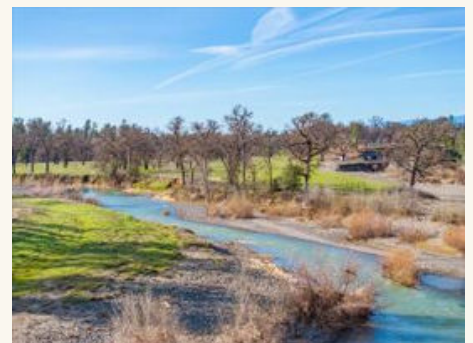


*FR Ranch  
on  
Cottonwood Creek*

**\$1,250,000 \* 118 ACRES \* TEHAMA COUNTY**  
15790 Bowman Road, Cottonwood

- 3035 sqft 5 Bed/ 4 bath remodeled from 2018 to date
- New in ground pool with spa
- Shop, carport and guest quarters under one roof
- Metal barn: 42x28 barn with concrete floor. 3 stalls
- Metal car port: 25x18 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



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