

Pit River Cattle Ranch
0000 Punkin Center Road
Bieber, CA 96009

\$3,695,000
1,850± Acres
Lassen County



Pit River Cattle Ranch
Bieber, CA / Lassen County

SUMMARY

Address

0000 Punkin Center Road

City, State Zip

Bieber, CA 96009

County

Lassen County

Type

Ranches

Latitude / Longitude

41.120352 / -121.133737

Acreage

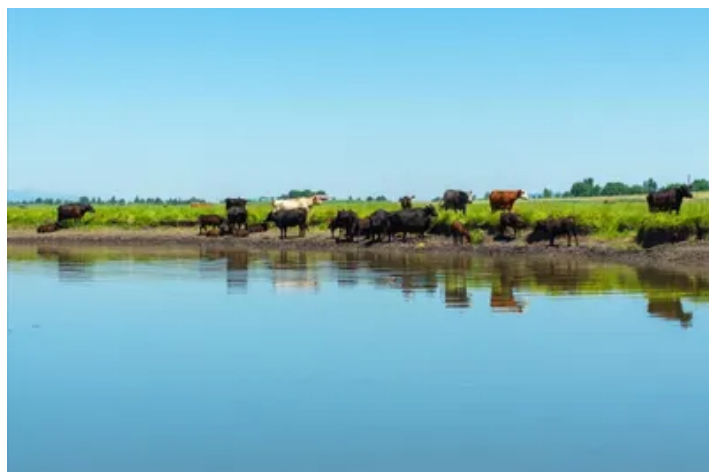
1,850

Price

\$3,695,000

Property Website

<https://www.landleader.com/property/pit-river-cattle-ranch-lassen-california/57937>



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PROPERTY DESCRIPTION

For the cattle rancher, this is a dream come true. 1850 acres of level grazing land, with approximately 1200 acres irrigated. Add a river running through the length of the property for 1.5 miles, two sets of corrals, and cross fencing: you're looking at a well-set-up operation for around 400 pair and 100 +/- yearlings. That's not all; the ranch also offers approximately 150 acres of farm ground irrigated with wheel lines. Recreational opportunities are abundant. The ranch qualifies for two landowner tags in the X1 deer zone, and there are several duck blinds along the river, which is perfect for the avid waterfowl hunter. This property has been owned by the same family since the early 1920s and has been used for grazing, hay, and recreation throughout history. What a ranch!

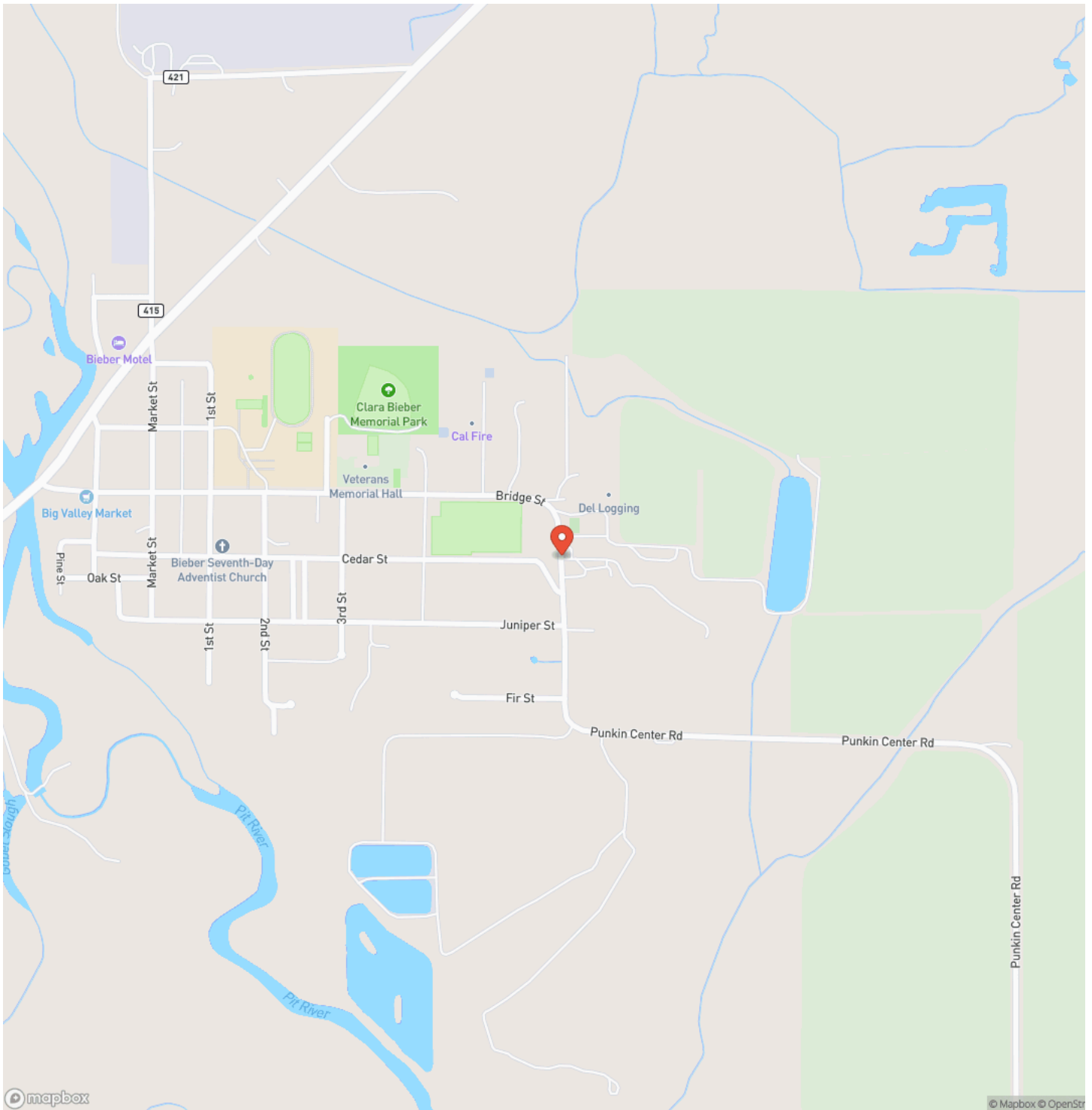
PROPERTY HIGHLIGHTS:

- APN'S
 - 001-530-007 160 acres
 - 001-530-015 320 acres
 - 001-530-017 160 acres
 - 001-530-018 640 acres
 - 001-530-019 320 acres
 - 001-530-023 90 acres
- WATER: Adjudicated water rights.
 - Pit River and Pit River Overflows
 - Iverson Reservoir
 - Two dams control the water distribution
- IRRIGATION:
 - Water rights provide the water for gravity flow flood irrigation for grazing, covering 1200+/- Acres of native pasture
 - AG well with 50 HP pump delivers water to 150+/- Acres
 - Delivered by underground mainline to wheel lines
 - Surprise Valley Electric is a HUGE plus
- GRAZING:
 - 400 pair plus 100 yearlings from May to early November
 - The ranch has supported 1200 yearlings for the season in the past
- CROPS:
 - The farm ground is excellent for all hay crops; it has even grown strawberry rootstock.
- RECREATION:
 - Landowner tags can be obtained through Fish and Wildlife
 - Waterfowl hunting, several duck blinds
 - Fishing for bass, catfish, and crappie
 - Upland bird hunting, pheasant and quail
 - Home to several majestic Bald Eagles
 - 240 acres are in a WRP easement
 - Located in Big Valley near the town of Bieber, at an elevation of 4100 ft. The ranch has two access Roads. Derick Road is directly off HWY 299 just west of Bieber and Punkin Center Road, driving through town and heading South on the right-hand side

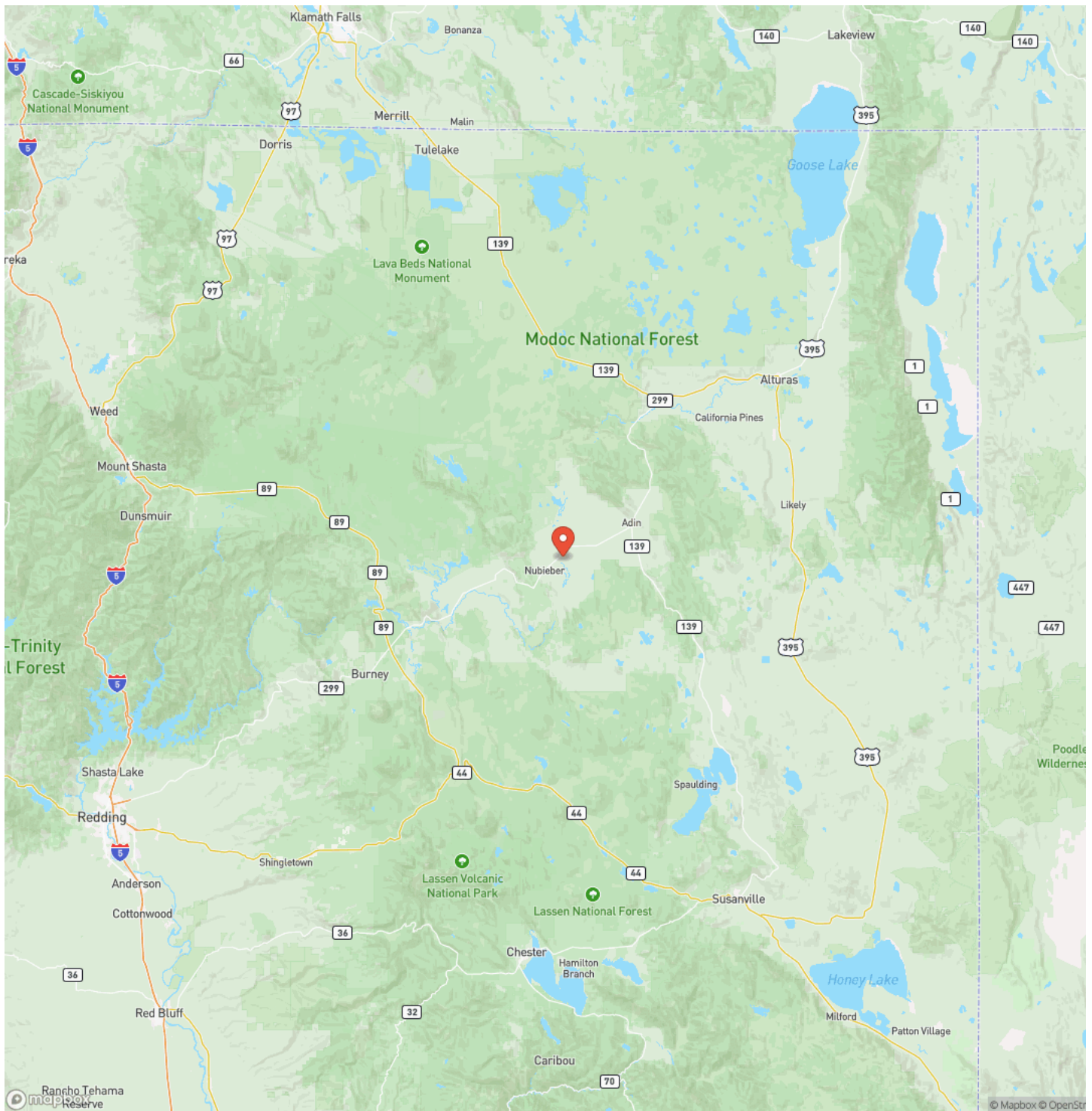
Pit River Cattle Ranch
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Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

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43603 HWY 299

City / State / Zip

Fall River Mills, CA 96028

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



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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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