

## Little Cottage on the River

California

\$499,000 | 19.70 Acres

21975 South Wallen Road  
 California

Here is a hard-to-find property featuring a comfortable and updated home on nearly 20 acres bordering the Sacramento River in the Bend area. Only minutes to Red Buff, and within a few minutes of the Bend Bridge boat launch and the approximately 17,000 acres of Paynes Creek Recreation Area, this is a perfect place for a family farm or recreational hideaway. The cozy home has two bedrooms...



### PROPERTY HIGHLIGHTS

- 2 Bedroom, 2 Bath home
- Updated kitchen
- 1,280 sqft
- Large back deck
- Built-in hot tub
- 19.7 acres
- Riverfront property
- Property structures are not in flood zone
- 2 car garage
- Workshop with equipment storage
- Koi/gold fish pond feature
- 1 stall barn
- 2 gardens, one is organic, the other is for personal use
- Large chicken coop (the property was used as a pheasant farm at one point)
- Horse shoe pit



**SCOTT SODER**  
 Real Estate Agent  
 BRE# 00984623  
 Cell: (530) 727-7572  
[scottsoder@aol.com](mailto:scottsoder@aol.com)