

	<h1 style="margin: 0;">STABLE</h1> <p style="margin: 0;">P R O P E R T I E S</p> <p style="margin: 0;">Home•Ranch•Land</p>	
<p>Jane Karney</p> <p>925-286-8981</p>	<p>Lane Karney</p> <p>805-712-1828</p>	
LIC# 02165892	WWW.STABLEPROPERTIES.COM	LIC# 02165893

17795 Bowman Road, Cottonwood

Amenities

- 186.22 Acres
- Four Parcels
 - 006-070-046
 - 006-080-001
 - 006-380-046
 - 006-380-072
- 135 x 300 covered arena completed in 2021
 - 10' return alley
 - Three "Big Ass Fans"
 - 90+ LED lights throughout
 - Skylights
 - Viewing deck
 - Stock Pens
 - Lead up on west side.
 - Priefert roping chute.
 - Gutters with drainage system
- Outdoor riding arena
- DG parking area with lighting surrounding covered arena.
- Seasonal pond
- Property is lined on the east side by seasonal Pine Creek
- 60-foot round pen
- Six stall barn
- 800 square foot tack room and storage
- 1,000 square foot shop
- 2,754 square foot log cabin fully remodeled in 2020
 - Three bedroom
 - Two bathroom
 - Laundry/mud room
 - Covered back porch
 - Carport
 - 2020 HVAC installed
- Two Ag wells
 - One completed in 2020
- One domestic well
- 2020 New Septic System
- 2020 Kohler Generator
 - Services the home, wells, and covered arena