

Sugar Loaf Ag Land

Plumas County, California

\$699,000.00 | 316.50 Acres

Maddalena Rd. South
 Beckwourth, California

The ranch features 316.5 acres of pasture land ready to go for the entrepreneur to install wells, center pivots, & alfalfa seed to make this an income generating property!



PROPERTY HIGHLIGHTS

- Not only great ag land, this ranch has the location and setting to build a wonderful home.
- The ranch is situated outside the Sierra Valley Ground Water Management District eliminating restrictions on the amount of ground water drawn!
- Neighboring Farms Ag wells are producing 2000-3000 gpm.
- The Sierra Valley is the largest high alpine wetlands in California featuring an amazing tributary system of small streams, rivers and small lakes in the



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