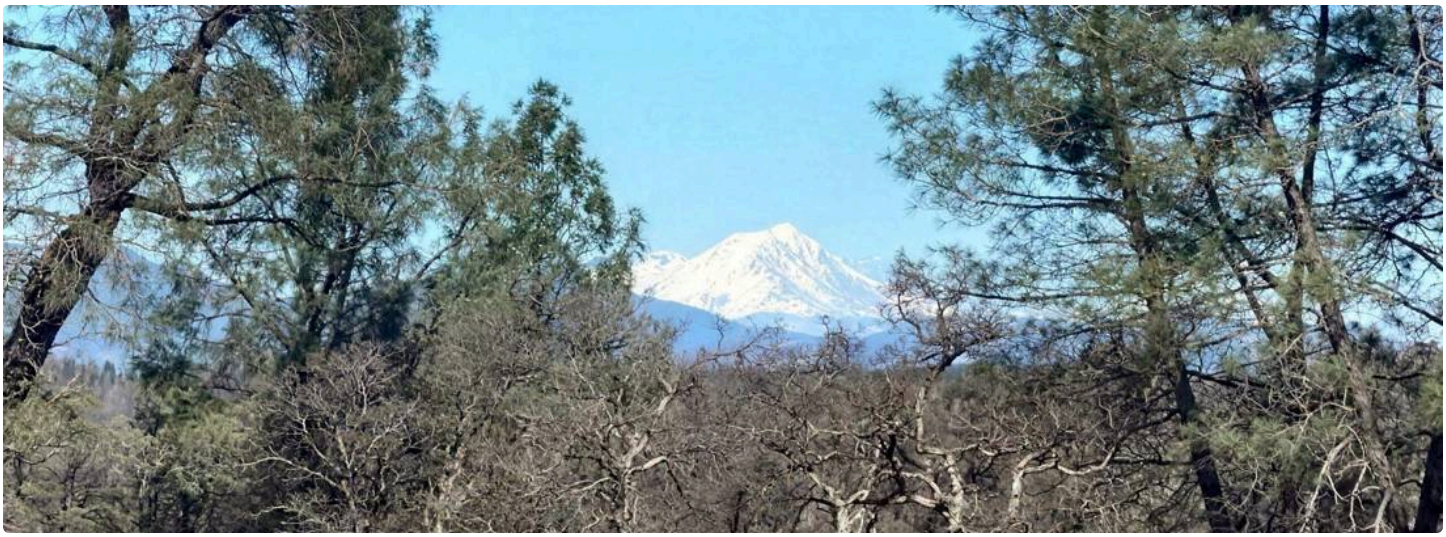
LOT BRIEF · SHASTA COUNTY · MLS# PW26244688

41.68 Acres with a Permitted Well and Mt. Shasta Views

0 Buffalo Dr, Anderson CA 96007 · APN 704-030-026 · East of Anderson & Cottonwood



Snowcapped Mt. Shasta on the northern skyline from the back of the property, about 65 miles away (photo enhanced for resolution and color; nothing added or removed).

$120,000	41.68 ac	$2,879	Well	Zone X
LIST PRICE	COUNTY RECORDED	PER ACRE	PERMITTED 2020	FEMA FLOOD

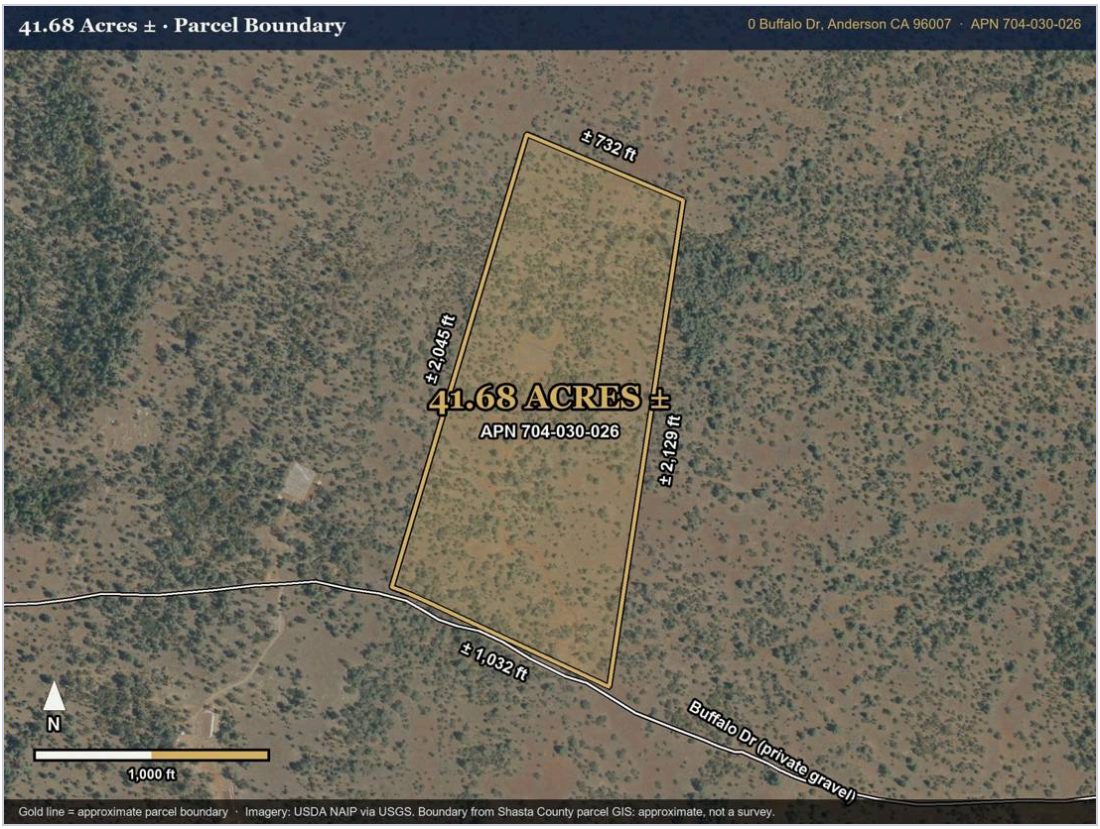
At a glance

Parcel	APN 704-030-026-000 · 41.68 acres recorded (Shasta County) · about 2,129 × 2,045 ft long sides, 1,032 ft on Buffalo Dr, 732 ft across the back (measured from county GIS, approximate)
Water	Domestic well drilled under Shasta County Dept. of Resource Management permit WTR20-0085 (new domestic well; applied 4/20/2020, issued 5/26/2020; driller Shasta Drilling Inc.). Copy in MLS supplements.
Improvements	Several cleared building envelopes, pipe-gate entry, well with pump controls. County classes the parcel as "rural homesite, improvements only (well/septic)"; assessed value $117,300 (land $102,000, improvements $15,300).
Access	Frontage on Buffalo Dr, a private gravel road (county GIS), about 2.1 miles to paved, county-maintained Dersch Rd. Route: Hwy 44 east from Redding → Millville Plains Rd → Dersch Rd → Buffalo Dr.
Utilities	None connected. Power, phone/internet and septic are buyer to verify (off-grid solar is common in the area).
Terrain	Gentle oak-and-pine foothill land with scattered surface rock; elevation about 655 to 716 ft (USGS point elevations at the corners and center).

Zoning	R-L-T-BA-40: Limited Residential, with a one-family mobile home (T) combining district and a 40-acre minimum building site (BA-40). General Plan: Rural Residential B, Eastern Upland planning area.
Hazards	FEMA flood Zone X, minimal hazard (DFIRM 06089C). CAL FIRE State Responsibility Area, **Very High** Fire Hazard Severity Zone (defensible-space and Chapter 7A building rules apply).
Schools & services	Cottonwood Union Elementary · Anderson Union High · Sheriff beat 8 (Millville) · CAL FIRE (SHU) · Western Shasta RCD · No HOA · Tax rate area 144-011
Distances (straight line)	Millville 6 mi · Palo Cedro 9 mi · Anderson 9 mi · Cottonwood 10 mi · Shingletown 13 mi · Redding 16 mi · Mt. Shasta 65 mi north

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Information from public sources, believed reliable but not guaranteed; buyer to verify. Boundary graphics are approximate, not a survey. Equal Housing Opportunity.

Boundary & access

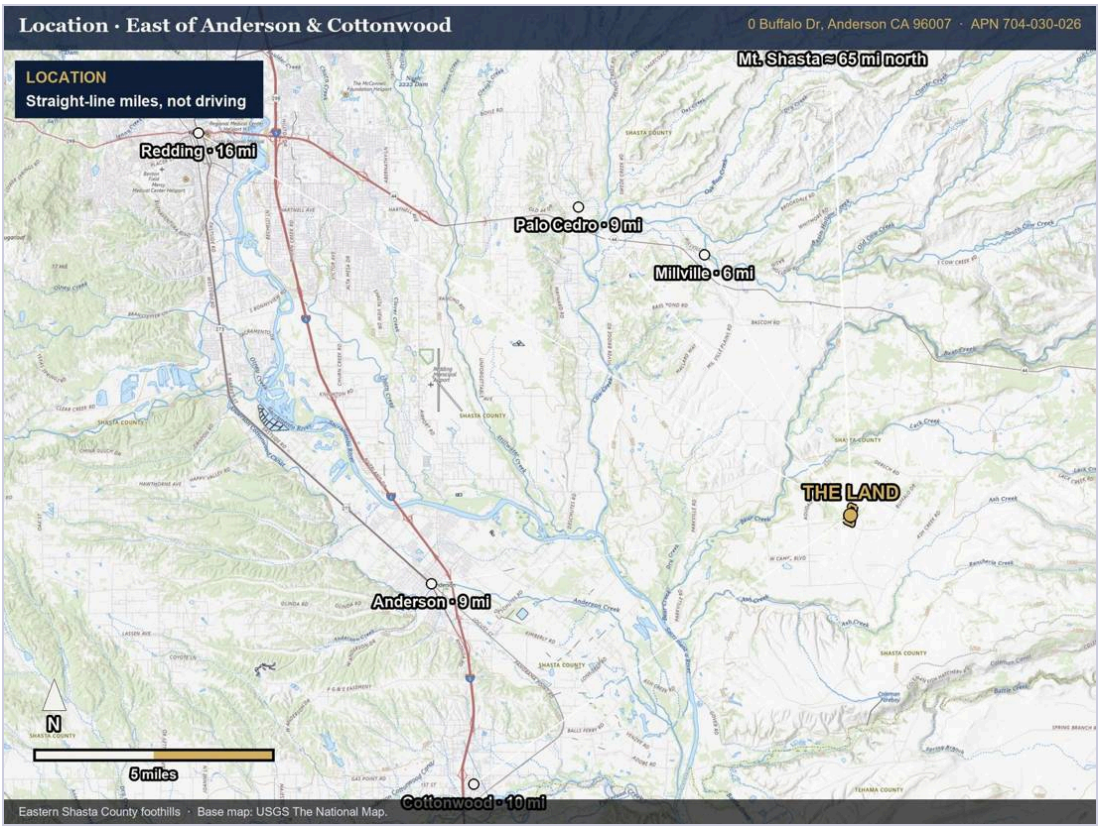


USDA NAIP aerial (public domain) with the Shasta County parcel line. Edge lengths are measured from GIS and approximate; a survey sets the true corners.

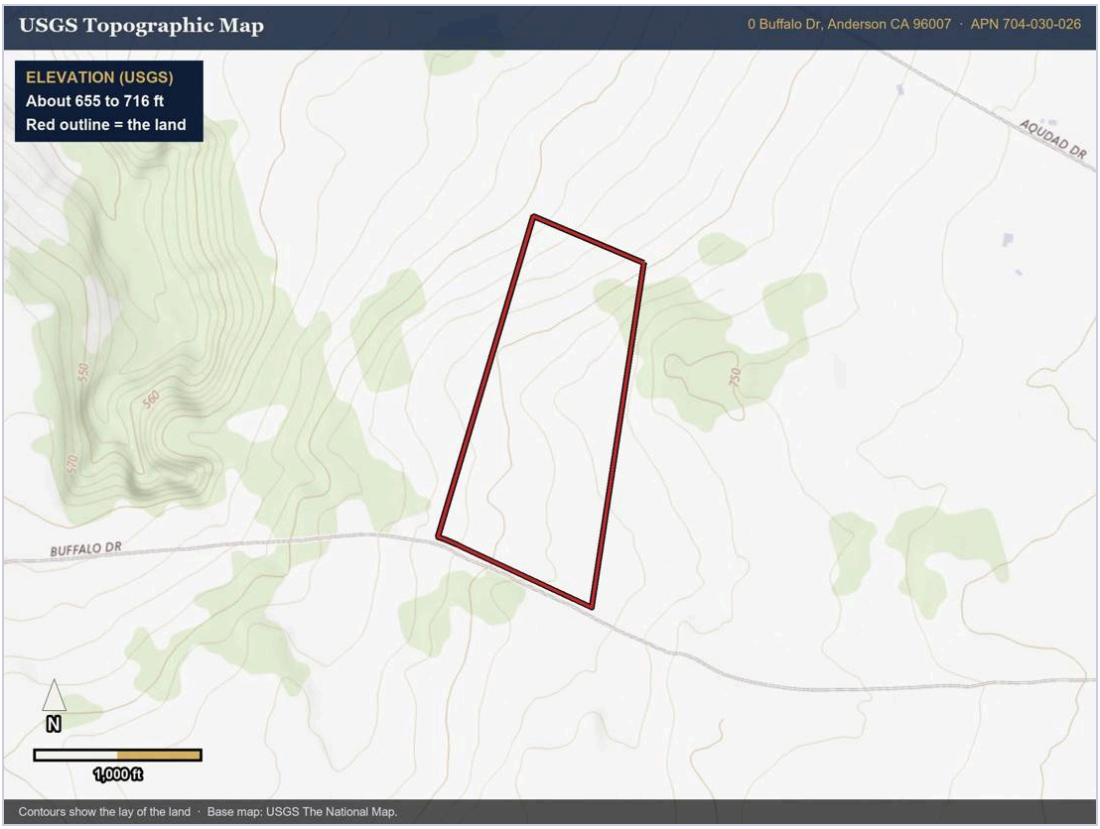


Buffalo Dr (gold) is a private gravel road per county GIS; Dersch Rd and Ash Creek Rd are paved county roads. Ask the seller about any road maintenance agreement and recorded access easements.

Location & terrain

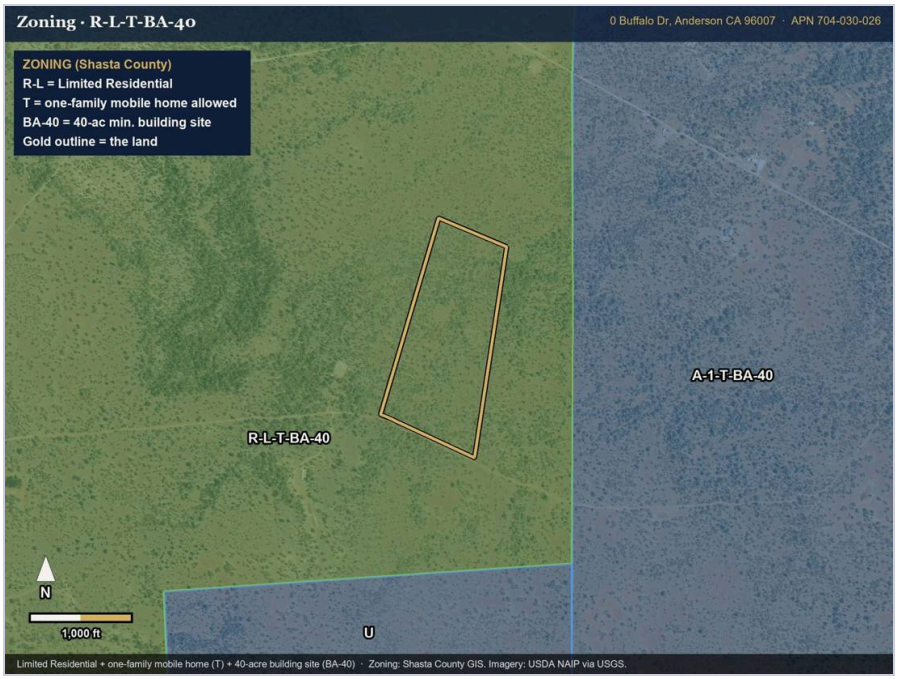


The land sits in the Eastern Upland foothills between Millville and Cottonwood, east of I-5.



USGS topographic map. Contours show gentle relief across the parcel; elevations about 655 to 716 ft.

Zoning in plain English



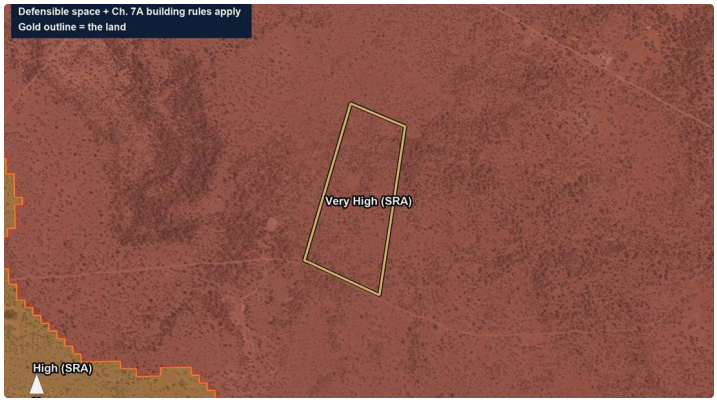
Shasta County zoning layer. Neighbors to the east are A-1-T-BA-40 (agricultural, same 40-acre building site).

- **R-L, Limited Residential** (Shasta County Code ch. 17.24): a one-family residence is permitted outright; agricultural uses are permitted on lots of at least one acre; a home occupation or guest house needs a zoning permit; more animals than the base allowance, a kennel or similar uses need a use permit.
- **T, one-family mobile home** combining district (ch. 17.73): a manufactured/mobile home may be the residence.
- **BA-40, building site** (ch. 17.68): 40-acre minimum building site. At 41.68 acres the parcel cannot be split without a rezone.
- **ADU:** California ADU law generally allows an accessory dwelling with a primary home on residentially zoned land. Confirm the details, setbacks and septic sizing with Shasta County Planning and Environmental Health before you design.

Flood & fire



FEMA NFHL: the whole parcel is Zone X (minimal flood hazard). Flood insurance is typically not required by lenders in Zone X.



CAL FIRE: State Responsibility Area, Very High FHSZ. New homes follow CBC Chapter 7A (ignition-resistant construction) and PRC 4291 defensible space; get insurance quotes early.

Photos



Open, cleared ground among the oaks.



Pipe-gate entry.



Cleared site with oak, pine and surface rock.



Permitted domestic well with pump controls.



Cleared interior drive and building area.



Buffalo Dr, private gravel road.

Photos enhanced for resolution and color only; nothing added or removed.

Market check: nearby acreage on these ranch roads

Property	Acres	Price	$/acre	Status / note
Buffalo Dr, 40 ac, deep permitted well, gated + fenced, off grid (SMLS 24-881)	40	$115,000	$2,875	Sold 7/1/2024 (asked $125,000). The subject's county assessed value of $117,300 equals $115,000 plus one 2% annual step, consistent with this being the same parcel.
Buffalo Dr neighbor, APN 704-030-027, raw (SMLS 25-4529)	42.14	$85,000 list	$2,017	Listed Oct 2025; deed recorded 12/8/2025; assessed value now $85,000, consistent with a sale near list. Confirm in Shasta MLS.
Buffalo Dr, 48.71 ac, level, off grid	48.71	$65,000	$1,334	Sold 10/9/2026 after 563 days on market (asked $115,000, then $95,000).
Ash Creek Rd (via Aoudad Dr)	40.4	$85,000	$2,104	Active asking
0 Dersch Rd	126.9	$299,000	$2,356	Active asking (listed 4/16/2026)
Dersch Rd (SHASTA 26-2245)	697.85	$1,750,000	$2,508	Active asking
Dersch Rd (SHASTA 24-3981)	82.4	$349,000	$4,235	Active asking

Reading the numbers. Raw 40-acre parcels on Buffalo, Aoudad and Ash Creek have been asking about $85,000 ($1,900 to $2,100 per acre), and one sat 563 days before selling at $65,000. This parcel is priced above raw land because the expensive first steps are done: a permitted, drilled domestic well, cleared building envelopes and a gated entry. The best single data point is a 2024 sale at $115,000 that appears to be this same parcel. Sources are third-party sites summarizing MLS data; confirm solds in the Shasta MLS before quoting them.

Buyer due-diligence checklist

- **Well:** request the DWR Well Completion Report (depth, yield, seal) and a current flow/quality test; confirm the permit was finaled.
- **Septic:** soils/perc evaluation with Shasta County Environmental Health before designing the house.
- **Power & internet:** PG&E line-extension estimate, or a solar + battery plan; check cellular and satellite coverage.
- **Access:** title report for recorded easements over Buffalo Dr; any road maintenance agreement.
- **Fire:** insurance quotes, defensible-space plan, Chapter 7A construction budget.
- **Boundary:** survey or corner verification; the graphics here are approximate.
- **Zoning:** confirm home, mobile home, ADU, shop and animal plans with Shasta County Planning (1855 Placer St, Redding).

Sources

- Shasta County public GIS (parcels, zoning, general plan, roads, districts, fire): gis.shastacounty.gov/arcgis/rest/services/Internet
- Shasta County Assessor, APN 704-030-026 and 704-030-027: common1.mptsweb.com/mbap/shasta/Asr/AsrMain/
- Shasta County DRM well permit WTR20-0085 (MLS supplement)
- FEMA National Flood Hazard Layer (DFIRM 06089C) · CAL FIRE FHSZ (via Shasta County GIS)
- USDA NAIP imagery and USGS The National Map (topo, elevation point query)
- Shasta County Code Title 17 (ch. 17.24 R-L, 17.68 Building Site, 17.73 mobile home), via zoneomics.com / municode
- Comparables: trulia.com (SMLS 24-881), coldwellbanker.com (SMLS 25-4529), ratemyagent.com (48.71 ac sale), landsearch.com and compass.com (active listings); retrieved 11/17/2026

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