

## Marianas Meadow Ranch

Shasta County, California

\$599,000 | 215.50 Acres

Marianas Way  
 Cottonwood, California

This property is full of potential and priced to sell! From becoming a homestead or ranch, to being developed into a subdivision, this property is right for your needs. It's currently zoned at 5- acre minimums with the possibility of density averaging, but should you want to keep it as one legal parcel, you would be able to enjoy the pond and Dry Creek with the privacy of living in t...



### PROPERTY HIGHLIGHTS

- 215.5 acres
- Close to town; 7.6 Miles from I-5 to entry
- Could be used as a homestead, winter grazing, or could be developed
- 5- Acre Minimum Zoning with possibility of Density Averaging
- 2 ponds
- Dry Creek runs the length of the westernmost part of the parcel
- One legal parcel
- Property owner states there are deer and bobcat in the area, good for hunting
- Large meadow could be used as a build site, overlooking the pond
- Power at property bound



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