



California
OUTDOOR PROPERTIES



EXCLUSIVE PARTNER OF

LAND LEADER™

Cool Creek Ranch



560-055 State HWY 139 - Adin - CA - 96006

Perfect setup for animals and hay ground

- * 45+ acres with 30+ irrigated acres, fenced and cross fenced.
- * Two story 2900sf home has 4 bedrooms, 3.5 baths and family room. NEW, NEW, NEW! extensively remodeled.
- * Country kitchen, 1st floor master suite, french doors off dining room to back deck, both open and covered, surrounding 3 sides of home. Stone hearth in living room.
- * Horse barn has two stalls, 4 open bays and saddle rack. Round paneled pen next to barn. Smaller barn perfect for animals.
- * Lots of room for garden and fruit trees. This home is "MOVE IN" ready.

Asking price:

\$498,000

Contact: Donna Utterback

530-604-0700 BRE #01199200

fallriverproperties@frontiernet.net

www.californiaoutdoorproperties.com

