

## Swenson Ravine

Nevada County, California

\$895,000.00 | 40.10 Acres

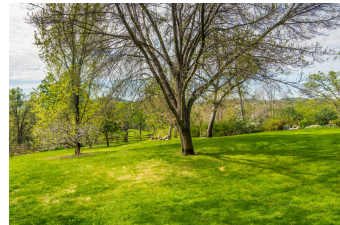
22950 Swensen Ravine  
 Grass Valley, California

Welcome to Swenson Ravine. This fabulous secluded 2456 square foot home sits on 40 acres in western Nevada County. In addition to the main home there is a lovely 900 square foot guest house above the 3 stall barn with hay and trailer storage, bathroom and finished studio or shop space.



### PROPERTY HIGHLIGHTS

- The property buys Nevada irrigation water that keeps the pond full and fresh, and could be used to irrigate pastures. This property is perfectly suited for horses, vineyard, farmstead or quiet county living.
- This gorgeous home is less than 6 miles to shopping and amenities but is quiet, private and secluded. Located between Auburn and Grass Valley and only about an hour to Sacramento International Airport gives plenty of flexibility for an



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