

Oak Hollow Estate – Cottonwood, California

Overview:

Oak Hollow Estate is a premier, fully permitted wedding and event venue and short-term rental situated on just under 10 acres in Cottonwood, CA. This exceptional property combines elegant accommodations, expansive event spaces, and a fully equipped shop, offering a rare opportunity to acquire both a thriving business and exceptional real estate.

Main Residence & Guest Accommodations:

- **Main House:** 3,400 sq. ft., featuring 3 bedrooms and 3.5 bathrooms. Each bedroom has a king bed with its own en-suite bathroom, plus a half bath conveniently located on the main floor.
- **Recreation / Pubhouse / Bunkhouse:** 1,600 sq. ft. combined building featuring a pool table, entertainment center, wet bar, ¾ bathroom, and multiple sleeping areas including two bunk beds and a loft with a king bed.
- **Swimming Pool:** Private pool and tub house for guests and events.

Event Facilities:

- Covered event area with flush toilets, including handicap-accessible facilities.
- Landscaped grounds suitable for weddings, receptions, and gatherings.
- The property is a permitted wedding/event venue with bookings extending into the end of 2026, representing approximately \$130,000 in receivables.

Shop & Fenced Area:

- **Shop:** Approx 7000 sq. ft., fully equipped for metalworking and woodworking, with full utilities including 320-amp service.
- **Office:** 400 sq. ft., professionally finished.
- **Staff / Guest Accommodation:** Bedroom, restroom, and kitchenette inside the shop area.
- **Fenced Area:** ~0.5 acres with 7-foot steel fencing, automatic gates, and video surveillance.
- Shop and fenced area are separately metered and have their own septic systems, though they share the property's well.

Utilities & Infrastructure:

- Main house and shop are separately metered with 320-amp service each.
- 10 KW owned solar system.
- Fully landscaped grounds, large custom steel gated entrance.
- Full hook ups for up to 4 RV's.
- Fence, 6 ft tall around entire property.

Sale Details:

- **Total Price:** \$3,200,000
 - \$400,000 for the business, including all furniture, fixtures, and equipment associated with the venue.
 - \$2,800,000 for the real estate.
- Personal property within the shop fenced area is not included but is negotiable.
- **Financing Option:** Seller willing to carry 1st at 5.5%. Inquire for details.