



California
OUTDOOR PROPERTIES



Twin Creeks Bella Vista Ranch

Amazing amount of water on this 37 acre ranch. 2 year round creeks, Little Cow Creek and Cedar Creek, for a total of 2,868 ft. of creek frontage. 2 year round, fresh water ponds! Featuring 5 bedroom, 2 bath main home, studio apartment, 2 rental homes and large barn. Water is golden to this well set up ranch, Little Cow Creek runs along the SW property line and feeds the ponds via an underground mainline. The custom 2463 sf. home sits on a slight hill, overlooking both ponds, pasture, mountains and forest. 37 acres with approximately 30 acres can be grazed, mostly flood irrigated, some with drag line and some seasonal. Pasture is fenced and cross fenced. 40 x 100 barn, with concrete floor, enclosed tack room and full length upper storage accessed by stairs. 5 bay equipment storage pole barn.

\$975,000

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