

GR Ranch on Cottonwood Creek
15790 Bowman Road
Cottonwood, CA 96022

\$1,250,000
118± Acres
Tehama County



GR Ranch on Cottonwood Creek
Cottonwood, CA / Tehama County

SUMMARY

Address

15790 Bowman Road

City, State Zip

Cottonwood, CA 96022

County

Tehama County

Type

Farms, Hunting Land, Ranches, Recreational Land, Single Family

Latitude / Longitude

40.320976 / -122.448146

Dwelling Square Feet

3035

Bedrooms / Bathrooms

5 / 4

Acreage

118

Price

\$1,250,000

Property Website

<https://www.landleader.com/property/gr-ranch-on-cottonwood-creek-tehama-california/78792>



PROPERTY DESCRIPTION

GR Ranch on Cottonwood Creek

A pristine meadow, two creeks, a unique and warm home with a beautiful view, a guest suite plus detached guest quarters, an inground pool and spa, a shop, barns, cows, kids, and a fishing pole. This is a much sought-after lifestyle that dreams are made of. The ranch consists of 118 +/- acres, with the south fork of year-round Cottonwood Creek running along the east side and a seasonal creek crossing through the middle. The ranch is fenced and cross-fenced for livestock, now raising a small herd of cows. The single-story home offers 3,035 +/- sf of living space with 5 bedrooms and 4 baths, including a guest suite. Living room, open great room with kitchen, dining, and lounge area. This incredible space also has amazing bi-fold windows opening to a large patio surrounding the inground pool and spa. The wall of windows folds into the side, letting the outside in and creating a spectacular entertainment area. The landscaping around the home is perfect for outdoor activities, as well as a fire pit and horseshoes. Used as a wedding venue on several occasions. Adding to the many amenities is a 2-car carport, shop, and guest quarters under one roof. Metal barn with 3 stalls, concrete floor, and open space. Second metal barn near the meadow. The creek is great for swimming or fishing. Let your imagination go.

Property Highlights:

- **DETAILS:** Parcel number 006-040-061-000 Tehama County
- **HOME:** Original home built in 1921, upgraded over the years. Remodeled from 2018 to date. Open plan with wood walls, vaulted beams & wood ceilings throughout most of the home. [See the remodel detail sheet for the extensive list of upgrades and additions to the home and property under DOCUMENTS.](#)
- **LIVING ROOM:** Large room with fireplace in the brick hearth, large windows, and skylight
- **GREAT ROOM:** Large open room. Includes kitchen, dining area, and lounge. Newer stainless appliances, including refrigerator, range, built-in microwave, dishwasher, and copper farm sink. Farm-style free-standing island. Large pantry and door to back yard. This area offers amazing bi-fold windows and doors, opening to a partially covered and open patio around the inground pool with an upper heated spa. Wood stove insert in raised brick hearth. Guest bath off lounge area.
- **OFFICE:** This warm and cozy room is just off the main entry. It has built-in shelving, cabinets, and counter space. This room could also be a fifth bedroom.
- **OWNERS SUITE:** This is a large room with a door to the patio, pool, and spa, a ceiling fan, two walk-in closets, a wonderful bath with a soaking tub, tile shower, farm vanities, and a door.
- **TWO BEDROOMS, BATH AND LAUNDRY:** Both bedrooms have old-style closets with built-in drawers and ceiling fans. The bath has dual sinks and a tile shower over the tub. The laundry room is off the hallway and has a folding counter and storage cabinets.
- **GUEST SUITE:** This is a wonderful room with a nice space for guests. The bath has a shower and a single sink. There is a large closet with mirrored doors. The unit has individual heating, an AC unit, and a ceiling fan. The outside door opens to a private covered patio.
- **INGROUND POOL:** Installed in 2024, upper heated spa with waterfall into the pool, surrounded by the concrete patio.
- **SHOP, CARPORT, AND GUEST QUARTERS UNDER ONE ROOF:** Wood-framed with a comp roof. Large storage space along the entire backside. Shop and storage room with concrete floors and finished walls. Two spaces under the carport section in the middle. Guest room at the end with kitchenette, partial bath, and slider to concrete patio.
- **METAL BARN:** 42X28 barn with concrete floor. 3 stalls on one side. 3 roll-up doors and one-man door. Large lights and fans. Additional material is available to create areas opposite stalls.
- **METAL CARPORT:** 25 X 18 carport now used as tractor storage
- **METAL HAY BARN:** 68X25 hay barn located near the meadow below the home
- **WATER WELL:** New bladder installed in 2025.
- **IN ADDITION:**
 - There is a large open area between the home and the barn with a fire pit, horseshoes, and spring-blooming trees. This area has been used as a wedding venue. The owners have a permit to rent out the property for wedding venues, which can be transferred to the new owner.
 - 30-amp RV spot with power and water.
 - Backup generator with flip switch.
 - Underground sprinklers for landscaping around the home.
 - The owner has dryland farmed the meadow, producing about 500 bales of 3-way oats, barley, and wheat grass hay.

- The property is fully fenced and cross-fenced for grazing.
- South fork of Cottonwood Creek. Cottonwood Creek is the largest undammed tributary in the Sacramento River Basin, supporting chinook salmon, steelhead, Paiute cutthroat trout (rare) both large and small mouth bass and croppie.
- Wildlife includes black tail deer, wild turkey, wild pigs, quail, dove, bald eagles, hawks and more.
- The ranch is in the Williamson Act for lower tax rates.

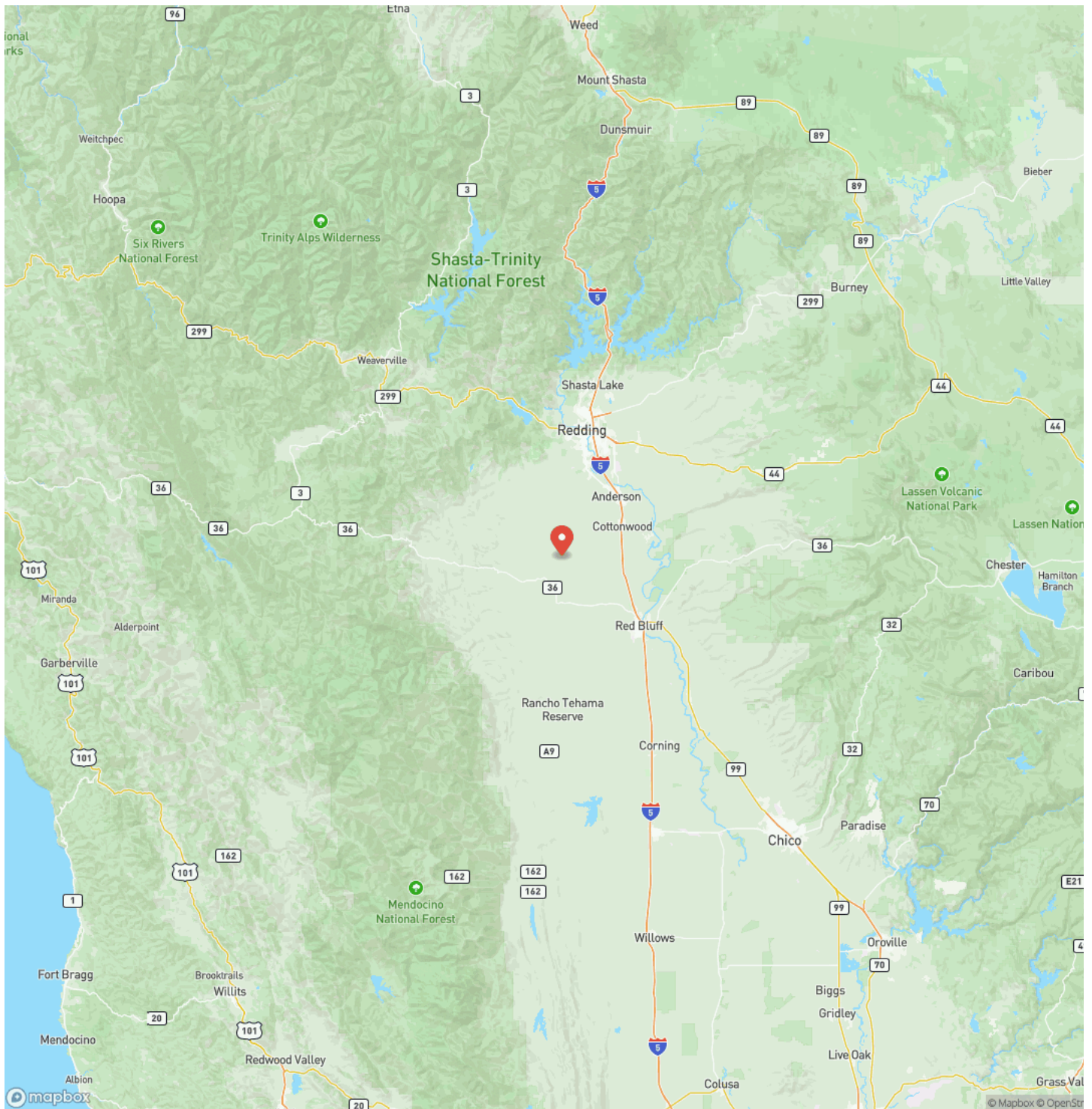
**GR Ranch on Cottonwood Creek
Cottonwood, CA / Tehama County**



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Donna Utterback

Mobile

(530) 336-6869

Email

fallriverproperties@frontiernet.net

Address

43603 HWY 299

City / State / Zip

NOTES

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.

[illegible]

MORE INFO ONLINE:
californiaoutdoorproperties.com

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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

