

## **Countryside Ranch**

Nevada County, California

\$525,000 | 10.00 Acres

13868 Countryside Ranch Grass Valley, California

Countryside Ranch is less than 5 miles from Hwy 49, Starbucks and shopping but having the feeling of secluded country life. There are 10 acres with NID irrigation, crossed fenced for horses and a fabulous barn or shop. The 3 bedroom 2 bath home with an above ground pool fits perfectly in the country lifestyle this property provides. An easy commute to Sacramento and only about an hour t...



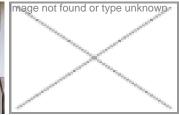
## **PROPERTY HIGHLIGHTS**

- Beautiful 3 bedroom 2 bath home, with office, great room, covered porch and pool. This home provides all the amenities for any family and has a 24x24 detached garage and 34x36 shop/barn, with overhang, for RV or tractor parking. Currently crossed fenced for horses the 2.5 miners inches of Nevada Irrigation District water give this property endless possibilities. There is a availability for a vineyard, large garden or irrigated pastures.
- Fanta











SANDY BALLOU Real Estate Agent BRE# 01926586 Cell: (916) 261-8192 sballou4@gmail.com