

# VS Ranch

Tehama County, California

\$1,795,000 | 22.27 Acres

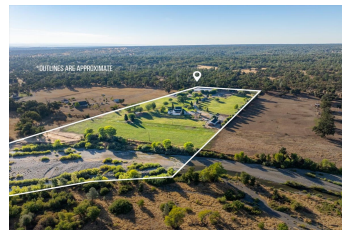
16880 Bowman Rd  
Cottonwood, California

Looking for that perfect equestrian or gentleman's ranch property? VS Ranch is an opportunity to have everything that one could wish for. Located 8 miles west of Cottonwood, CA, and bordering Cottonwood Creek, this 22.27-acre property provides a quiet, well-planned and complete country estate living experience.



## PROPERTY HIGHLIGHTS

- 22.27 acres on the Cottonwood Creek
- 3,400 sqft home
- Large pastures and stately blue oak trees adorn the property
- First-class horse amenities
- Large workshop with a half bath, wood-burning stove and an attached equipment garage/storage
- Fully-equipped winery and wine cellar for the Cabernet vineyard
- Irrigated pasture for cattle, horses or hay
- Domestic water well pumping 26 GPM and an agricultural well pumping 300 GPM



### SCOTT SODER

Real Estate Agent  
BRE# 00984623

Cell: (530) 727-7572  
[scottsoder@aol.com](mailto:scottsoder@aol.com)