

Presented by:



**California OUTDOOR
PROPERTIES**

Quiet Country Acres

Shasta County

8126 Silver Bridge Rd.

Palo Cedro, CA 96073



Here is a quiet and secluded estate in excellent condition on nearly 10 beautiful acres bordering Cow Creek. The approximately 2,485 sq. ft. Palo Cedro home features 3 bedrooms, 2.5 baths, formal living and dining rooms, eat-in kitchen, and an office/hobby room with views to fenced and irrigated pastures, large oak trees, and beautiful sunsets. Water rights and flood irrigation provide great grazing for livestock and there is also an approximately 2200 sq.ft. two-story barn for hay and equipment storage, workshop, or hobbies. There is an additional adjoining parcel (058-140-050) with 9.97 acres of fenced and irrigated pasture, Cow Creek frontage, and water rights also available for \$195,000, or buy both properties with nearly 20 acres for a package price of \$914,000.



Scott Soder

BRE Lic# 00984623

(530) 727-7572

scottsoder@aol.com

California Outdoor Properties

Tehama County Branch

1205 Main St., Suite #5

Red Bluff, CA 96080

Nikki Rodriguez

BRE Lic# 01971589

(530) 921-6540

nikki@caoutdoorproperties.com

EXCLUSIVE PARTNER OF

 **LANDLEADER**
WWW.LANDLEADER.COM