



Tyson Quarter Horse Ranch

Tehama County | Cottonwood, CA



Offered at \$595,000

How often do you find a thoroughly well-planned and efficient ranch operation that also has a neat-as-a-pin and updated main ranch house and adjacent guest house, all set back off a quiet country road and surrounded by nice properties. No deferred maintenance here! This nearly 13 acre property boasts a 3 bedroom, 2 bath home with many recent upgrades, including a newer roof, HVAC and insulation, Aquapac plumbing throughout the house and apartment/guest house, and new tile on the countertops, and floors in the kitchen, laundry room, bathroom off the laundry room and the breakfast nook. The new owned solar system powers the house and guest house. Besides the domestic well, which has a new well casing and on-demand pressure tank, there is a 450 gpm ag well on its own PG&E meter for irrigating the pastures with large guns. This is a well-maintained property that has served the retiring owner as a breeding, foaling, boarding, training facility for almost 26 years. Included is large barn and shop for hay and equipment storage, the many broodmare enclosures, riding arena, and several irrigated pastures for horses, cows, or other livestock. All this and also bordering the South Fork of the Cottonwood Creek for wading, fishing, and miles and miles of horseback riding. Among the best elementary and junior high schools in Tehama County are only a mile or two away and the ranch is only about 5 miles west of I-5.



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Property Highlights

- Move-in ready horse operation
- Has been a breeding facility for the past 26 years
- Could be used as a breeding/boarding/training facility
- Located on the seasonal South Fork of the Cottonwood Creek
- Property is fenced and cross-fenced with welded heavy-duty piping and designed with horse safety in mind
- About 10 acres of irrigated pasture on sprinkler guns
 - All 4 pastures have shelters, feeders, and mature oaks for shade
- 1 AG well
- 1 domestic well
- 14 mare motel stalls
- 4 foaling stalls all of which have moisture leaching fabric
- 1 stud pen
- All stalls, turn-outs, pens and pastures have automated watering systems
- 2 round pens (one is a 50' diameter, one is a 60' diameter, both are 6' tall panels)
- 1 arena
- 4 additional turn-outs
- Breeding station
- 100' x 50' barn/shop/RV storage w/2 roll up doors
 - 60% indoor space
 - Equipment storage
 - Workshop w/ workbenches, shelves, cupboards
 - Hot water tank
 - Utility sink
 - Refrigerator
 - Electricity
 - 40% hay storage & breeding station
 - 40 ton hay storage
 - Mare palpation chute w/ foal catch pen
 - Stallion collection area including phantom
 - Saddling/grooming/treatment area w/ rubber mats and lighting
- Plenty of trailer parking
- Garden area
 - 75' x 45' fenced garden area
 - Snake wire
 - 12 raised redwood planter beds measuring 6' x 6' x 12"
 - New drip system with above ground water controller
- Chicken Coop
- 3- car detached garage
- 3 bedroom(one of which is being used as an office), 2 bath 1,422 sqft home with the following recent updates:
 - Entire home and apartment plumbing system has been upgraded to Aquapec
 - Newly renovated full main bathroom
 - Upgraded insulation installed 2 years ago
 - 2 year-old HVAC
 - 2 year-old owned solar system with a 25 year warranty (runs everything but the AG well)
 - Newer domestic well, well casing, and an on-demand pressure tank
 - Annual pest inspection conducted on house and apartment
 - Newer tile counter tops in the kitchen, and floors in the laundry room, one bath, kitchen and breakfast nook
 - Expansive patio
- Home has a detached studio apartment with a full bathroom
- Mature landscaping throughout property
 - 50+ redwoods line the driveway, pastures and corrals
 - Large lawn around house, apartment and detached garage
 - Has own sprinkler system