

**VS Ranch**  
16880 Bowman Rd  
Cottonwood, CA 96022

**\$1,795,000**  
22.270± Acres  
Tehama County



**VS Ranch**  
**Cottonwood, CA / Tehama County**

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**SUMMARY**

**Address**

16880 Bowman Rd

**City, State Zip**

Cottonwood, CA 96022

**County**

Tehama County

**Type**

Residential Property

**Latitude / Longitude**

40.330644 / -122.411298

**Dwelling Square Feet**

3400

**Bedrooms / Bathrooms**

4 / 3.5

**Acreage**

22.270

**Price**

\$1,795,000

**Property Website**

<https://www.landleader.com/property/vs-ranch-tehama-california/76235>



## VS Ranch Cottonwood, CA / Tehama County

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### **PROPERTY DESCRIPTION**

Looking for that perfect equestrian or gentleman's ranch property? VS Ranch is an opportunity to have everything that one could wish for. Located 8 miles west of Cottonwood, CA, and bordering Cottonwood Creek, this 22.27-acre property provides a quiet, well-planned and complete country estate living experience.

The crowning jewel of the property is the 3,400 sq.ft. 4-bedroom, 3.5-bath contemporary farmhouse-style home, featuring wide and shady porches; custom amenities and upgraded appliances, built-ins, and finishes throughout; swimming pool and arbor; extra-large 2-car garage; and beautiful views of pastures and stately blue oak trees.

Included among the many features of the estate are a first-class stable with studio/office/ADU, full bath, laundry, and tack room; hay barn with adjacent covered RV parking and hookups; large workshop with a half bath and attached equipment garage/storage; fully-equipped winery and wine cellar for the Cabernet vineyard; irrigated pasture for cattle, horses, or hay; and a partially-covered 100 x 220 riding arena with Olympic-grade footing, all on one manicured site.

A domestic well pumps 26 gpm and the agricultural well pumps 300 gpm, providing plenty of water for both home and pastures. Two large solar arrays help provide low-cost electricity. There are also backup propane generators for both home and horse barn, with 1,200 and 500 gallon propane tanks, respectively.

Still close to Cottonwood and Redding, for anyone wanting to escape big-city life, have a place for horses or other livestock, harvest hay, make their own wine for family and friends, or just wanting to appreciate quiet country life, this property is truly a slice of heaven!

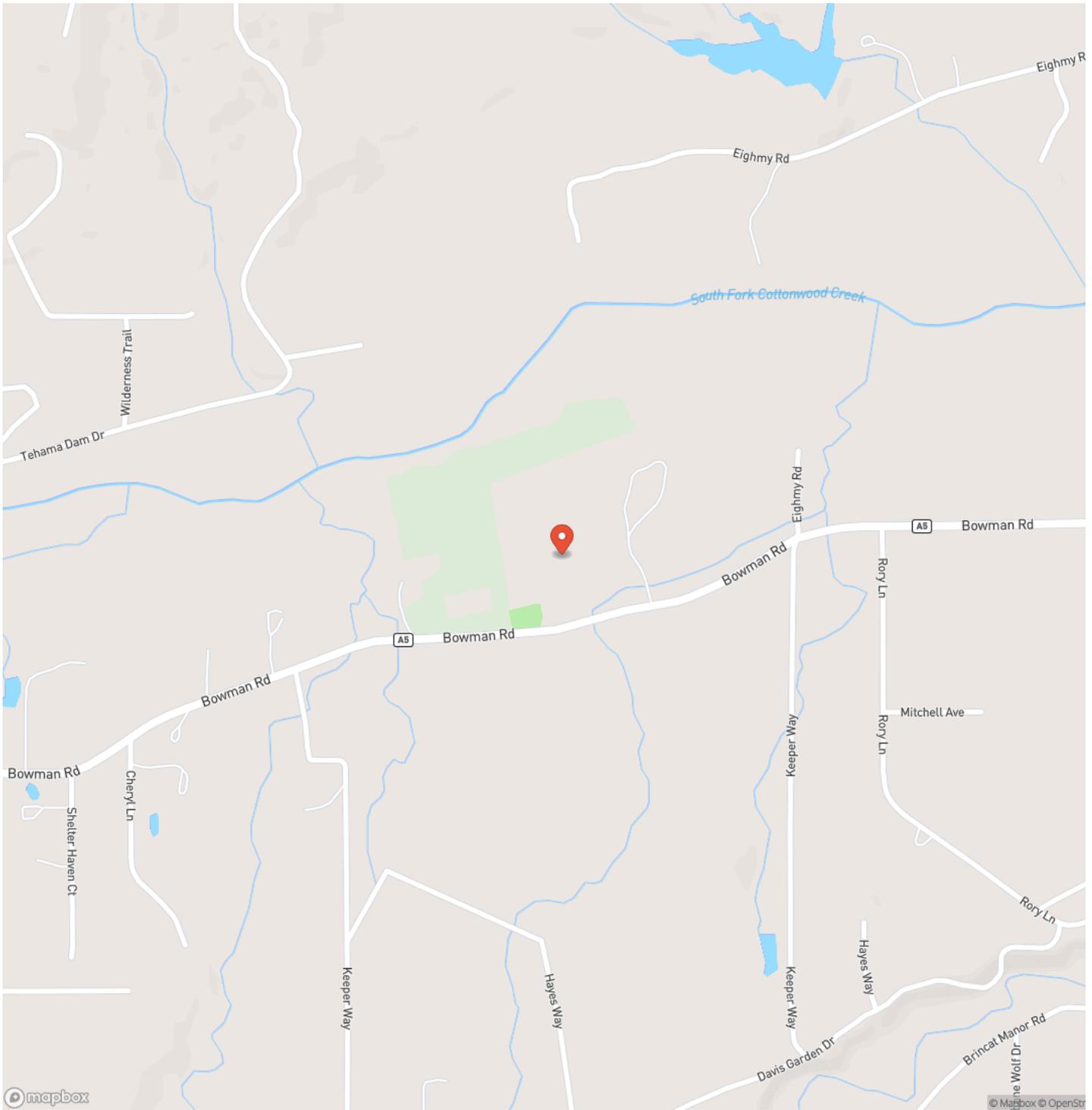
#### Property Highlights:

- 22.27 acres on the Cottonwood Creek
- 3,400 sqft home
  - 4 bedrooms, 3.5 bathrooms
  - Contemporary farmhouse architecture
  - Wide and shady porches
  - Upgraded appliances and custom built ins and finishes throughout
  - Swimming pool with private area for sunbathing and arbor
  - Extra large 2 car garage with 2 car attached carport
- Large pastures and stately blue oak trees adorn the property
- First-class horse amenities
  - Horse stable with a studio/office/ADU with a full bathroom, laundry and tack room
  - Hay barn
  - RV parking with hookups
  - Partially-covered 100' x 220' riding arena with Olympic-grade footing
- Large workshop with a half bath, wood-burning stove and an attached equipment garage/storage
- Fully-equipped winery and wine cellar for the Cabernet vineyard
- Irrigated pasture for cattle, horses or hay
- Domestic water well pumping 26 GPM and an agricultural well pumping 300 GPM
- 2 large solar arrays that are owned reduce PG&E bills
- Propane backup generators for both home and horse stable with 1,200 and 500 gallon propane tanks, respectively
- 8 miles west of Cottonwood, CA
- Virtual Tour: <https://vimeo.com/1036208556/e0d634eae7>

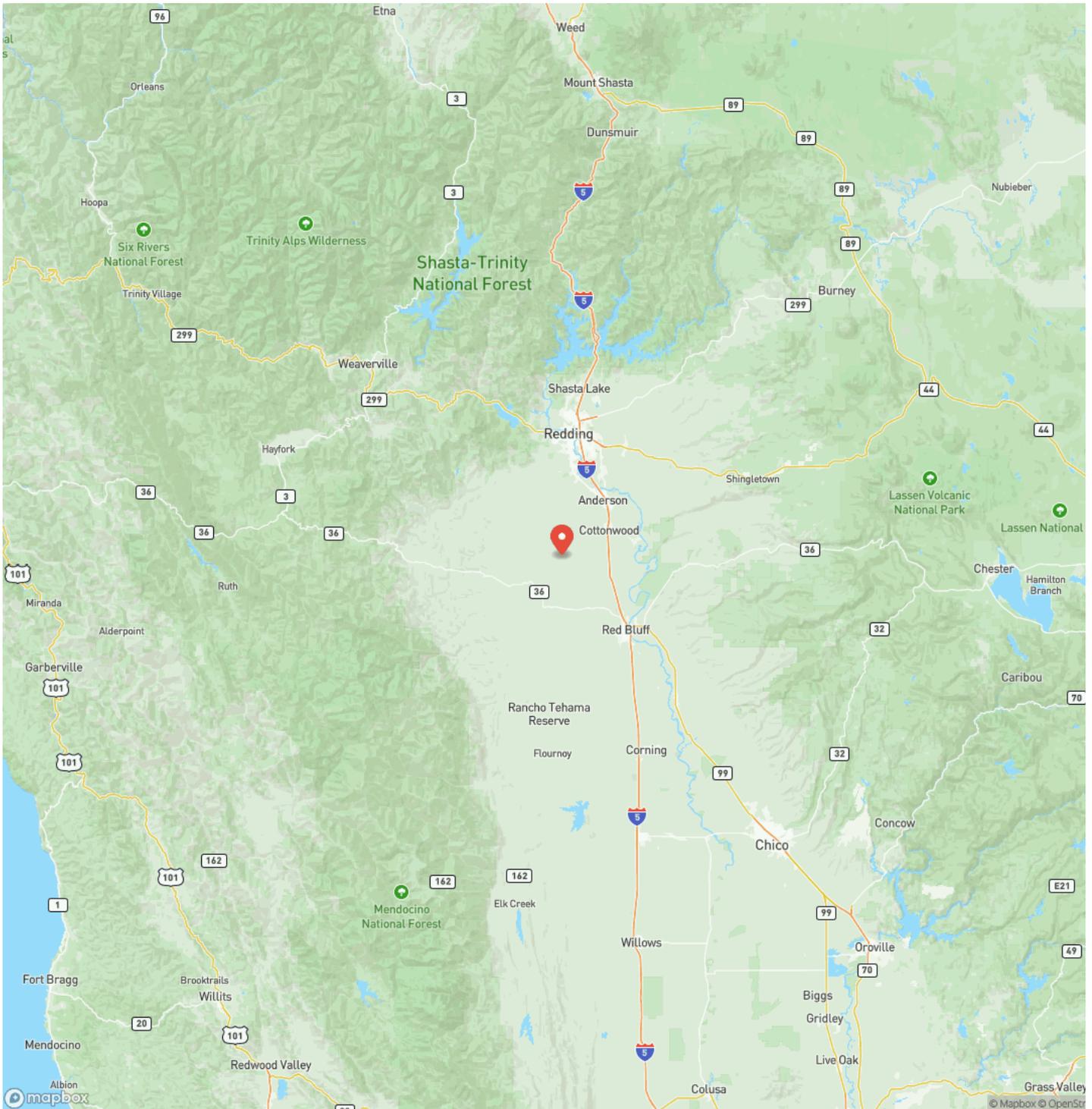
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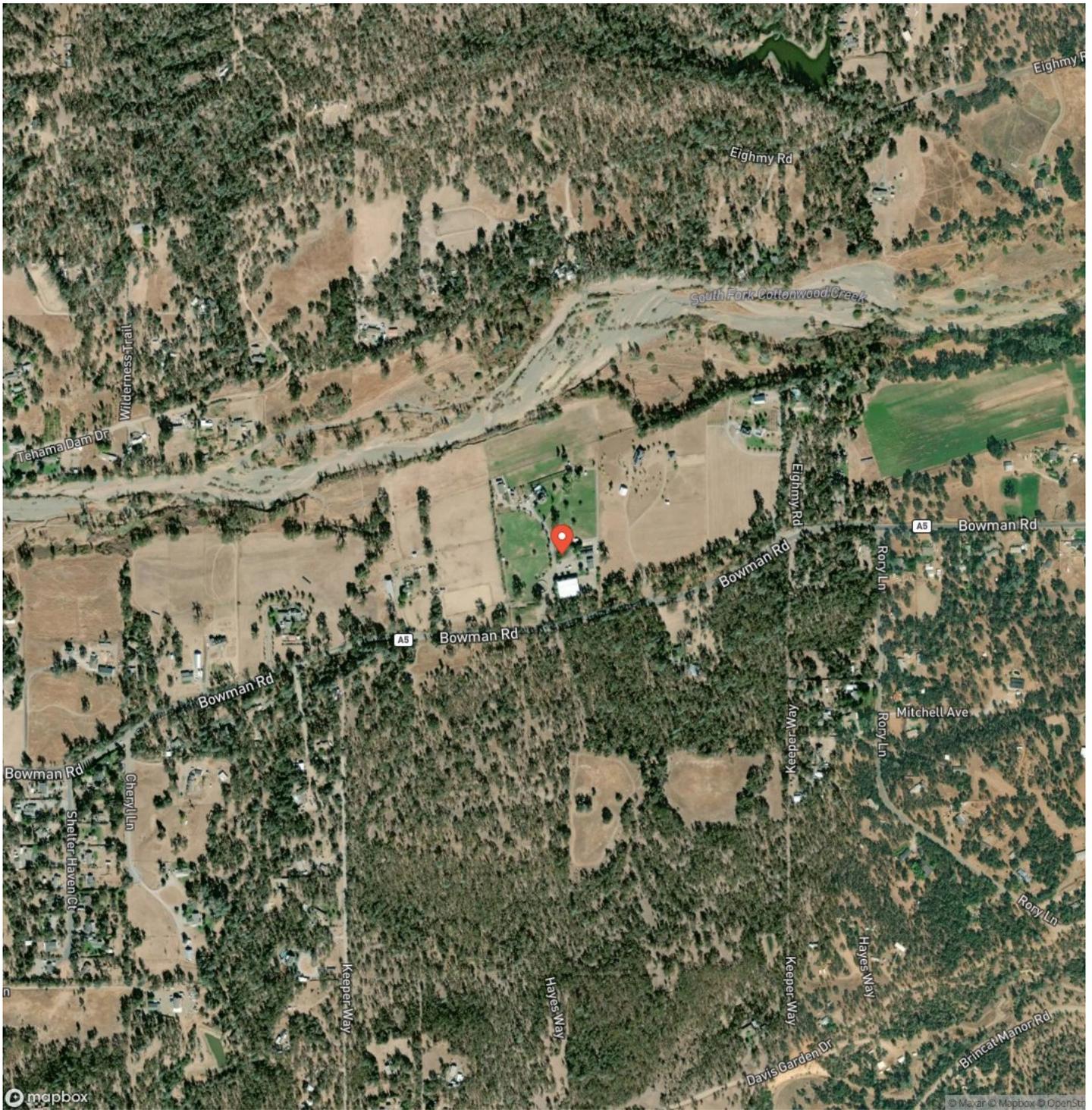
# Locator Map



# Locator Map



# Satellite Map







## **DISCLAIMERS**

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