

25.7 Acres on Cow Creek
23848 Springwood Way
Millville, CA



Bill Wright & Dan Rhodes
SHASTA LAND SERVICES, INC.

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Beautiful 25.7 Acres on Cow Creek in Millville. This park-like waterfront setting and custom home are tailor made for country living at its finest, yet close to all the amenities. The 3,088 sq. ft. home is beautifully crafted and well appointed. High vaulted ceilings of western red cedar and many windows provide beautiful light and offer views of the mature landscaping and towering oaks surrounding the home. The 4 bed, 4 bath home has separate living and family rooms, a well-appointed kitchen, and a large formal dining room. The 2nd story primary bedroom contains an en suite bathroom with dual sinks and walk in shower and provides gorgeous views and natural light from its many windows. The bedroom opens to a balcony providing the perfect spot to enjoy the morning coffee while watching deer roam the stream-side meadow below. The first-floor bedroom would be an ideal guest room with its en suite bathroom and direct access to the deck. The kitchen boasts rustic solid cherry cabinets and granite countertops and is ideal for entertaining. It contains dual ovens and a six burner gas stove and connects to the large back deck, the dining room and includes a pass-through to the family room. A large pantry is just off the kitchen.

The large back deck runs the length of the home and leads down to the pool and outdoor kitchen with commercial stove and bar top, all of it providing a lovely view of the meadow below.

Outbuilding improvements include a well-built two-story barn with a tack room, equipment storage and 3 stalls with paddocks, as well as a shop building containing a large walk-in cold box refrigeration room. In the past, the owners used a portable diesel pump (included in the sale) to lift water out of Cow Creek and irrigate the fields via underground mainline with irrigation valves. They ran 20-25 head of cattle along with horses.

Cow Creek is a year-round stream and fun warm-water fishery also harboring a run of King Salmon, providing some exciting viewing opportunities as these fish splash and spawn in the Fall. Additionally, during cooler months and following some rain events, large rainbow trout opportunistically move up out of the Lower Sacramento and can provide for some great small stream backyard fishing for big rainbows! A nice gravel bar and several good fishing runs are on the property. Wildlife abounds along the creek, from deer and turkeys to the occasional bald eagle.

The property is also divided into 5 parcels! The home and barn are situated on the northerly acreage and the 2 southerly parcels a great hold for investment or expansion!

Located only minutes from downtown Palo Cedro and 15 minutes to Redding.

Surrounding Area:

This property is near the small community of Millville, CA which only about 10 minutes east of Redding, CA – Redding is the largest city and county seat for Shasta County. Redding offers goods and services by local merchants and a variety of national franchises. Two Redding hospitals as well as a private hospital serve the area's medical needs. Shasta College is just about 2 miles north of Redding and offers associate degrees in a variety of fields. Simpson College, located just beyond Shasta College, also offers a four-year degree program as well as credential programs for teachers. University extension programs are also available for those wishing to pursue a four-year degree from CSU Chico.

Redding (RDD) has a modern airport with growing airline connections – 2 runways; the longest runway is 7,003' x 150'. There is also a private FBO air facility, Redding Jet Center, available for both private and charter service with a 32,000 sq. ft. building and hangers. Private hangers are situated on the airport for both rent and sale.

The well-known “Sundial Bridge” is also located in Redding on the Sacramento River near the Turtle Bay Exploration Park along with the McConnell Arboretum & Botanical Gardens. There are four nine hole and three eighteen-hole golf courses located in the Redding area, as well as two country clubs: The Golf Club at Tierra Oaks and Riverview Golf & Country Club. Recreation opportunities are superb all within a short distance: Shasta Lake, Whiskeytown Lake, and Trinity Lake offer tremendous recreation, boating, water skiing, hiking, camping, and fishing, the Sacramento River, the McCloud River, Hat Creek, Fall River are readily accessible for world class fly fishing. Winter sports such as skiing, snowboarding, and snowmobiling are just a short drive away at Mt. Shasta and Lassen National Park and the surrounding mountains.

property is very accessible yet private. The wildlife habitat is tremendous with the water, topography & vegetation variances create a wonderful landscape. Deer, quail, dove, wild turkeys, waterfowl including wood ducks are all found on the property. The nearby Sacramento River is a world-renowned trout fishery.

PRICE: Asking Price \$1,650,000. 5 legal parcels with 2 lots easily suited for expansion or hold for investment! Great opportunity to acquire a country homestead in Northern California with room to grow!

For more information or to see the property, please call:

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23848 Springwood Amenities List

General

Interior:

- 3088 sq ft, 4 bedrooms, 4 bathrooms
- Vaulted ceilings in living and family rooms
- Solid ¾" oak floors
- Re-sawn select tight knot western red cedar ceilings
- Some walls sided with clear redwood
- All interior doors solid core vertical grain doug fir
- Whole house fan
- Separate upstairs/downstairs HVAC systems
- Recirculating air system from downstairs near fireplace to upstairs bedrooms
- Office nook at top of stairs
- Ceiling fans in all bedrooms
- On demand hot water

Exterior:

- Outdoor kitchen with commercial stove
- Front deck: Mahogany wood
- Back deck and master bedroom deck: composite wood
- Hardie cement siding
- Cement tile roof
- Barn
- Shop and tool shed building with walk in refrigeration room
- Orchard
- Pool

Entry

- Solid oak door

Living Room

- Wood fireplace with heatilator vent
- Built-in window seat
- Juniper Mantle
- Clerestory windows
- Slider door to back deck

Family Room

- Buck wood stove
- Clear redwood wall siding
- Double french doors to back deck

Kitchen

- Rustic solid cherry cabinets
- Dual ovens
- Six burner gas stove
- Granite countertops with pass-through to living room
- Door to back deck
- Dining area in kitchen

Dining Room

- Formal dining room
- Built-in cabinets

Bedrooms

Master bedroom:

- Dual walk-in closets with built-in dressers
- Dual sinks in master bath, walk in shower with dual heads
- Balcony deck
- Beautiful views and natural light

Upstairs bedroom 2:

- Western red cedar on 2 walls
- Built-in desk

Upstairs bedroom 3:

- Built in wall shelving and window bench and desk

Downstairs bedroom 4:

- Great guest/mother-in-law unit
- Exterior slider to deck and nearby pool
- Bathroom

Garage

- Two door, two car garage
- Gun safe conveys with the property
- Wall of storage cabinets

Barn

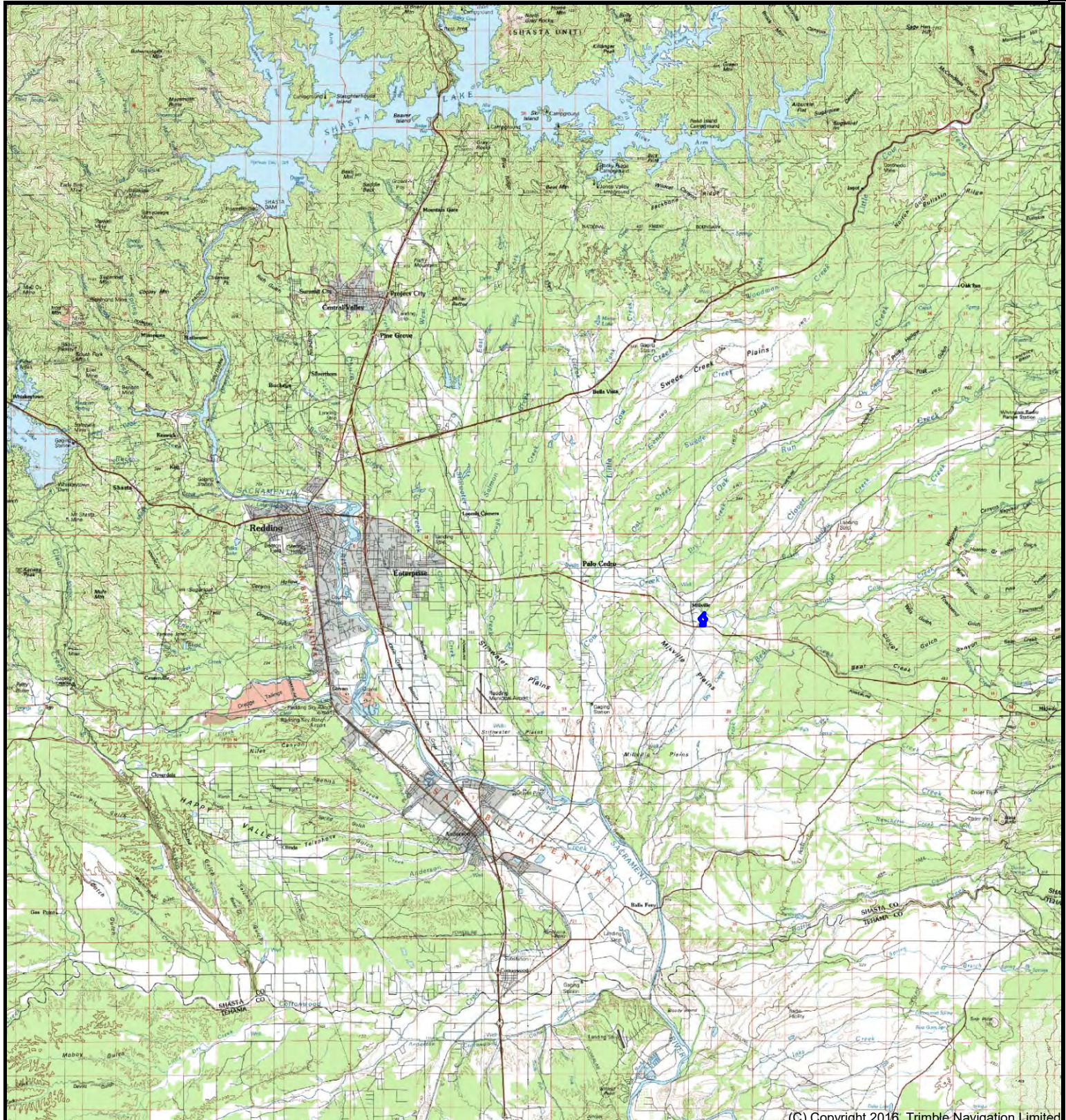
- Tack room
- 3 stalls with paddocks
- Shed parking for equipment



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Millville, CA
25.7 acres+-

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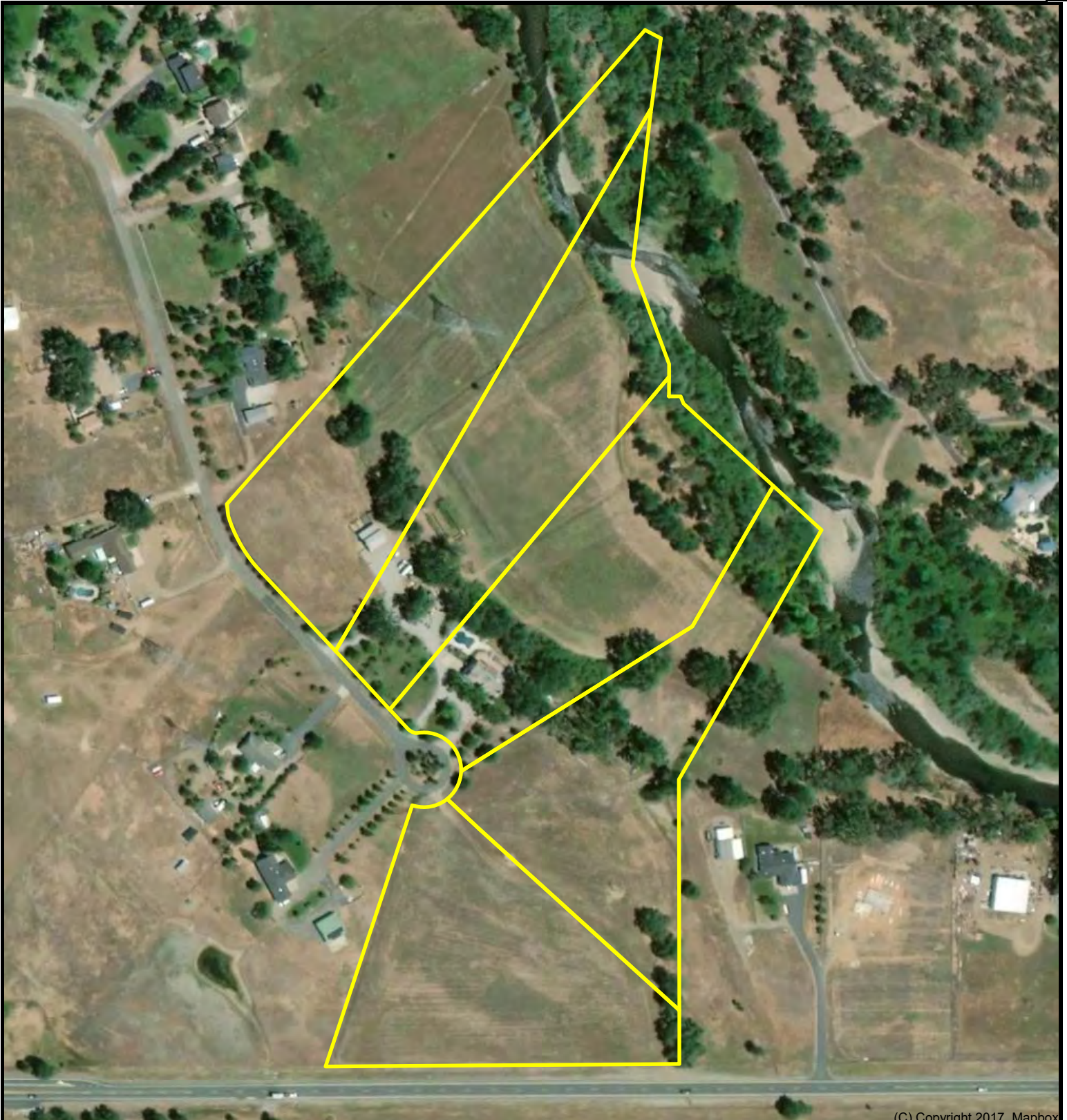
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**23848 Springwood Way
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25.7 acres+-
2 additional lots for expansion/investment**

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