



# GR RANCH ON COTTONWOOD CREEK

**118 Acre Ranch | TEHAMA County, CA**

**15790 Bowman Road, Cottonwood CA  
Parcel # 006-040-061**



**FARMS | RANCHES | RECREATIONAL PROPERTIES | LAND | LUXURY ESTATES**

43063 HWY 299 E, FALL RIVER MILLS, CA 96028

530-336-6869 FR Office | 530-604-0700 Cell | 530-262-2942 cell | 707-455-4444 Vac Office

[fallriverproperties@frontiernet.net](mailto:fallriverproperties@frontiernet.net) email

[www.CaliforniaOutdoorProperties.com](http://www.CaliforniaOutdoorProperties.com)

DRE #01199200/02145262 BRE# 01727574



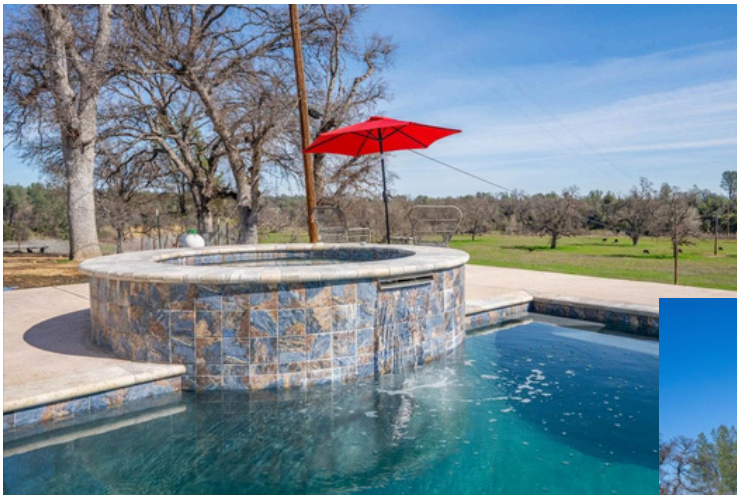


# Introduction

---



A pristine meadow, two creeks, unique and warm home with beautiful view, guest suite plus detached guest quarters, inground pool and spa, shop, barns, cows, kids and a fishing pole. The ranch consists of 118 +/- acres, with the south fork of year-round cottonwood creek running along the east side and a seasonal creek crossing through the middle. The ranch is fenced and cross fenced for livestock, now raising a small heard of cows.



# Highlights

---

- 1921 5 Bed/4 bath – Remodeled from 2018 to date.
- Shop, carport and guest quarters under one roof
- Metal barn: 42x28 barn with concrete floor. 3 stalls
- Metal car port: 25 x 18 carport
- Metal hay barn: 68x25 hay barn
- Outdoor entertainment area
- 30-amp RV spot with power and water.
- Backup generator with flip switch.
- Underground sprinklers for landscaping around home.
- Meadow is farmable producing about 500 bales of grain/grass hay.
- The property is fully fenced and cross fenced for grazing.
- South fork of Cottonwood Creek- fishing and wildlife
- The ranch is in the Williamson Act





# Water

---



This is a much sought-after lifestyle that dreams are made of. The ranch consists of 118 +/- acres, with the south fork of year-round cottonwood creek running along the east side and a seasonal creek crossing through the middle. The ranch is fenced and cross fenced for livestock, now raising a small heard of cows.





# Livestock\Fishing\Hunting

---



South fork of Cottonwood Creek is the largest undammed tributary in the Sacramento River Basin, supporting chinook salmon, steelhead, Paiute cutthroat trout (rare) both large and small mouth bass and croppie. Wildlife includes black tail deer, wild turkey, wild pigs, quail, dove, bald eagles, hawks and more.





# Home



The single-story home offers 3035+/- sf, of living space with 5 bedrooms, 4 baths including guest suite. Living room, open great room with kitchen, dining and lounge area. This wonderful space also has amazing bi-fold windows opening to a large patio surrounding the inground pool and spa. The wall of windows fold into the side, letting the outside in creating a spectacular entertainment area.



# Home



- **OWNERS SUITE:** Large room with door to patio, pool and spa, ceiling fan, 2 walk in closets, wonderful bath with soaking tub, tile shower and farm vanities and door.
- **TWO BEDROOMS, BATH AND LAUNDRY:** Both bedrooms have old style closets with built in drawers and ceiling fans. Bath has dual sinks with tile shower over tub. Laundry room with folding counter and storage cabinets off hallway.





# Home

---



- OFFICE: Warm and cozy room just off main entry. Built in shelving, cabinets and counter space. This also could be a fifth bedroom.
- GUEST SUITE: Wonderful room with nice space for guests. Bath with shower and single sink. Large closet with mirrored doors. Individual heating and AC unit and ceiling fan. Outside door opens to private covered patio.





# Barn/ Shop

---



- METAL BARN: 42X28 barn with concrete floor. 3 stalls on one side. 3 roll up doors and one-man door. Large lights and fans. Additional material available to create area opposite stalls.
- METAL CAR PORT: 25X18 carport now used as tractor storage
- METAL HAY BARN: 68X25 hay barn located near meadow below home





# SHOP/ CARPORT/ GUEST QUARTERS

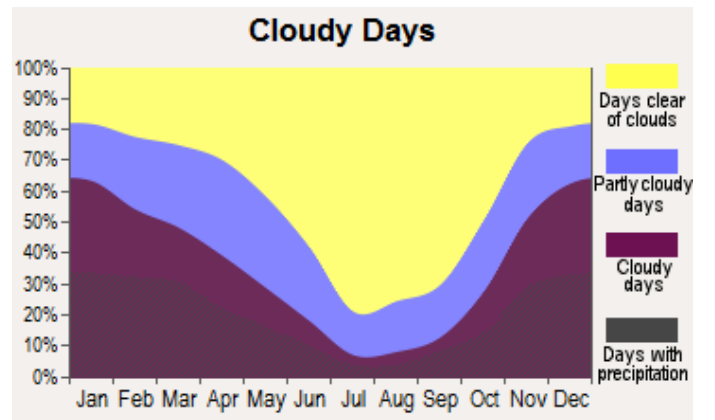
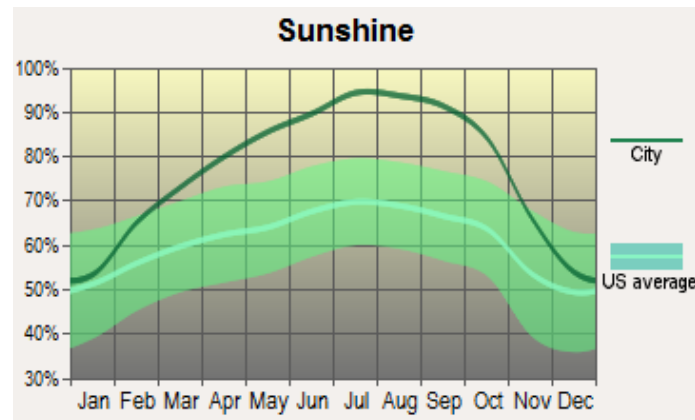
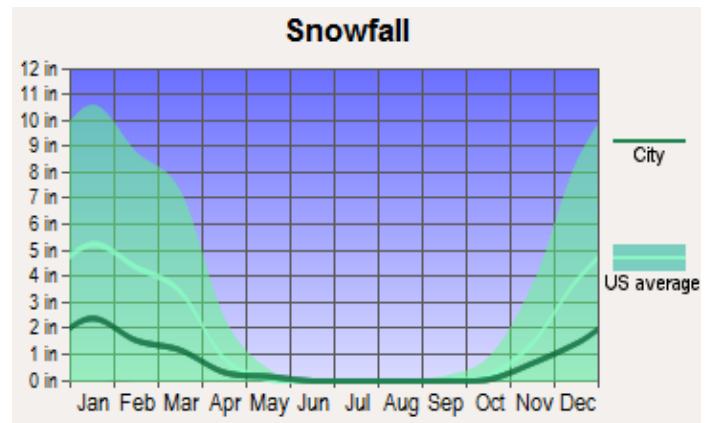
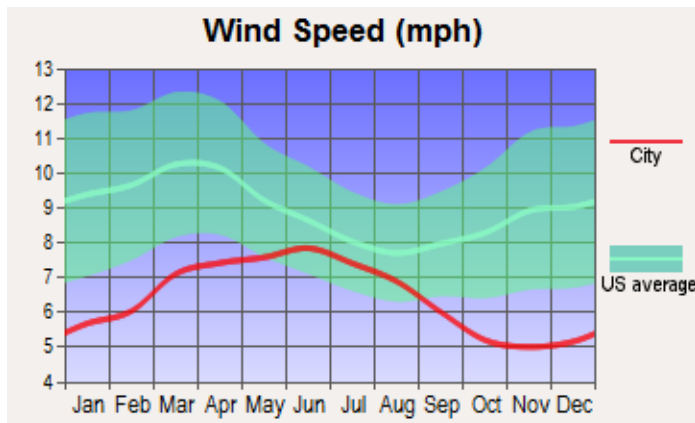
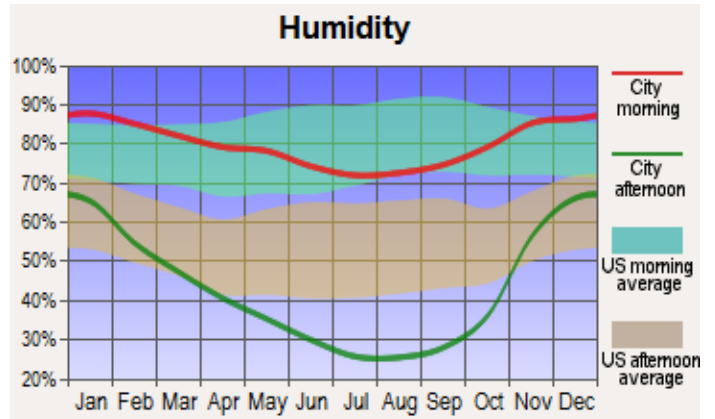
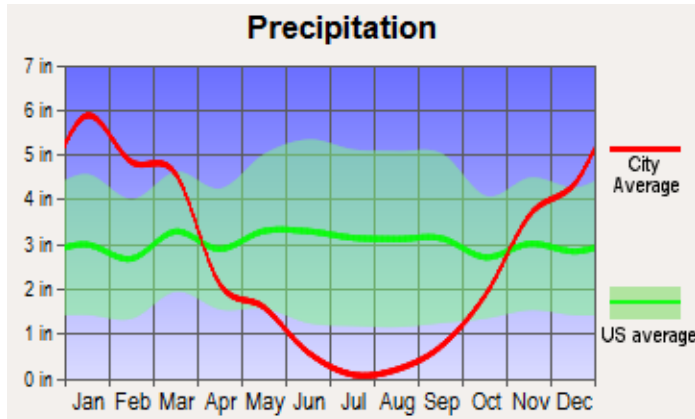
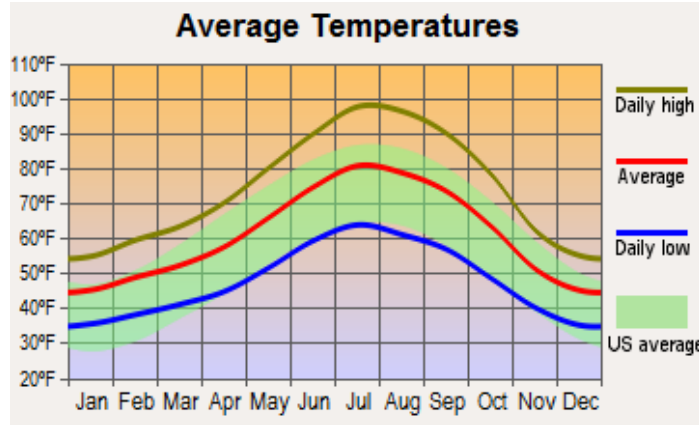


- SHOP, CARPORT AND GUEST QUARTERS UNDER ONE ROOF:  
Wood framed with comp roof. Large storage space along entire back side. Shop and storage room with concrete floors, finished walls. Two spaces under carport section in the middle and guest room at the end with kitchenette and slider to concrete patio. (no bath)



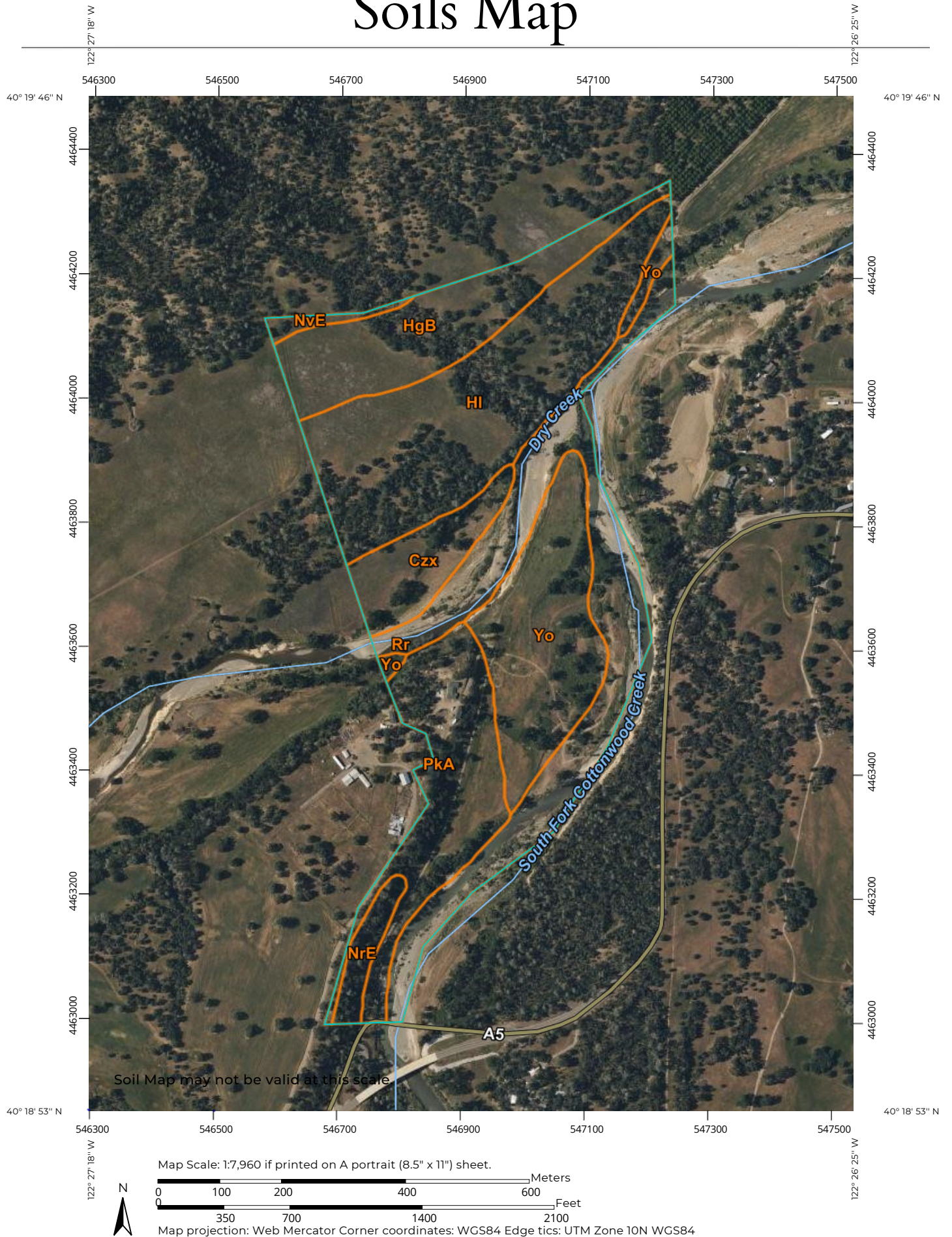


# Weather





# Soils Map



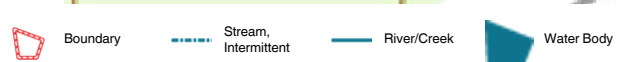
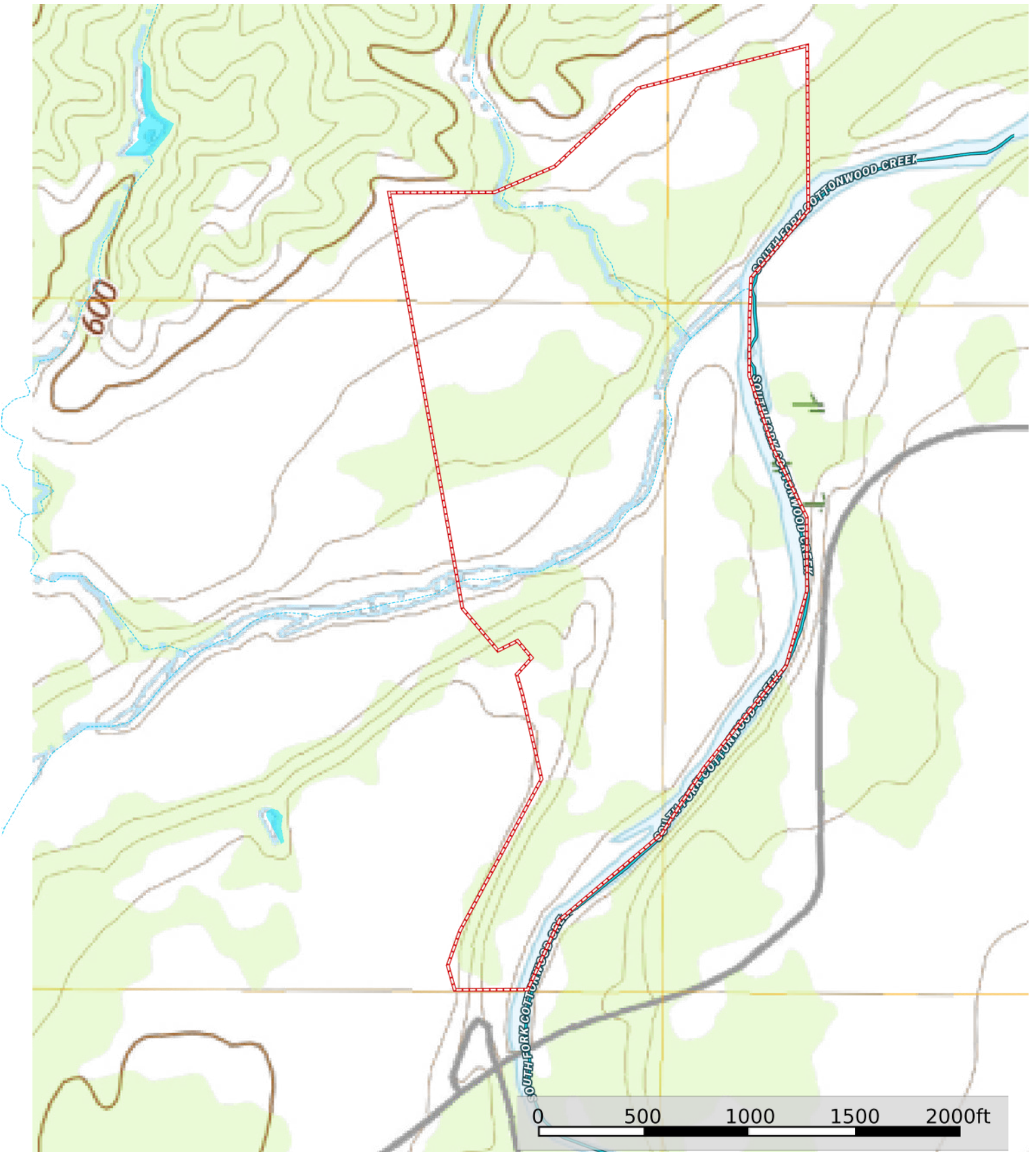


## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Czx	Cortina complex	6.8	6.1%
HgB	Hillgate loam, 3 to 8 percent slopes	14.8	13.2%
HI	Hillgate silt loam, 0 to 3 percent slopes	29.2	26.1%
NrE	Newville gravelly loam, 10 to 40 percent slopes, MLRA 17	2.5	2.2%
NvE	Newville-Dibble complex, 30 to 50 percent slopes	1.0	0.9%
PkA	Perkins gravelly loam, 0 to 3 percent slopes, MLRA 17	15.9	14.2%
Rr	Riverwash	23.6	21.1%
Yo	Yolo silt loam, very gravelly substratum, 0 to 10 percent slopes, MLRA 17	18.3	16.3%
<b>Totals for Area of Interest</b>		<b>112.1</b>	<b>100.0%</b>

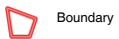


# Vintage Topo Map





# 3D Map







California Outdoor Properties, Inc. is pleased to have been selected as the Exclusive Agent for the seller of this offering. All information has been obtained from sources deemed reliable by California Outdoor Properties, Inc. However, the accuracy of this information is not guaranteed or warranted by either California Outdoor Properties, Inc., or the sellers. Prospective buyers are charged with making and are expected to conduct their own independent investigation of the information contained herein. This offering is subject to prior sale, price change, correction or withdrawal without notice, and any offer presented does not have to be accepted.



California Outdoor Properties Inc.  
43603 CA-299  
Fall River Mills, CA 96028  
Office: (530) 336-6869  
[www.CaliforniaOutdoorProperties.com](http://www.CaliforniaOutdoorProperties.com)  
Donna Utterback | (530) 604-0700  
Sara Small (530) 262-2942  
Todd Renfrew (707) 455-4444  
[fallriverproperties@frontiernet.net](mailto:fallriverproperties@frontiernet.net)

EXCLUSIVE PARTNER OF



**LANDLEADER**