

Cook Ranch at Stony Creek

Glenn County, California

\$699,000 | 165.00 Acres

660 County Road 306
 Elk Creek, California

The Cook Ranch is a rare find in California. A year round creek with fishing, swimming and irrigation rights. 165 +/- acres gives you plenty of room for horseback riding, hunting, and privacy. Located in Glenn County just 5 miles from Stonyford, CA. The ranch has easy access to the Bay Area. The infrastructure is in place with a 3/2 home, barn, shop, outbuildings, and arena.



PROPERTY HIGHLIGHTS

- 1720 sf, 3 bedroom, 2 bathroom, modular home built in 1995. Has an open large country kitchen with island and wood stove.
- Features year round Stony Creek that runs through the south end of the ranch. Water rights out of Stony Creek to irrigate over 40 acres. You have year round Stony Creek with over 3000 feet of frontage. The house is serviced by a well that has been more than adequate.
- RV hook up with power, water, phone, sewer,



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