

**Lazy JY Cottonwood Ranch**  
15520 Evergreen Rd  
Cottonwood, CA 96022

**\$1,495,000**  
80.720± Acres  
Tehama County



**Lazy JY Cottonwood Ranch**  
**Cottonwood, CA / Tehama County**

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**SUMMARY**

**Address**

15520 Evergreen Rd

**City, State Zip**

Cottonwood, CA 96022

**County**

Tehama County

**Type**

Ranches, Horse Property, Single Family

**Latitude / Longitude**

40.346165 / -122.462262

**Dwelling Square Feet**

2705

**Bedrooms / Bathrooms**

3 / 3

**Acreage**

80.720

**Price**

\$1,495,000

**Property Website**

<https://www.landleader.com/property/lazy-jy-cottonwood-ranch-tehama-california/78257>





## **PROPERTY DESCRIPTION**

Just a few minutes west of Cottonwood, this private and beautifully maintained 2,705 sq.ft., 3 bed, 3 bath home sits on 80.72+/- acres. Electronic gates greet you at the entrance of the property, ushering you past a small vineyard, down a paved driveway that lands you at the heart of this equestrian estate. Designed for the dedicated roper or serious horse enthusiast, the 158x300' arena and the 50' round pen were engineered with a great base for improved footing and drainage in all weathers. The roping arena boasts a team roping chute with a return alley that's constructed with high-quality pipe and cable fencing. You can enjoy views of the ranch, and both Mt. Shasta and Mt. Lassen while you ride. A hay barn accompanies a separate 60x80' main barn with 5 MD barn metal stalls, each with new wooden MD stall front, new waterers and each with its own 12x36' turnout, plus a freshly remodeled tack room with instant hot water, spacious center aisle, heated wash rack, and shop space with an additional garage bay. The home has a 3 bed, 3 bath split floor plan design, with an office, formal dining, and an open concept great room/living room, upstairs bonus room, and an attached garage. The living room offers high vaulted ceilings, a gas fireplace with flagstone hearth, and large windows to enjoy the views of the yard and ranch. Tile floors throughout, custom oak cabinetry, solid oak doors, and backup generator assure the next buyer that all was thought of when planning out this home. Tasteful landscaping surrounds a large covered patio, with a fire pit, piped in propane, recessed lighting, fans, and satellite TV outlets; ready for all of your entertaining needs. The property is fully fenced and crossed fenced, with seven pastures for horses or cattle, each with water troughs on auto setup. The home is permitted as an Air B'n'B and is occasionally used for special events (stockdog trials, jackpot ropings, weddings, etc.) Tehama County is great area for equine enthusiasts with a wide variety of horse events and activities available. This property is also less than an hour to the popular Rolling Hills Casino Equestrian Center. Cottonwood Ranch is move-in ready for the buyer who is looking for quiet, elegant country living with room for horses and livestock – make an appointment for your private tour!

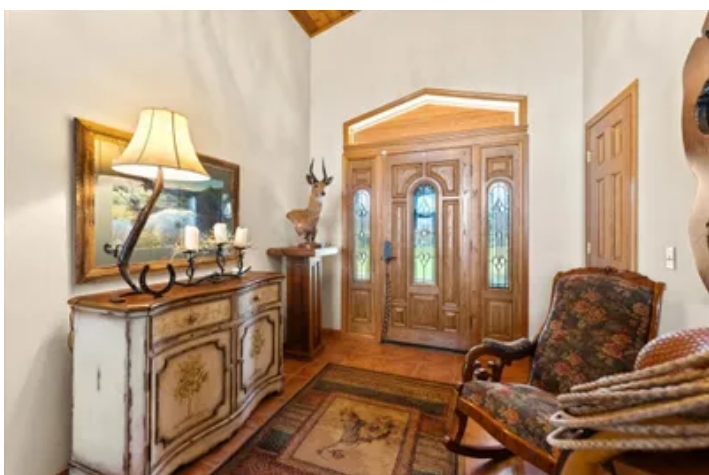
### **Property Highlights:**

- 3 bed, 3 bath, plus an office, turnkey custom ranch style home
  - Built in 2002
  - New roof (2024) and exterior paint (house 2024, barn 2023)
  - 2,705 sq. ft.
  - Located in Cottonwood, CA on 80.72 +/- acres
  - Split floor plan
  - Gas stove insert in vaulted living room with flagstone hearth
  - Wood-burning stove in the breakfast room off of the kitchen
  - Primary and two bedrooms downstairs, plus bonus room upstairs
  - Beautiful landscaping in both the front and back yards of the home
  - Covered patio with fire pit, plumbed propane, recessed lighting, fans, and satellite tv outlets
  - Backup generator
  - Domestic well pumping an estimated 100 GPM per 1997 drilling report
- Horse Amenities
  - 60' x 80' main barn
    - With 5 MD metal barn stalls with wooden fronts, Nelson waterers and 12' x 36' turnouts
    - Freshly remodeled tack room with on demand hot water
    - Spacious concrete center isle with lights
    - Heated wash rack
    - Shop space with new mini split HVAC and additional garage space
  - 158' x 300' roping arena with a great base for improved footing and drainage
    - Team roping chute with return alley
    - Quality pipe and cable fencing
  - 50' round-pen
  - Separate pole barn for hay and storage
- Grounds
  - Gated entry
  - Property is fenced and cross-fenced into seven pastures for horses and cattle
  - Small private vineyard

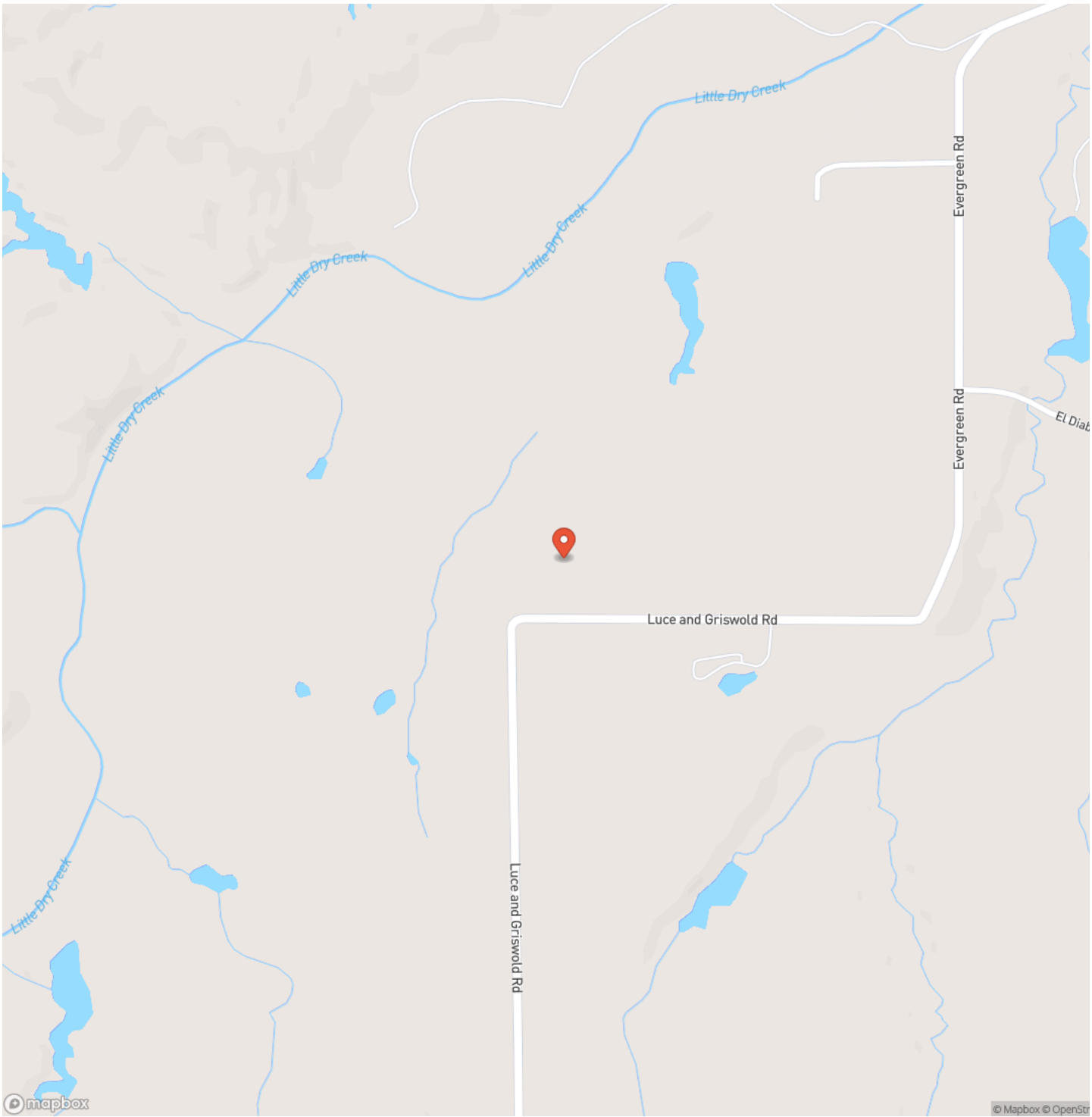
- Property is in the Williamson Act
- Permitted as an Air B'n'B and also hosts occasional special events (weddings, stockdog trials, jackpot ropings, cowhorse practices, etc.)



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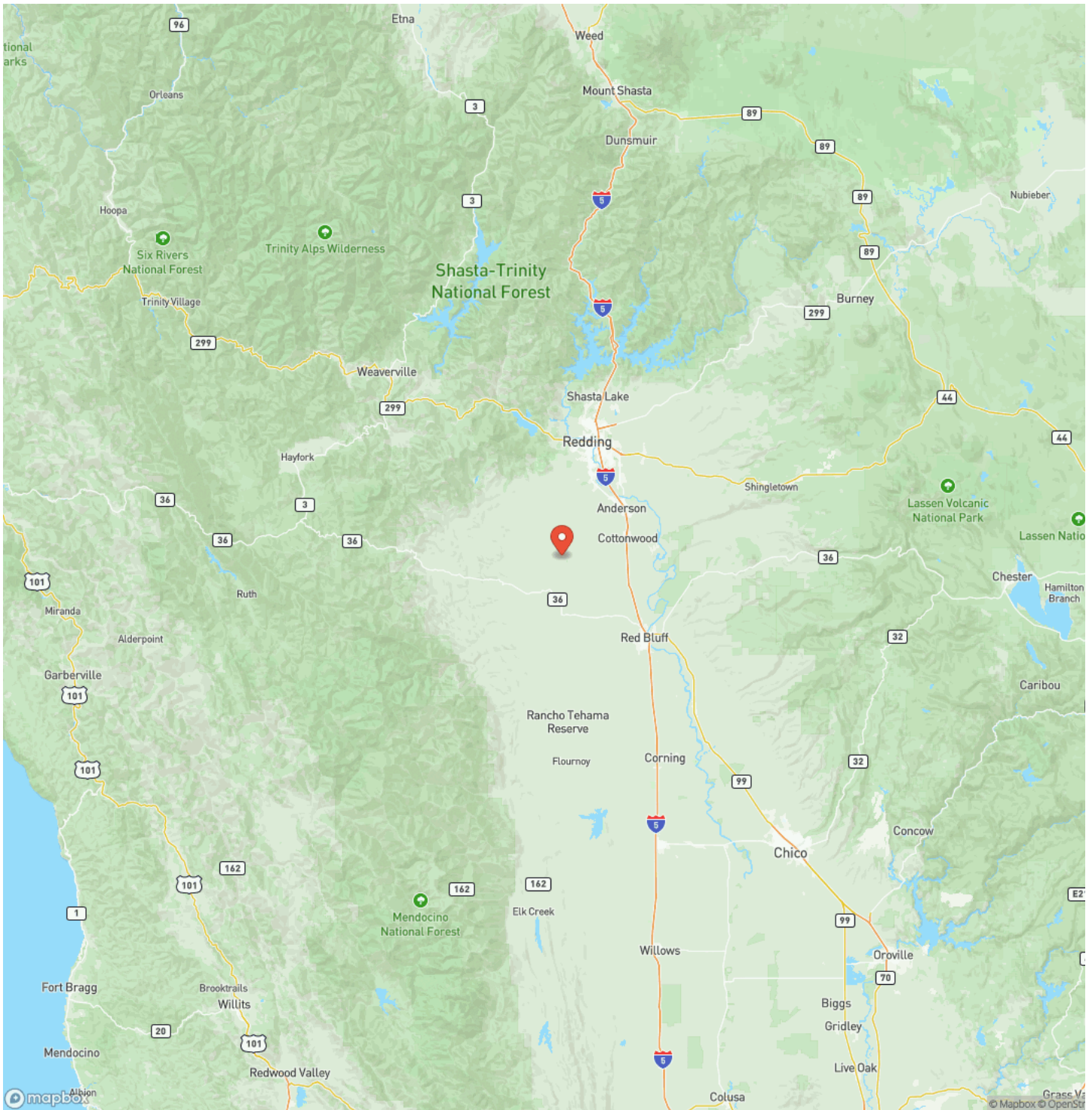


Locator Map



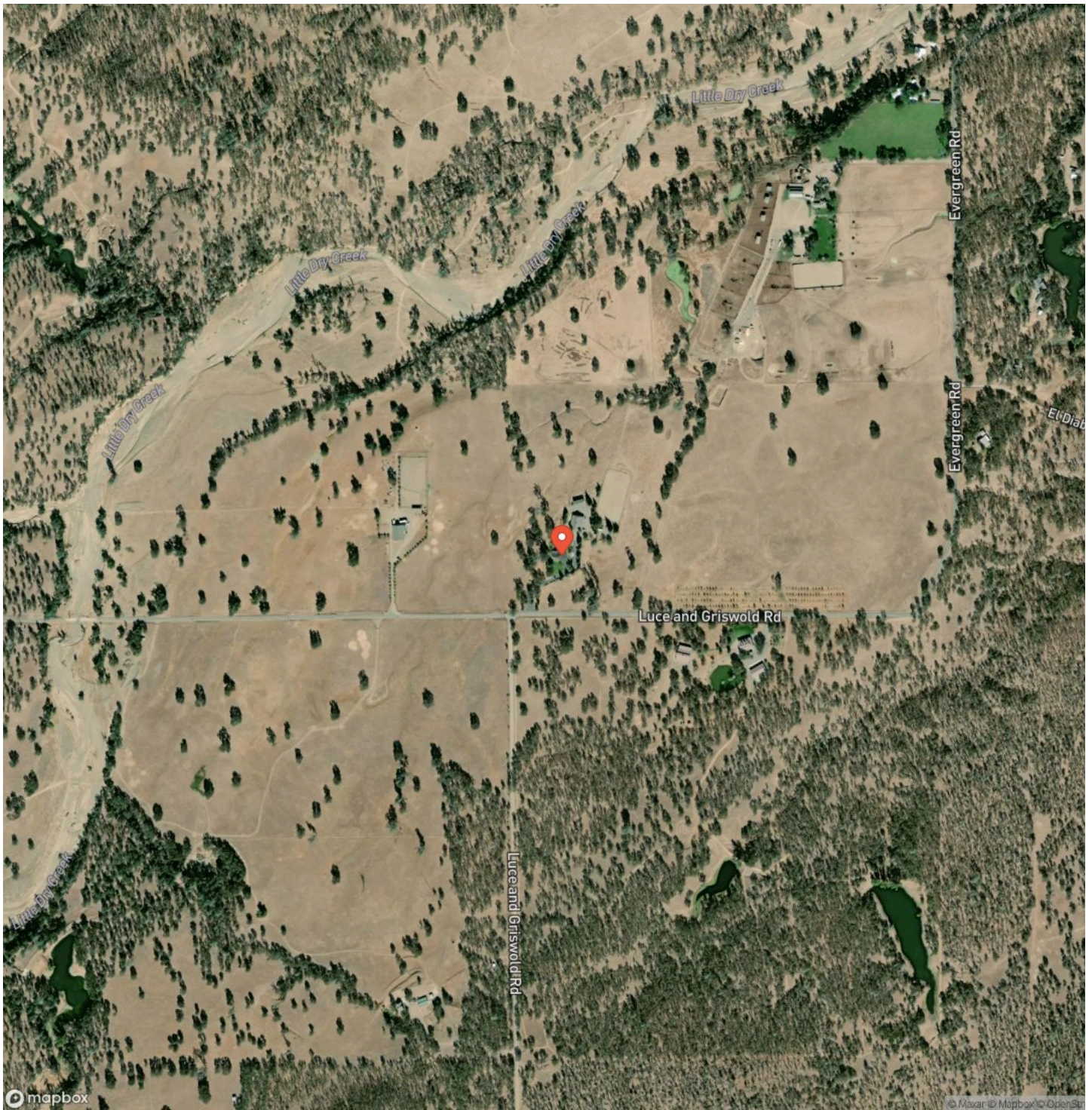


## Locator Map





## Satellite Map





LISTING REPRESENTATIVE  
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NOTES

Multiple horizontal lines for notes.

## This image shows a single 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.



**MORE INFO ONLINE:**  
**californiaoutdoorproperties.com**



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