

RR Ranch
000 Squiss Rd
Cottonwood, CA 96022

\$1,500,000
1,796± Acres
Shasta County



RR Ranch
Cottonwood, CA / Shasta County

SUMMARY

Address

000 Squiss Rd

City, State Zip

Cottonwood, CA 96022

County

Shasta County

Type

Ranches, Hunting Land

Latitude / Longitude

40.411 / -122.446

Acreage

1,796

Price

\$1,500,000

Property Website

<https://www.landleader.com/property/rr-ranch-shasta-california/33615>



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PROPERTY DESCRIPTION

This winter grazing ranch is comprised of 6 assessor parcels totaling 1,796 acres. Dry Creek runs through the property and there are several ponds and watering holes, a couple of which are year-round. The property is level to rolling and the interior roads are easy to navigate. The owner has had cattle leases for up to 200 pairs and the property is fully fenced and cross-fenced. There is a large metal pole barn for hay or equipment storage and there is one well on the property. This is a great property to run cattle and there are also several view homesites if you would like to build. It also makes for a good hunting property, with deer, pig, turkey, dove, and ducks all present. The property is only 8 miles west of Interstate 5, with easy access to the town of Cottonwood (population 3,100). It is approximately one mile west of West Valley High School.

Property Highlights:

- Located in Cottonwood, CA
- At about 433' elevation
- The ranch has historically run 200 pair
- Multiple ponds and watering holes
 - A couple are year-around
- Level-to-rolling terrain with an easy-to-navigate road system throughout the ranch
- 6 assessor's parcels
- Dry Creek runs through the property
- Property is fenced and cross-fenced
- Large metal pole barn for hay or equipment storage
- One well
- Great views for potential homesites
- Hunting includes:
 - deer
 - pig



- turkey
- dove
- ducks
- Located 8 miles west of I-5 in Cottonwood, CA, and about 1 mile west of West Valley High School



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MORE INFO ONLINE:

californiaoutdoorproperties.com

Locator Map

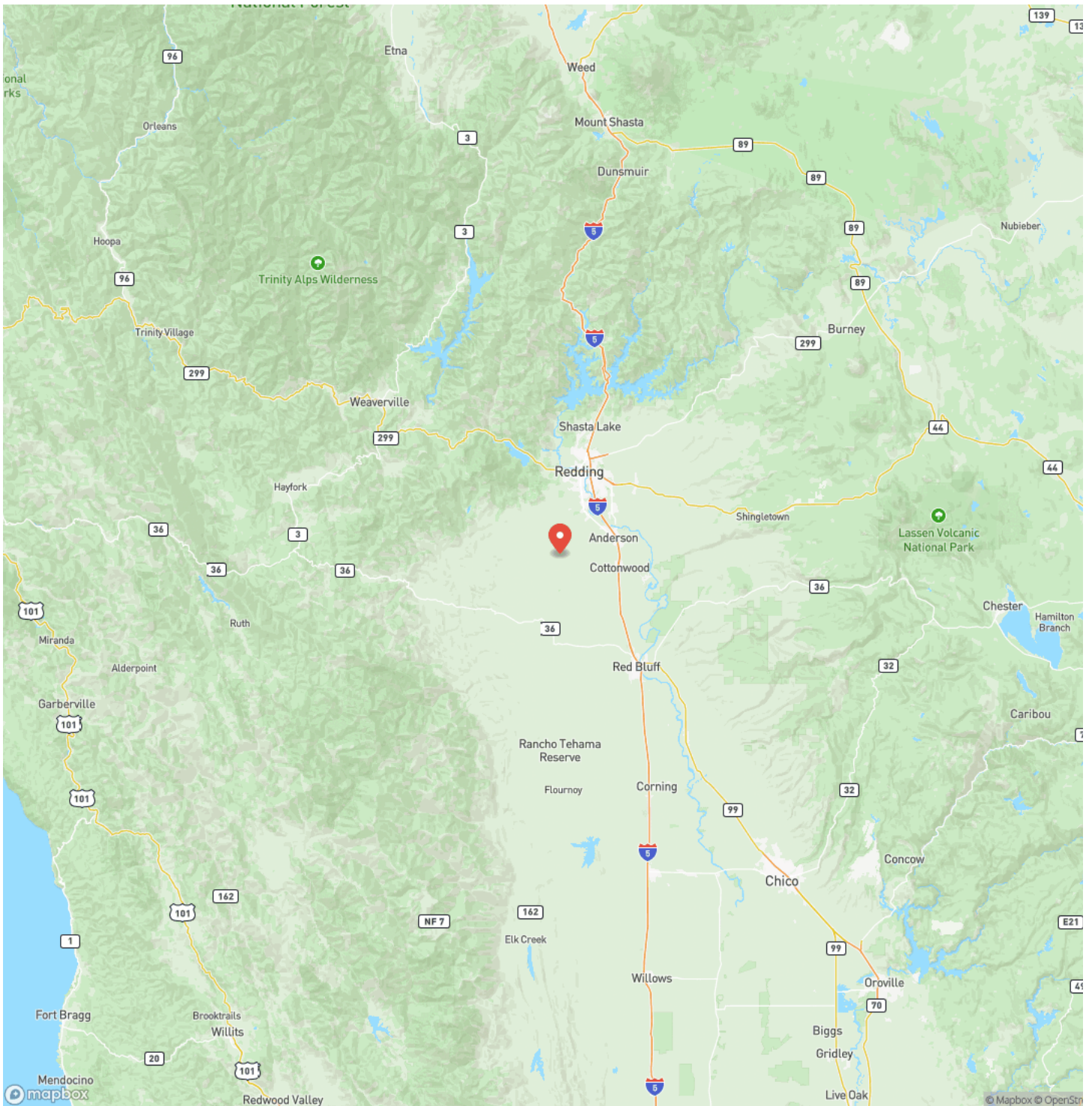


MORE INFO ONLINE:

californiaoutdoorproperties.com



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Scott Soder

Mobile

(530) 727-7572

Email

scottsoder@aol.com

Address

City / State / Zip

Redding, CA 96090

NOTES

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This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



California Outdoor Properties, Inc
Serving California
Vacaville, CA 95688
(707) 455-4444
californiaoutdoorproperties.com

