



Lot 62 Bowman Road, Cottonwood, CA 96022
MLS #25-2173



Donna R Utterback
California Outdoor Properties
P.O. Box 535
Fall River Mills, CA 96028
530-604-0700
fallriverproperties@frontiernet.net
<http://californiaoutdoorproperties.com>
DRE: 01199200

Details

Type: SINGLE
Soil Type: Unknown
Percolation: Test Required
Present Use: Other
Development Status: Raw Land
Topography: Downsloping; Level
View: Mountain; Water: Creek; Wooded

Distance to Shopping: 5 Miles or More

Distance to Trans: 5 Miles or More

Lot Description: 3 + Horse; County; Irregular; View; Waterfront: Creek
Improvements Include: Access; Partially Fenced

Road Surface: Dirt

Road Frontage: County

Fence: Barbed

Ownership: Individual

Utility Availability: Some

Water: Well- Must Drill

Waste: Septic Required

Available Terms: All Cash to Seller

How to Show: Call Listing Agent

Possession: Close of Escrow

Photo: Agent Upload

Address Info

Cross Street	Starr Drive	County	Tehama
Latitude	40.317991	Longitude	-122.446656

Property Description

Property Type	Lots/Land	Listing Type	Exclusive Right to Sell
Area	08 - Cottonwood	List Price	239,000
GP Zone	Not Available	Zoning	Not Available
Realtor.COM Type	Land	Type	Acres
Subdivision	N/A	Parcel Number	006-040-062
Acres Range	21 - 50 Acres	Acres	41

Remarks

Public Remarks	Unique 41-acre property on the banks of Cottonwood Creek enrolled in the Williamson Act. Nice homesite with beautiful views. 3/4-mile of creek frontage. Mostly level with some high bank. South fork of Cottonwood Creek. 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. Some fencing in place. Direct access off Bowman Road. Just under 9 miles to Cottonwood.	Private Remarks	Gate is locked with coded lock.
----------------	--	-----------------	---------------------------------

Directions Turn off I-5 onto Bowman Road, go about 8.8 miles. property is on the right just before the Cottonwood Creek bridge.

Contract Information

Listing Contract Date	05/15/2025	Days On Market	1
Status	Active	Status Change Date	05/15/2025
Original List Price	239,000	List Date	05/15/2025
Exp Date	05/15/2026		

Agent/Office Information

Listing Member	Donna R Utterback DRE: 01199200 Mobile: 530-604-0700 Home: 530-336-6638 http://californiaoutdoorproperties.com	Co-listing Agent	Sara Small of California Outdoor Properties Mobile: 530-262-2942
----------------	---	------------------	---

Listing Office California Outdoor Properties
202502521
Office: +1 530-336-6869
Fax: +1 530-336-6226
DRE: 01838294
<http://californiaoutdoorproperties.com>