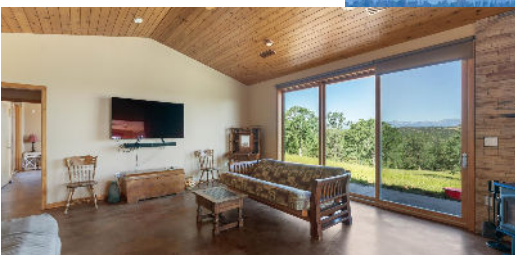




California
OUTDOOR PROPERTIES

Davis Ranch Road 14900 Davis Ranch Rd, Cottonwood, CA 96022



On nearly a full section of land, this idyllic property features a home with 360-degree views of Trinity Alps, Mt. Shasta, Lassen Peak, and rolling oak woodlands as far as the eye can see. Used as an owner retreat and a winter grazing ranch for cattle, the property is in the Williamson Act for lower taxes. The well-maintained three-bedroom, two-bath home sits on a plateau, with walls of glass allowing views in virtually every direction. Polished concrete floors, granite counters, sunken bath, cathedral ceiling in the living room, and efficient wood stove are just some of the amenities that make this a quiet and peaceful location for relaxing after a day hiking, riding horses or mountain bikes, or exploring for hours on an all-terrain vehicle. The gated property is fenced and cross-fenced into several different pastures with water troughs for rotational grazing, and there are both year-around and seasonal ponds for livestock, fishing, or swimming. The domestic well has 50 gpm production, with two 2,500-gallon storage tanks, and there is also a solar-powered ag well with 5-12 gpm production and two 5,000-gallon storage tanks to supply water to the troughs. Typically seen wildlife includes deer, turkey, wild pigs, ducks, quail, and dove, among others. Whether looking for a quiet and peaceful retreat, or wanting to raise livestock on a productive and well-organized ranch, this property has a lot to offer!



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Offered at \$1,750,000

