

Valley View Ranch
523-400 Grasshopper Road
Termo, CA 96132

\$849,000
950± Acres
Lassen County



Valley View Ranch
Terro, CA / Lassen County

SUMMARY

Address

523-400 Grasshopper Road

City, State Zip

Terro, CA 96132

County

Lassen County

Type

Ranches, Hunting Land

Latitude / Longitude

40.826813 / -120.635456

Dwelling Square Feet

1372

Bedrooms / Bathrooms

2 / 2

Acreage

950

Price

\$849,000

Property Website

<https://www.landleader.com/property/valley-view-ranch-lassen-california/42840>



MORE INFO ONLINE:

californiaoutdoorproperties.com



PROPERTY DESCRIPTION

If you're looking for a special place, with extreme privacy and nothing but nature surrounding you, here it is! 960 acres of mostly native range land with a charming 1392 sf ft. 2 story chalet cabin tucked up against the hillside, capturing amazing views of the valley and mountain range. This peaceful cabin sits within 400 acres on the south side of Grasshopper Road. Fully fenced for cattle grazing. There are several springs on the property, along with two seasonal ponds. These 400 acres can handle about 35 pair from April to November, weather permitting. The meadow area appears to have been dry land farmed in the past. There is a gravel road to the cabin, weaving its way along the outskirts of the meadow. CABIN: You enter the main floor thru a convenient mud room, then into an open space with living, dining and kitchen area. A wall of windows and glass slider opening to open deck capturing the views. Perfect for morning coffee or a refreshing evening beverage watching the star lit skies. The horseshoe kitchen features a double oven, gas cooktop, refrigerator and microwave with nice counter space. One bedroom and one bath are also located on the main floor. The second level has a unique open bath/bedroom concept with area for family room or office, again with wonderful windows and glass slider opening to upper balcony with sweeping views. Luxury waterproof vinyl flooring throughout home, other than stairs. The basement is a delightful surprise and is not included in the square footage of the home. Large open space with concrete floor. Washer, dryer and water heater are located here. A side door opens to carport under deck. The water well is located in a small building just down from the cabin. Historically, the water has never been filtered and is still that way today, fresh from the well! There is a metal storage building that housed the generator before power was brought in. Power is provided by Surprise Valley Electric Coop with the lowest rates in Northern California.

Just 2.5 miles West on Grasshopper Road lays the 560 acres on the North side. This property is fully fenced and is solely used for grazing and can run about 25 pair for the season. There are 3 grain bins on the property, throwbacks from earlier years when a neighbor leased the ground. Two gravel pits supply ample gravel to maintain roads with plenty left over. There is a domestic well near the grain bins and an ag well toward the road. The wells are in unknown condition and do not have power. Both sections are in the Williamson Act. Bordering public lands in several areas. The ranch should qualify for land owner deer tags obtained through Fish and Wildlife. While the ranch is a bit remote, it is only about an hour from Susanville, 15 minutes to Eagle Lake and several creeks. This is a place to relax and unwind, enjoy the wildlife including deer, bear, fox, coyote, mountain quail and waterfowl just to name a few.

Property Highlights:

- 950 acres in the Williamson Act
- The ranch can run about 60 pair for the season.
- Wonderful two story 1326 sf. ft. two bedrooms, two bath home with large basement.
- Power to cabin via overhead powerlines.
- Great well water for cabin use or stock water.
- Fully fenced for grazing.
- Backs up to Public Lands in several places.
- Several springs and seasonal ponds.
- Should qualify for land owner deer tags obtained through Fish and Wildlife.
- Extreme privacy, tranquil setting.



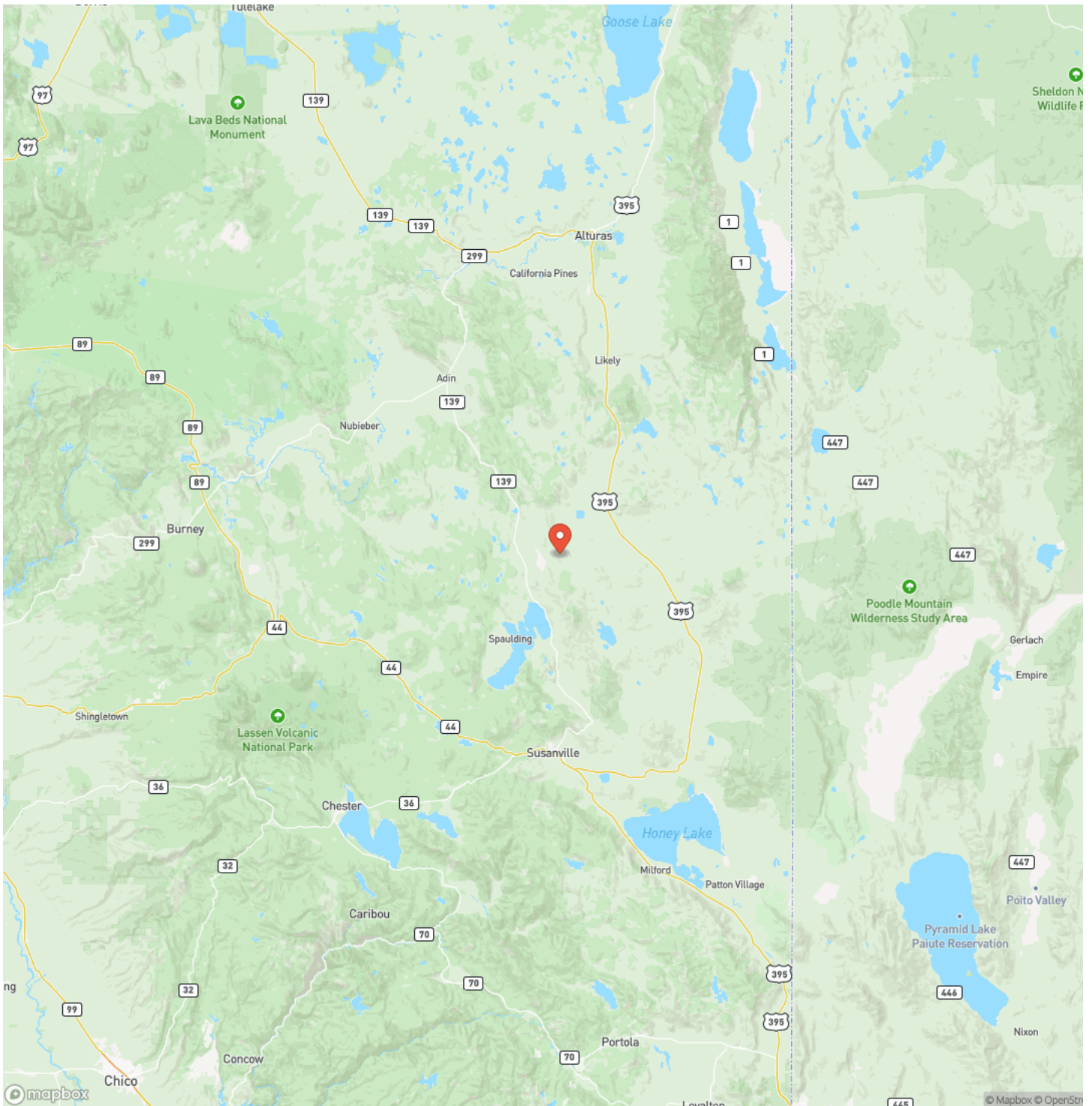
Valley View Ranch
Terro, CA / Lassen County



Locator Map



Locator Map



MORE INFO ONLINE:



Satellite Map



LISTING REPRESENTATIVE

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NOTES

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