



Offered at \$645,000

If you are looking for a main home with unique character, a second home, a barn and other horse facilities, along with room to breathe on 8+ acres, this property is going to please. The two-story log main home is light and bright with cathedral ceilings and a wall of windows. There are three bedrooms and two baths downstairs and a separate loft bedroom with its own bath upstairs. In addition to an efficient kitchen and adjacent dining area there is a laundry room with ample storage, a large living room downstairs and a large office loft with a balcony overlooking the yard and pastures beyond. The outside of the main home boasts a wrap-around porch in the front of the home, and in back there is an outdoor kitchen with a covered sitting area, perfectly manicured gardens with optimally placed trees to provide shade in the summer, different varieties of fruit trees, a chicken chalet (coop) and a fenced vegetable garden with raised beds. The second home has two bedrooms, one bath, kitchen, and living room, and an attached two-car garage. The property also has a barn with workshop, tack room and garage space downstairs and a full second story for hay or other storage. The pastures are fully fenced and flood irrigated from the Anderson/Cottonwood Irrigation District. Only about 3 miles from downtown Cottonwood and excellent schools close by.

Scott Soder

#00984623

530.727.7572

scottsoder@aol.com



- 8.39 acres located in Cottonwood, CA- Tehama County (2 parcels)
- 3,229 +/- sqft main log home
 - wrap-around porch
 - vaulted ceilings with exposed beams
 - 4 bedroom, 3 bathroom
 - 2 master suites
 - office/rec room loft with balcony
 - 2 wood burning stoves
 - outdoor kitchen
 - large indoor combined laundry/pantry
- custom landscaping front and back
- fruit trees
- fenced garden area with raised beds
- chicken chateau
- 858 +/- sqft in-law unit
 - covered front porch
 - 2 bedroom, 1 bathroom
 - wood burning stove
 - built with handicap access in mind
 - separate laundry room in garage
- 2- story barn
 - stall, workshop and tack room downstairs, open hay loft upstairs
- hog pen
- sand arena
- 4 stall mare motel
- covered firewood storage, could be converted to two more stalls
- irrigated pasture, Anderson Cottonwood Irrigation District (ACID)
- all landscaping and fruit trees are sub-irrigated from pasture except raised garden beds
- end-of-the-road privacy, quiet street
- 5 minutes to town of Cottonwood, 15-20 minutes to Redding, CA
- Easy access to I-5 (2 minutes to freeway)
- 2-acre minimums

Nikki Rodriguez

#01971589

530.921.6540

nikki@caoutdoorproperties.com