

Woodard Ranch

Butte County, California

\$995,000 | 5.00 Acres

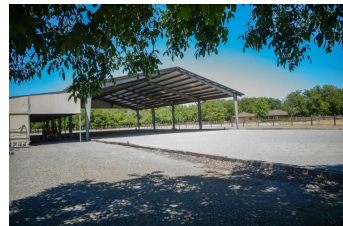
2787 Grape Way
Chico, California

Well thought out equestrian estate on the western outskirts of Chico! There are five level acres with a covered arena, 6 stall 100' long barn with a tack room, bathroom, heated wash rack and hay storage area! The land has been laid out into 8 irrigated pastures, with 6 additional runs off the barn, a round pen, and then the 2,068 sq.ft. custom home at the corner of the property.



PROPERTY HIGHLIGHTS

- 2,068 sf 3 bed, 2 bath home, built in 1988
- 5 acres, zoned Agricultural
- 6 stall barn, with runs
- Dressage arena (66X198)
- Approx. 1/2 arena covered
- Round pen
- 8 irrigated pastures (sprinklers)
- 2 wells, 2 septic (just pumped)
- New Generac generator
- Chico, Ca
- Butte County
- Northern California



AMY FRIEND

Real Estate Agent
BRE# 01328922

Office: (530) 598-5336

Cell: (530) 518-6416

amy@amyfriend.com