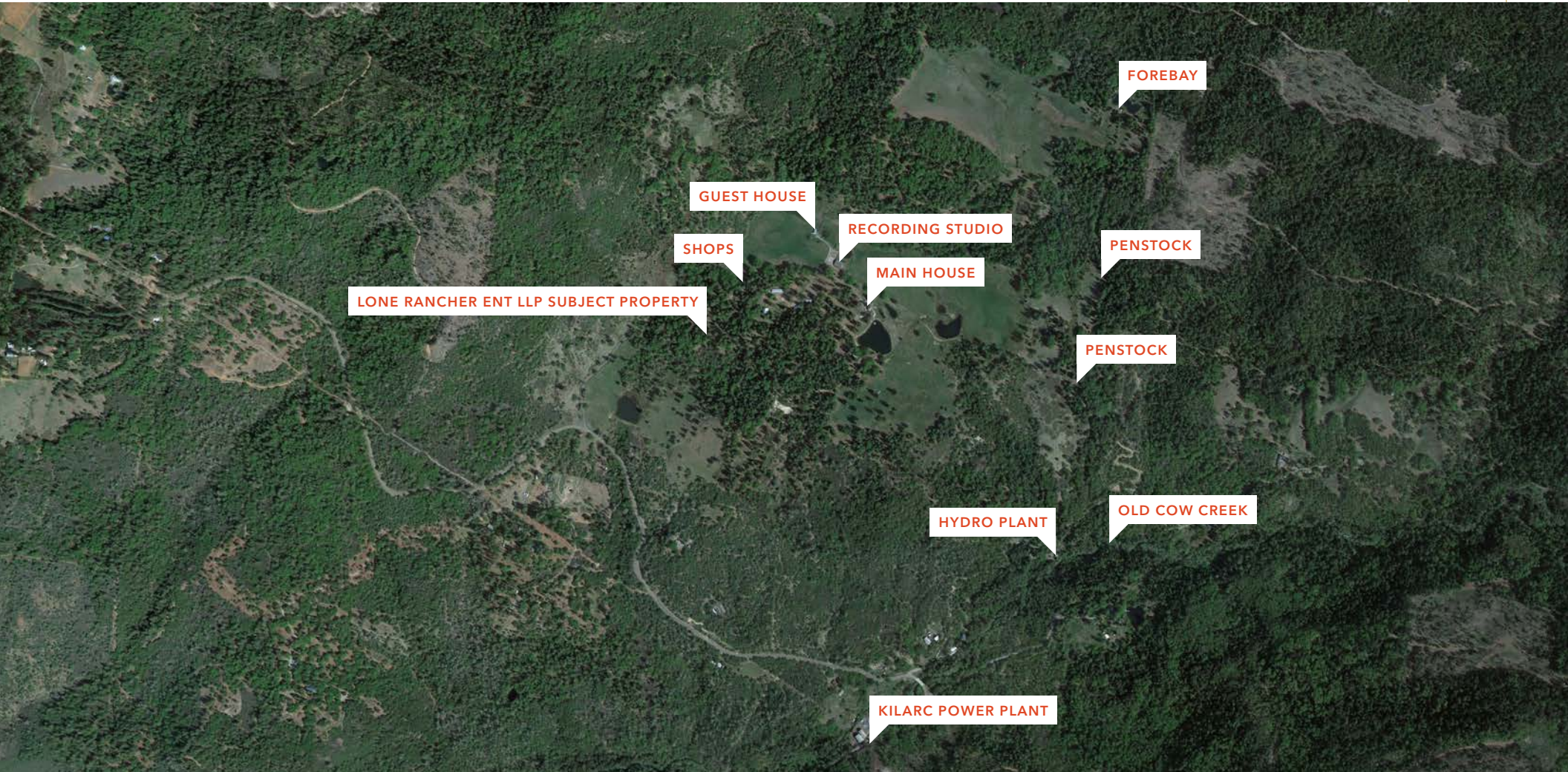


FOR SALE

Twin Valley Ranch - Hydro Facility

±545 AC WITH 520-KW HYDRO GENERATION PLANT | WHITMORE, NORTHERN CALIFORNIA / SHASTA COUNTY

Aerial Map



FOR SALE

Twin Valley Ranch - Hydro Facility

±545 AC WITH 520-KW HYDRO GENERATION PLANT | WHITMORE, NORTHERN CALIFORNIA / SHASTA COUNTY

Location Map and Property Photos



POND WITH DOCK AND ESTATE RANCH HOME



RESIDENCE POOL AND PATIO



520 KW POWERHOUSE AND HYDROELECTRIC PLANT

