

Shady River Ranch

Tehama County, California

\$669,000.00 | 5.04 Acres

17925 Rivers Edge Dr.
Red Bluff, California

It just doesn't get any better than this! The Shady River Ranch home sits on a bluff overlooking the Sacramento River with 400 feet of level and accessible river frontage and ready access to fishing, boating, swimming, kayaking, or other water sports.



PROPERTY HIGHLIGHTS

- Custom 2,596 sq. ft. Ranch Style home
- Gourmet kitchen
- 3 bd, 2 1/2 ba with an office
- 5.04 acres on the Sacramento River
- 400 feet of accessible riverfront
- In ground pool
- Covered round pen
- 45x90 ft. barn/workshop
- Three 14 ft. roll up doors
- Enough room for six stalls in barn
- Three stalls already set up with outdoor runs to each
- Indoor/outdoor dog kennel



CHARLIE ENGS
 Real Estate Agent
 BRE# 01904065
 Cell: (415) 601-6330
cengs@caoutdoorproperties.com



SCOTT SODER
 Territory Manager
 BRE# 00984623
 Cell: (530) 727-7572
scottsoder@aol.com