

FARWEST
R&C SALES/MGT.CO

UNIQUE HOMES, RANCHES,
LAND AND INVESTMENTS

Cherry Creek Nature Retreat

\$650,000



775-829-2122 (office) * 242 Stewart Street, Reno, NV 89501 * 775-201-2440 (fax)

www.FarWestRealEstate.com



CHERRY CREEK NATURE RETREAT

57 ACRES IN THE PRESTIGIOUS SURPRISE VALLEY

CEDARVILLE, MODOC COUNTY, CA

The Cherry Creek Nature Retreat is a Naturalist's dream! The 56 acre property is nestled at the foot of the spectacular Warner Mountain Range and is bordered by National Forest & BLM lands, just 3 miles from the quaint historical western town of Cedarville in the Surprise Valley CA.. The panoramic views of the Warner's, the tall bluffs, canyons, woods and Surprise Valley are amazing!

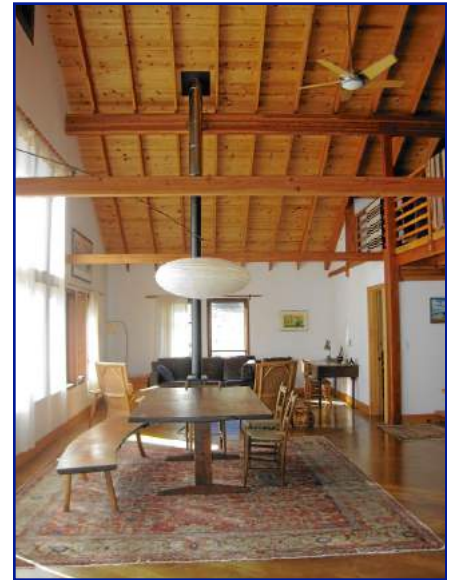
The land is like a State Park featuring native landscaping and a lush cottonwood riparian corridor along Cherry Creek which runs seasonally through the property and provides ideal conditions for a variety of wildlife. Sagebrush steppe riparian corridor restoration is in progress.

The unique custom home was lovingly designed and constructed by an artist/general contractor couple and has many upgraded and hand-crafted features. The contemporary barn-style home features 2200 sq. ft. of open living space. The floor plan features two bedrooms (the entire loft is the master bedroom) and two full bathrooms, a country kitchen with Wolf Range, exposed pine ceilings, the exterior is stucco/board and batten over wood framing. Also included is an efficient wood stove, a metal roof, concrete floors that provide efficient radiant heat via solar hot water panels and a back-up electric water heater. The passive solar home was built between 2005-2013 and is in excellent condition. The open floor plan provides the potential for reconfiguring, possibly 3 to 4 bedrooms.

Other improvements on the property include a 16'X40' shop built with the same expertise and craftsmanship as the home, complete with a wood stove. There is also a fenced 75'X100' vegetable garden, water is provided by a well and sewer by septic system.

The Cherry Creek Nature Retreat is that second home or primary residence you've probably dreamt about but never thought existed. Whether it be a country retirement home or second home/investment get-a-way, you can rest assured the Cherry Creek Nature Retreat has the aesthetics, passive solar energy efficiency, the artisan craftsmanship and spectacular country setting the discerning environmentally conscious buyer requires and expects.

The Cherry Creek Nature Retreat is offered for sale at \$650,000.



Price \$650,000

For complete offering package contact Pete Nevin
775-829-2122, www.FarWestRealEstate.com

