



*California*  
OUTDOOR PROPERTIES



# Grasshopper Valley Ranch

16,000 +/- Acres | Susanville, CA  
Lassen County



EXCLUSIVE PARTNER OF

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# Introduction

Graced with the beauty of blue glimmering lakes, endless scenic land, and wildlife, the Grasshopper Valley Ranch is a rare opportunity to own a one of a kind ranch. Located in Susanville, CA, lies this expansive 16,000 +/- acre cattle ranch. The Grasshopper Valley Ranch has it all. The ranch consists of a large valley, known as Grasshopper Valley, and two reservoirs, Heath Reservoir and the Cleghorn Reservoir. Heath Reservoir holds enough water to irrigate the entire valley. The ranch runs approximately 880 cow/calf pair for a 6 month season. There are two historic wooden barns, working corrals, and livestock water provided by solar pumps, water troughs as well as open ditches. Currently, there is a grazing lease, but it is a yearly lease so a new owner could graze the ranch next year. There are forests on the property that could be logged for additional income.

Grasshopper Valley Ranch provides many pursuits for the fishing and hunting enthusiasts. Lush grass, rich with water, and open spaces attract various wildlife to the property. Among the wildlife, there are mule deer, antelope, ducks, & geese. The plentiful amount of water on the ranch provides excellent waterfowl and upland bird hunting, and fishing. While the expansive land provides great big game hunting. The ranch has a long-term hunting lease to bring in additional income. Most of the land is in the Williamson Act.

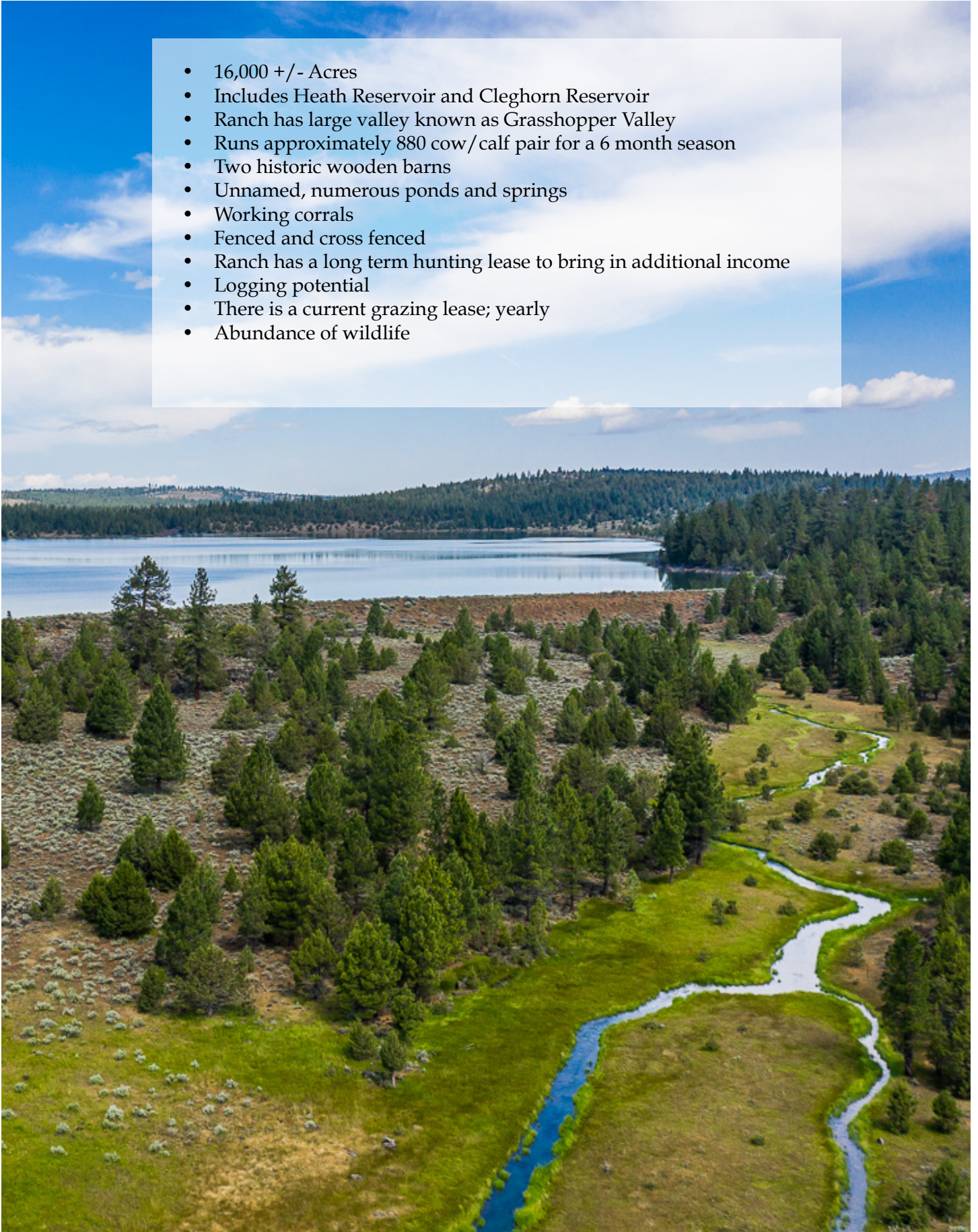
This ranch is for the serious livestock producer. We ask that only qualified buyers be shown this incredible ranch.





# Highlights

- 16,000 +/- Acres
- Includes Heath Reservoir and Cleghorn Reservoir
- Ranch has large valley known as Grasshopper Valley
- Runs approximately 880 cow/calf pair for a 6 month season
- Two historic wooden barns
- Unnamed, numerous ponds and springs
- Working corrals
- Fenced and cross fenced
- Ranch has a long term hunting lease to bring in additional income
- Logging potential
- There is a current grazing lease; yearly
- Abundance of wildlife





# Cattle



This is a ranch for the serious livestock producer. It runs approximately 880 cow/calf pair for a 6 month season. There are working corrals. Fenced and cross fenced. There is a current grazing lease, however the new owner can graze the ranch next year.







# Water

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- Heath Reservoir: holds enough water to irrigate the valley
- Cleghorn Reservoir
- Livestock water provided by solar pumps, troughs, and open ditches
- Streams and creeks
- Numerous unnamed ponds and springs





# Recreation

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The Grasshopper Valley Ranch provides many pursuits for the recreational enthusiasts. Rich in water, wide open spaces, and lush grass, this ranch is the optimal habitat for all kinds of wildlife. There are mule deer, antelope, sagehen, ducks, and geese. Plenty of options for the fisherman as there are two massive reservoirs and streams on the ranch. The ranch currently has a hunting lease to bring in additional income.





# Location

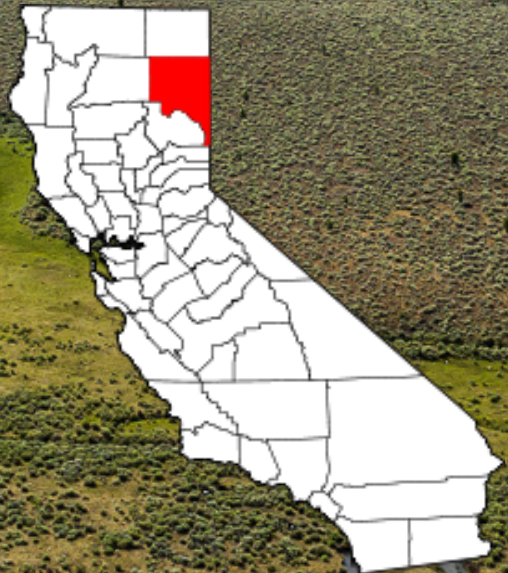
**G**rasshopper Valley Ranch is located near Susanville California in Lassen County. The ranch is 36.1 miles north of Susanville and 135 miles North East of Redding. The closest airport is about 40 miles, the Susanville Municipal Airport. The nearest major international airport is Reno-Tahoe International Airport which is about 88 miles from Susanville. Take Highway 139 N past Eagle Lake for approximately 5 miles. The ranch is on the right with a COP sign.

## ABOUT SUSANVILLE

**S**usanville is located on the Susan River and at the head of Honey Lake Valley in the southern part of Lassen County. It is the county seat of Lassen County. The city was named after an early settler, Isaac Roop's daughter, Susan Roop. According to the 2010 census, the population was 17,974. Susanville was known for agriculture and ranching which contributed to its atmosphere and economy. It has an elevation of approximately 4,258 feet above sea level.

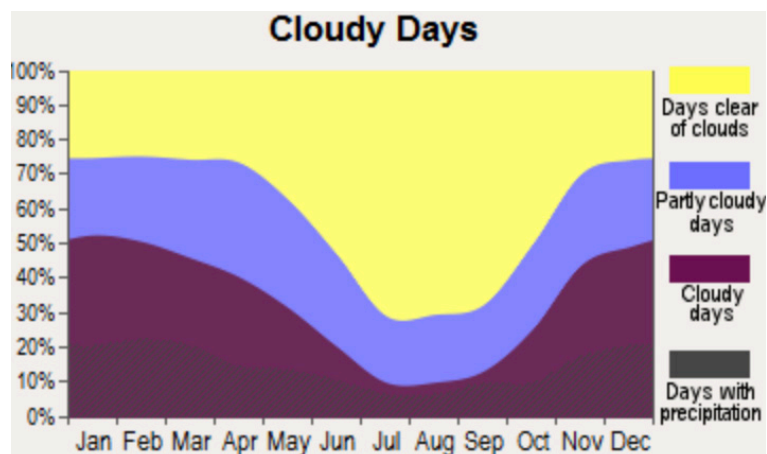
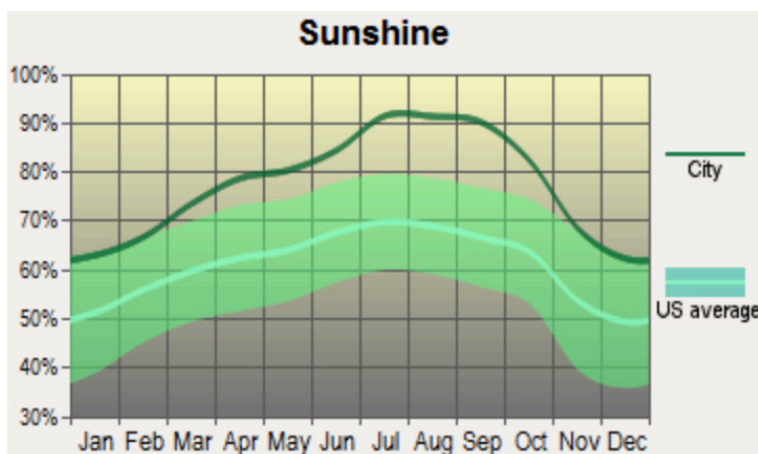
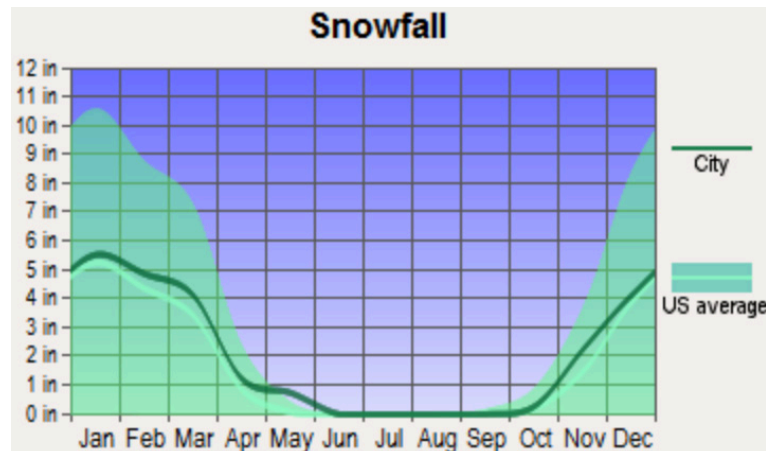
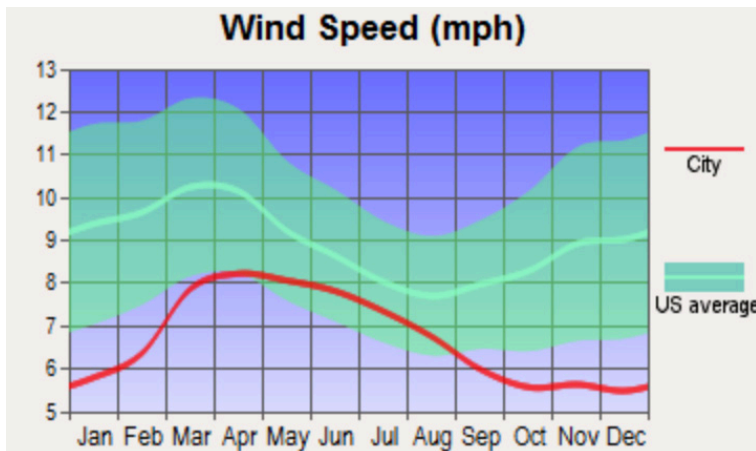
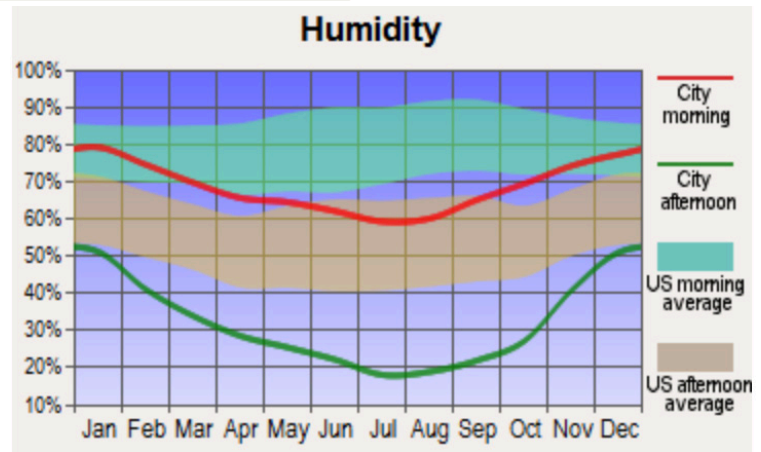
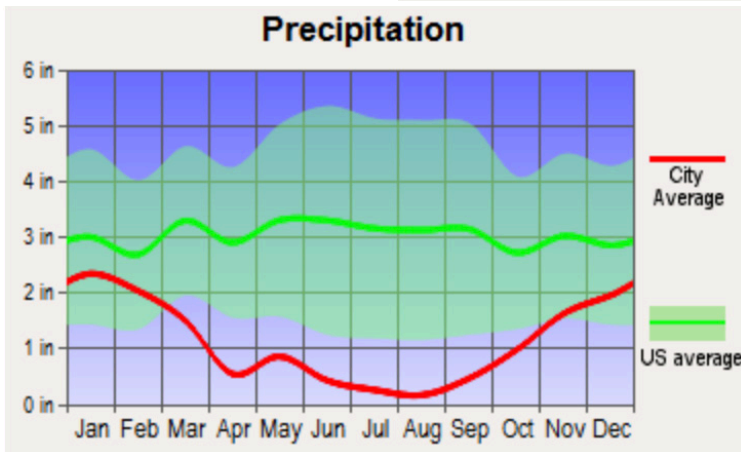
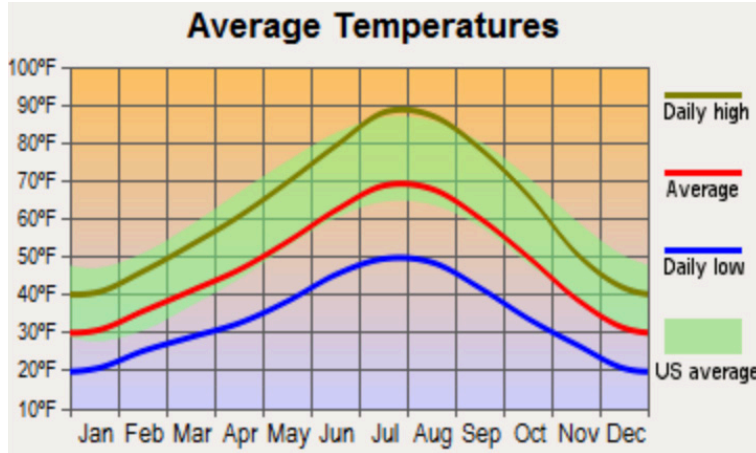
## ABOUT LASSEN COUNTY

**L**assen County is the northeast portion of California, bordering Nevada. The population was 34,895 as of the 2010 census. Lassen county is known for outdoor activities. The Sierra Nevada and Cascade Mountains meet with the desert of the Great Basin. You can water ski or fish for world-renowned trout at Eagle Lake. The beautiful high desert areas of the country attract off-road vehicles and horseback riders, including many who come to view the annual BLM roundup and adoption of wild mustangs at Twin Peaks. The winter season provides access to outstanding snowmobile trails, cross-country and downhill skiing areas, and snowshoe hikes in Lassen Volcanic National Park and Lassen National Forest.





# Weather





# Size & Zoning

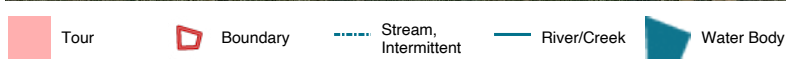
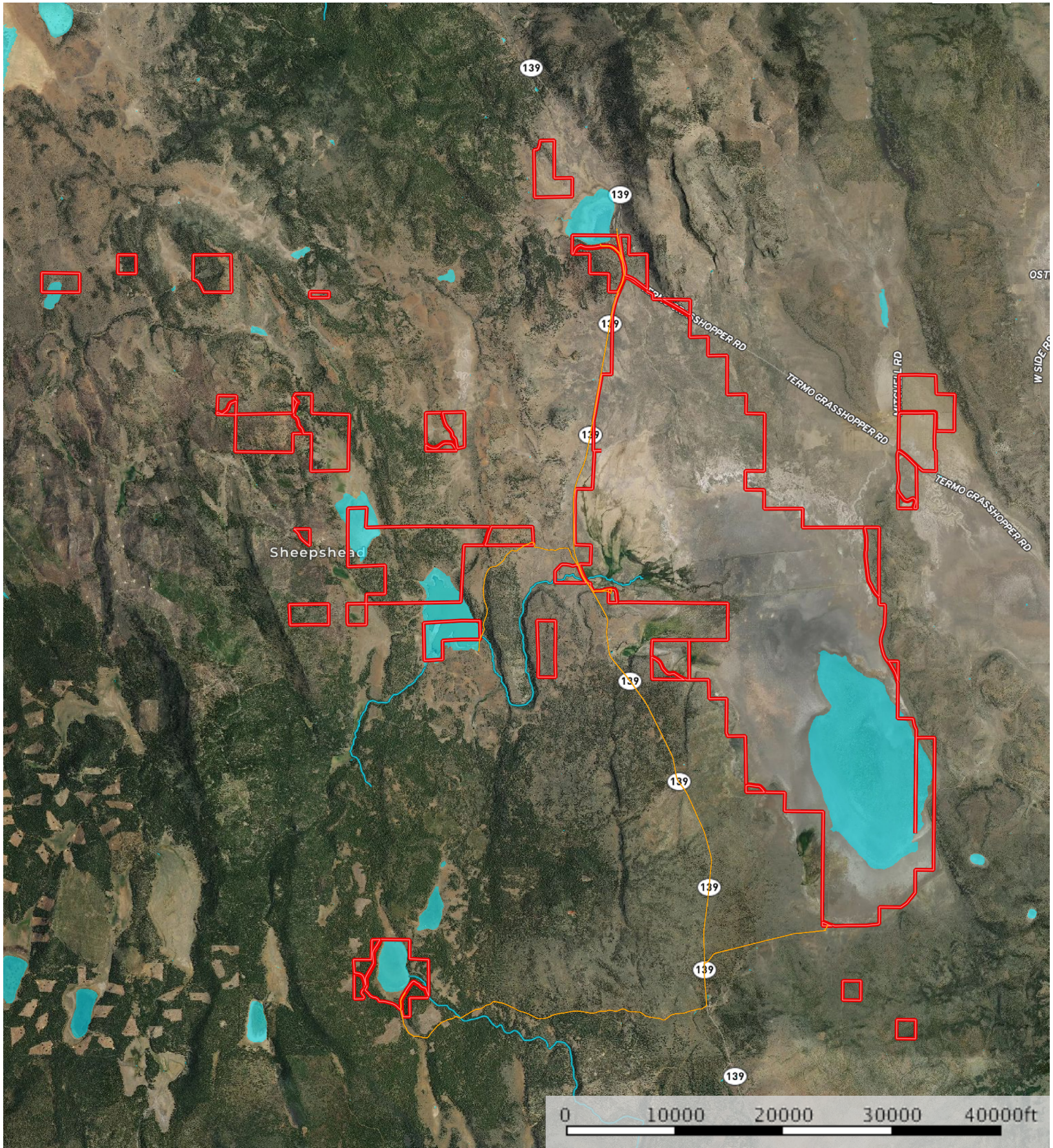
<u>PARCEL NUMBERS</u>	<u>ACRES</u>
029-100-0511	160
029-110-0811	196.96
029-090-1211	160
029-110-1311	92.68
041-020-1711	280
041-020-1611	40
041-020-2011	160
041-020-5111	150
041-030-2811	1413.21
041-040-0711	640
041-060-0811	240
041-060-2011	120
041-060-2111	280
041-060-2211	240
041-060-2311	200
041-060-2411	20
041-060-2511	60
041-060-2611	30
041-060-2711	10
041-070-0611	160.26
041-070-2811	1680.66
041-080-1211	2280
043-020-0911	234.82
053-010-1111	520
053-020-0111	240.43
053-020-0311	78.98
053-020-0911	120
053-020-2311	29.86
053-020-2411	9.95
053-030-0911	160
053-030-0111	39.07
053-040-1211	3000.52
053-080-1111	2000
053-100-1811	280
053-030-0411	120
053-100-1711	200
053-120-0711	120
053-120-1511	40
053-120-1711	40
055-010-1111	37.26
055-050-0611	222.73
<u>TOTAL ACRES</u>	16107.39

\* Most of ranch is in Williamson Act



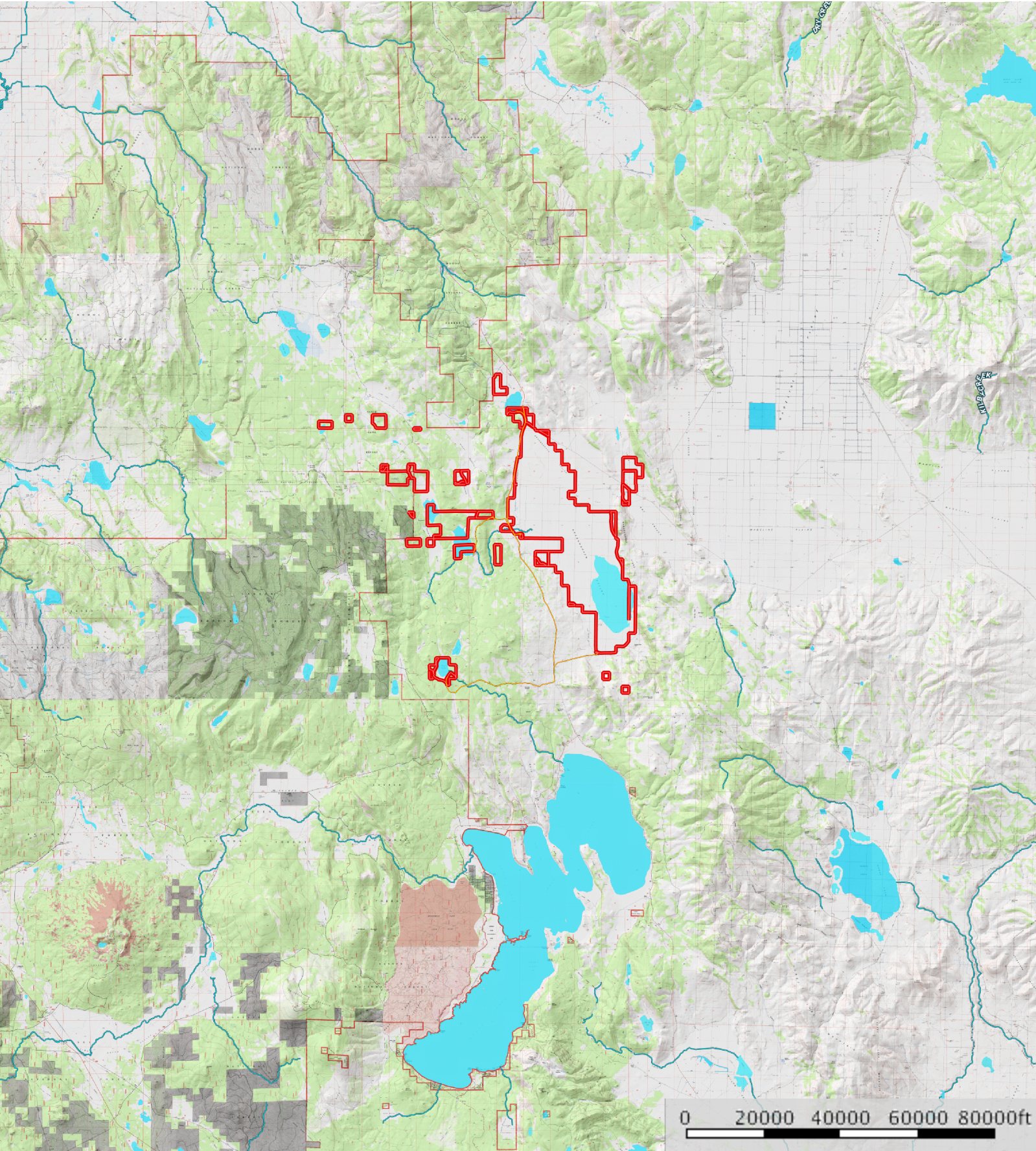


Heath Ranch  
Lassen County, California, AC +/-





Heath Ranch  
Lassen County, California, AC +/-



- Tour
- Boundary
- Stream, Intermittent
- River/Creek
- Water Body





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