

## Wendel Hay Ranch

Lassen County, California

\$299,500.00 | 142.34 Acres

470-375 Lee Road  
 Litchfield, California

With an backdrop of Skedaddle Mountain, Honey Lake, and wide open spaces, this little ranch has a lot to offer. Of the 143 acres 88 have been laser leveled and are suitable for good alfalfa/hay production with two (one new) ag pumps for flood irrigation. The older manufactured home has been upgraded and is very comfortable.



### PROPERTY HIGHLIGHTS

- Nice hay ranch in a beautiful setting with expansive views
- 142.34 acres, 88 of which are laser leveled for flood irrigation
- 2 ag wells/pumps in good condition
- 1440 sf, 3 bdrm/2 ba, 1978 mfg home in very good shape
- Metal shop and pump house



#### MARLENE BOGGS

Broker Associate

BRE# 01139616

Cell: (530) 412-2897

[marleneboggs@gmail.com](mailto:marleneboggs@gmail.com)



#### SCOTT ULCH

Territory Manager

BRE# 01382010

Office: (775) 424-1952

Cell: (775) 240-3668

[scottulch@sbcglobal.net](mailto:scottulch@sbcglobal.net)