

Hyatt Ranch

Nevada County, California

\$1,400,000 | 300.00 Acres

12786 Perimeter Road
Grass Valley, California

Hyatt Ranch: 290 acres of Northern California paradise, just minutes from town. Bordering a 1,000-acre ranch, it's a wildlife haven—hunt deer, pigs, birds, and turkeys. With oak savannah, meadows, and creek, it's perfect for cattle too. Spectacular views from Bald Mountain. Easy access off Ballantree Lane. Your dream ranch awaits!



PROPERTY HIGHLIGHTS

- 300 acres of Oak Savannah and Open Rangeland
- Excellent habitat for Nature
- Hunt: Deer, Pigs, Turkey, Upland Gamebirds
- Dry Creek flows through property
- Seasonal Creek runs in winter
- Bald Mountain provides Excellent Vistas - Great Homesite
- General Plan is 30 Acres per parcel
- Ranch consists of two legal parcels
- Fish & Game and CDF approved, and permitted bridges
- Cattle Lease - handshake agreement



BRUCE RENFREW

Real Estate Agent, ALC
BRE# DRE#01995642 &
NV S.0189809

Cell: (650) 773-1863
bruce@caoutdoorproperties.com



SANDY BALLOU

Real Estate Agent
BRE# 01926586

Cell: (916) 261-8192
sballou4@gmail.com