

PRICE IMPROVEMENT!



BAR W BAR RANCH & ARENA

17795 Bowman Road, Cottonwood, CA 96022

WAS ~~\$1,850,000~~ NOW **\$1,650,000**

186.22 ± ACRES



Saddle up and explore the 186.22-acre Bar W Bar Ranch and Arena in Tehama County, just 10 minutes from Cottonwood, CA! This equestrian dream features a newly constructed 40,500 sq. ft. covered arena, extensive horse facilities, and a spacious 3-bedroom log cabin home surrounded by trails and Pine Creek. With its event-ready amenities and income potential, this ranch offers possibilities for both work and play.





KEY FACTS

- 10 minutes from Cottonwood, CA
- 40,500 sq. ft. covered arena with event-hosting potential
- Equestrian facilities: 5-stall barn, 20-stall mare motel, tack room, round pen, and turnouts
- Income opportunities: leased mare motel & equestrian events
- 2,754 sq. ft. log cabin home with 3 bedrooms, 2.5 baths
- Workshop for tools or hobbies
- Recreational trails and Pine Creek on-site
- Three productive wells, including a 100 GPM well



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