

Fall Run Ranch

Placer County, California

\$12,950,000 | 3,135.00 Acres

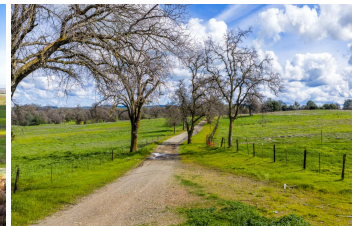
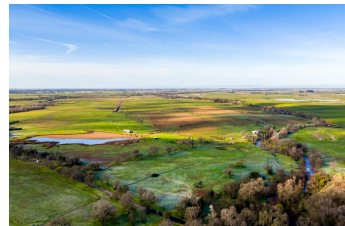
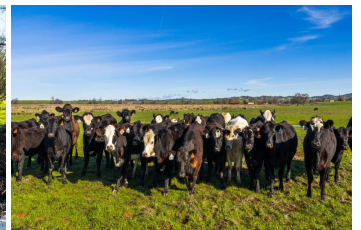
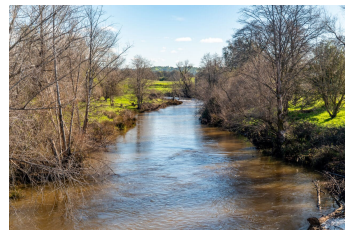
4873 Gladding Road
Lincoln, California

Located just a 45-minute drive from Sacramento, the 3,135-acre ranch boasts 6.75 CFS of irrigation water from the NID, enough to irrigate 771 ± acres, nearly 2.5 miles of year-round Raccoon Creek, water rights, vernal pools, and three year-round storage ponds. The improvements include four homes, barns, sheds, a shop, and outbuildings.



PROPERTY HIGHLIGHTS

- Significant irrigation water (6.75 CFS) from Nevada Irrigation District for 771± acres
- 2.5 miles of year-round Raccoon Creek, three storage ponds & vernal pools
- Four existing homes & multiple ag buildings: barns, shop, four feeding barns, & equipment sheds
- Full livestock facilities with corrals, loading chutes, & fencing
- Protected by a conservation easement with 57.14 acres of building envelopes excluded



TODD RENFREW
Broker & Owner, ALC
BRE# 01727574 &
NV#B.1001686

Office: (707) 455-4444
Todd@caoutdoorproperties.com