

## Mill Creek Ranch

Tehama County, California

\$2,500,000.00 | 465.00 Acres

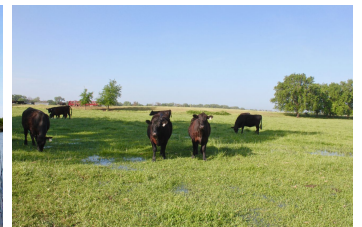
26250 Wilson Road  
 Los Molinos, California

465 acres, loaded with water . . . 2 ponds, adjudicated water rights, and Mill Creek frontage, easily irrigates 200 acres of pasture, and provides the ability to run 75-100 pair year round. This is the perfect size cattle ranch! The income generation is well suited for someone to sustain their livelihood or use it as an addition to their existing cattle operations.



### PROPERTY HIGHLIGHTS

- 465 +/- acres
- Adjudicated water rights
- 200 acres of irrigated pasture
- 2 ponds
- Mill Creek frontage
- Can run 75-100 pair, year round
- 2547 sq ft, 3 bedroom, 3 bathroom home with 3 car garage
- 1500 sq ft, 2 bedroom, 2 bathroom home
- Large barn
- Metal shop
- Pipe corrals, fully functional cattle handling facility
- 135 acres in conservancy easement\*
- Adjacent to 32,000 acre Dry Creek Preserve
- Mature oak trees



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