



\$ 560,000



16281 Hillaire Rd, Rough and Ready, CA 95975

- » Beds: 4 | Baths: 3 Full
- » MLS #: 225097837
- » Single Family | 1,690 ft<sup>2</sup> | Lot: 8.81 acres
- » More Info: [16281HillaireRd.IsForSale.com](http://16281HillaireRd.IsForSale.com)



**Eric Hatch**  
 (530) 277-3489 (Business)  
[eric.hatch@c21cornerstone.com](mailto:eric.hatch@c21cornerstone.com)  
<http://www.eric Hatchrealestate.com/>

Cornerstone Realty  
 10063 Combie Road  
 Auburn, CA 95602

Welcome to your private ranch retreat with nearly 9 acres of fully usable land, thoughtfully fenced and cross-fenced for all your livestock needs. This property is an animal lover's dream, featuring NID gravity-fed irrigation throughout, multiple shaded feeding areas, a washing station, hay storage, a three-stall shelter, and a small shop/barn for equipment. Enjoy your fenced gardens, fruit trees, and open space ready for your vision. The main home offers a flexible multi-generational layout with upstairs and downstairs living areas, while a separate guest cottage provides income potential or a private retreat. A fifth wheel is also included, currently used by the on-site caretaker. Solar and 2 Tesla power walls. Enjoy the serenity of your shared pond and the peaceful beauty that surrounds you. All just minutes from Rough and Ready or Penn Valley. This is more than a property, it's an opportunity to create your dream ranch lifestyle. Don't miss this rare find!

