

Constantia Ranch
425-940 Constantia Road
Doyle, CA 96109

\$10,999,999
4,872.240± Acres
Lassen County



Constantia Ranch
Doyle, CA / Lassen County

SUMMARY

Address

425-940 Constantia Road

City, State Zip

Doyle, CA 96109

County

Lassen County

Type

Farms, Ranches

Latitude / Longitude

39.949093 / -120.036923

Dwelling Square Feet

4072

Acreage

4,872.240

Price

\$10,999,999

Property Website

<https://www.landleader.com/property/constantia-ranch-lassen-california/44245>



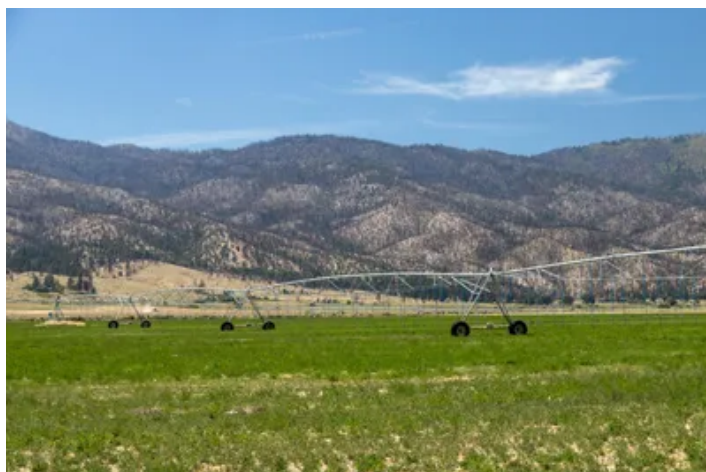
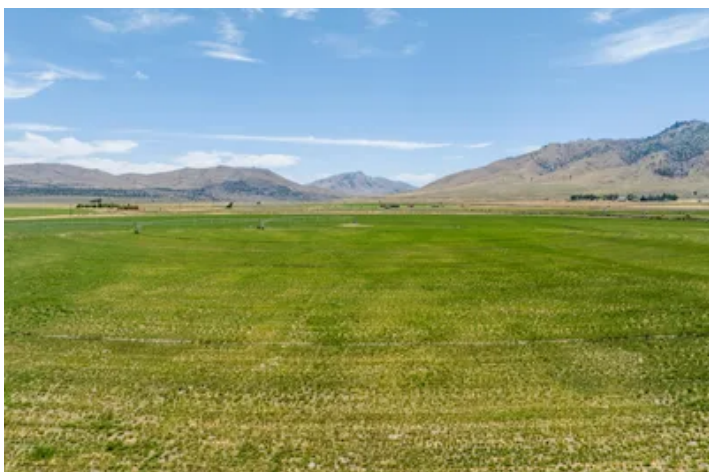
PROPERTY DESCRIPTION

Located just 40 minutes north of Reno, NV, and five miles south of Doyle, CA, right off Highway 395 in Lassen County lies the historic 4,872.24 ± acre Constantia Ranch. The majority of the property, including the homestead, sits around 4,400 feet in elevation, with approximately 1,180 acres of the ranch situated at the eastern foot of the Sierra Nevada mountains bordering the Plumas National Forest and rising to about 6,000 feet in elevation. The ranch encompasses 1,325 ± irrigated acres and over 3,547 ± acres of dry pasture, making Constantia Ranch ideal for a turnkey high-yielding hay and livestock operation. Water is plentiful on the property with 12 center pivots, 1 lateral, and 4 wheel lines that support alfalfa, corn, small grain, and teff hay crops. There are 6 ag wells, all with variable frequency drives. In addition to crops, the ranch supports approximately 100 pair of livestock over a typical six-month grazing season. Improvements on the ranch include a 4,072-square-foot main home, a 1,382-square-foot caretaker home, a barn, a newer 9,600-square-foot machine and equipment shed, various outbuildings, and a history-rich bunkhouse in need of TLC. With an abundance of irrigated acreage, coupled with a primary residence, caretaker home, and a machine and equipment shed, Constantia Ranch has all the necessary ranching infrastructure needed for a productive agricultural property.

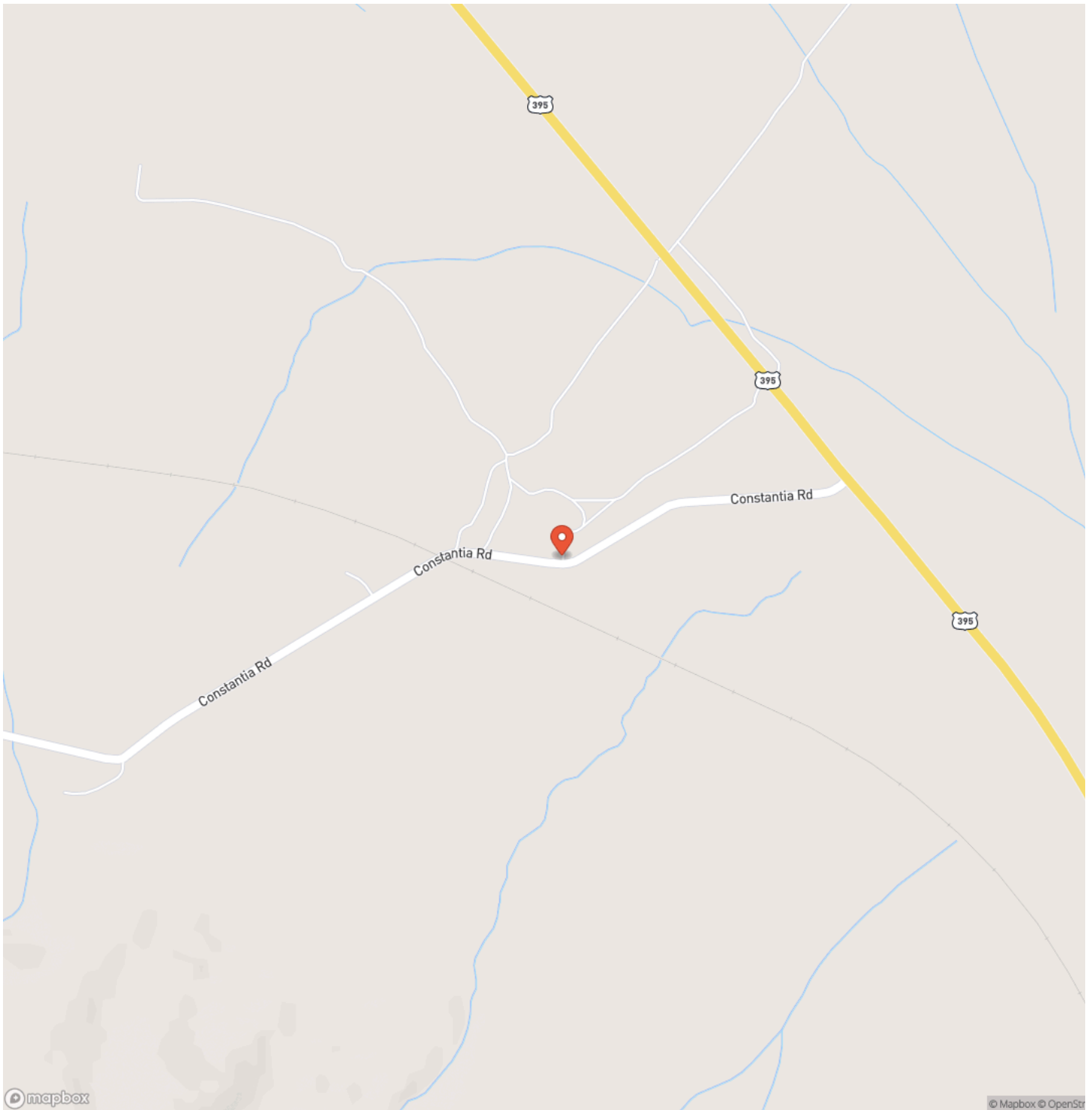
PROPERTY HIGHLIGHTS:

- Historic 4,800± ranch
- Productive agricultural property
- 1,325 irrigated acres
- 3,547± acres of dry pasture
- 12 center pivots, 1 lateral
- 6 AG wells with VFD's
- Alfalfa, corn, small grains, and teff hay crops
- Supports 100 pair of livestock over a 6 month season
- 4,072 SF main home with a 3 car garage
- 1,382 SF caretaker or guest home
- Domestic Spring provides fresh water to homes
- Barns
- 9,600 SF machine and equipment shed
- Various outbuildings
- Historic bunkhouse in need of TLC

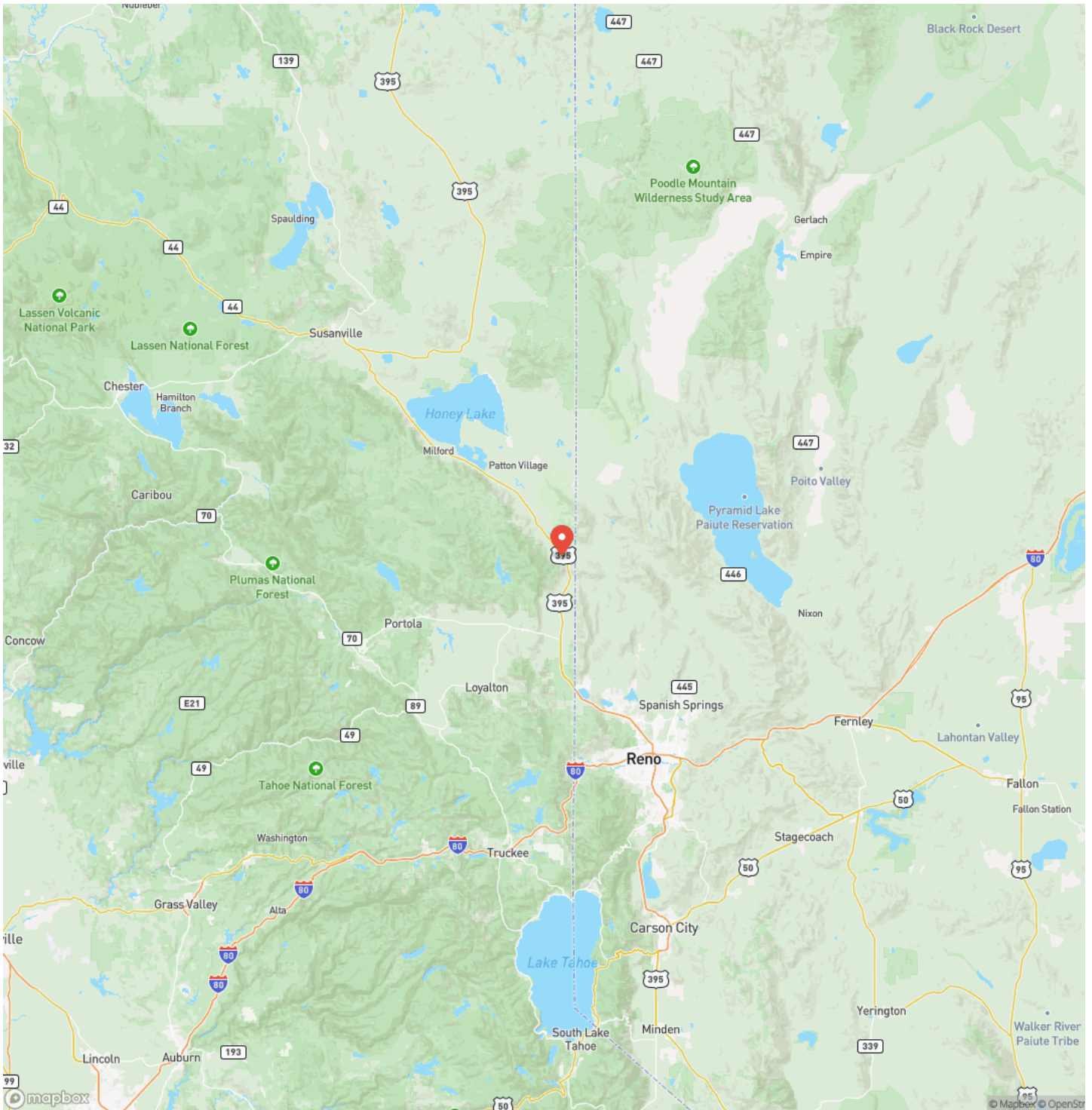
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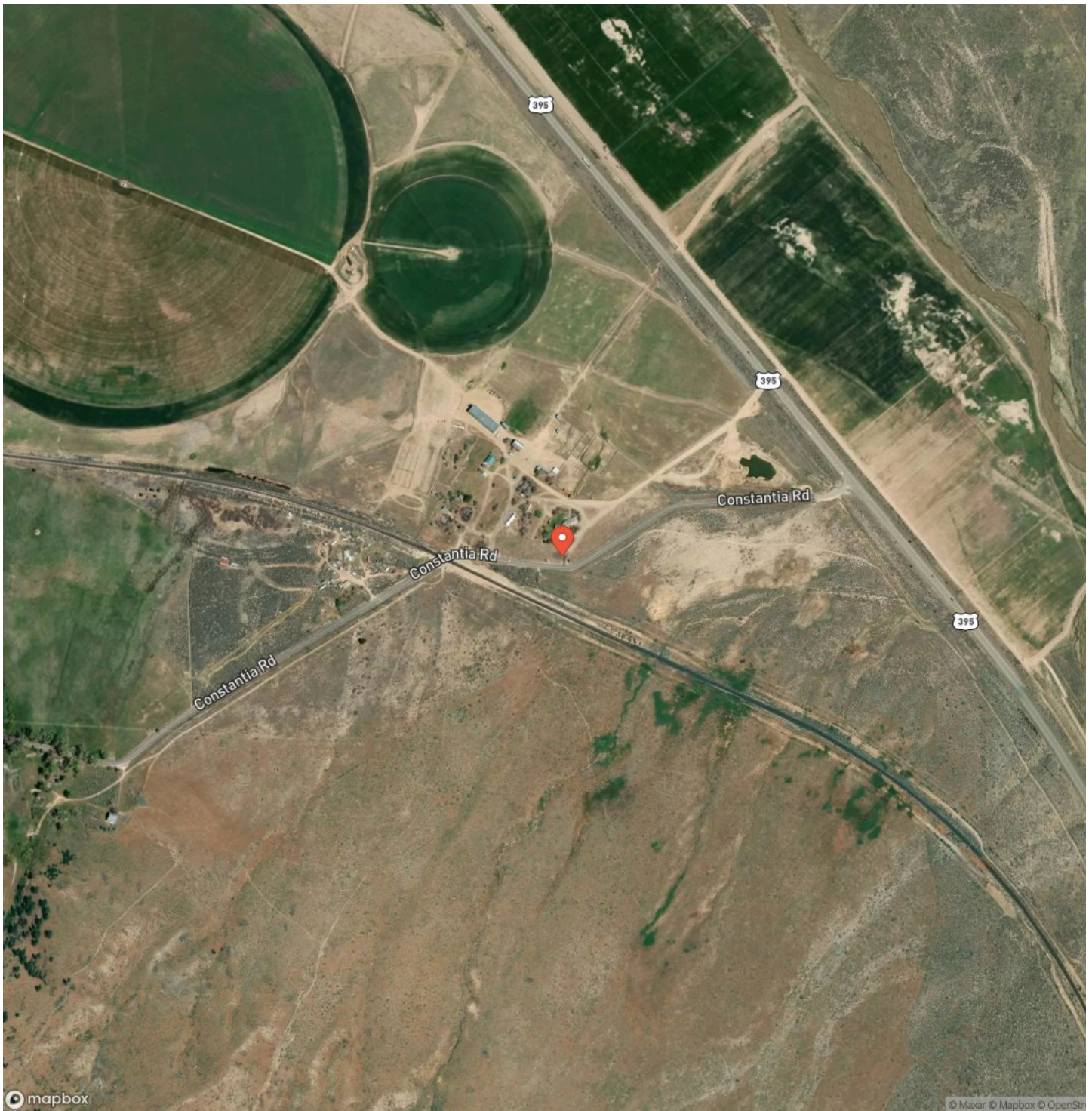
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

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NOTES

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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