

Messerli Farms

Lassen County, California

\$1,700,000 | 240.00 Acres

719-235 Alexander Lane
 Standish, California

This productive hay operation spans three parcels across two nearby properties just a few miles apart. Well-managed orchard grass fields, excellent irrigation systems, on-site housing, and strong water resources - including two high-producing ag wells. Ideal for ranchers, hay producers, or ag investors seeking performance and scalability.



PROPERTY HIGHLIGHTS

Headquarters Property – 140± Acres (Two Parcels):

- Planted in orchard grass with a reliable production track record
- Ag well producing approx. 1,100 GPM
- 40 water shares from the Lassen Irrigation Company
- Two linear pivots (installed in 2013 and 2025) — 2025 is GPS enabled
- Two wheel lines included
- Excellent irrigation infrastructure
- 100 acres enrolled in the Williamson Act
- Mostly fenced
- 3-bedroom, 2-bath home



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