



# Spring Valley Ranch

1,120 +/- Acres | Beckworth, CA  
Plumas County



EXCLUSIVE PARTNER OF

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# Introduction



The cool mountain breeze and the crisp smell of pine trees, welcome you as you meander your way up to the beautifully landscaped entry of the Spring Valley Ranch. Situated in Plumas County, lies this 1,120 acre Sierra Nevada gem. Between the towering pine, sage, and juniper trees sits your 5,252 square foot home. With the views of mountain peaks, rolling hills, lush gardens, beautiful lawns, and multiple ponds, this two story home brings you the peaceful serenity of nature.

A complete outdoor kitchen for the pool and spa, a two story guest cottage, & recreational hall with sleeping loft and kitchen all give the new owners plenty of entertaining opportunities. For the recreational enthusiast, enjoy spending your days out by the bass filled lake fishing for tonights dinner or practicing your target shot at the shooting range.

The numerous springs and 3 year round ponds creates an optimum habitat for deer and bear. The ranch is also on a 7XA deer hunting location.

In addition there is a 4,342 square foot barn with tack room, a 5 stall sheep barn complete with hay storage, an indoor/outdoor chicken coop with lights, ranch office and shops. The ranch is fenced and crossed fenced for cattle and horses. There is 846 acres of total grazing pasture for cattle; 75 pair.

The Spring Valley Ranch has left no detail out in creating the most pristine and well kept ranch there is, not to mention in a location like no other. As John Muir once said, "Between every two pines is a doorway to a new world." Welcome to your new world at the Spring Valley Ranch.





# Location

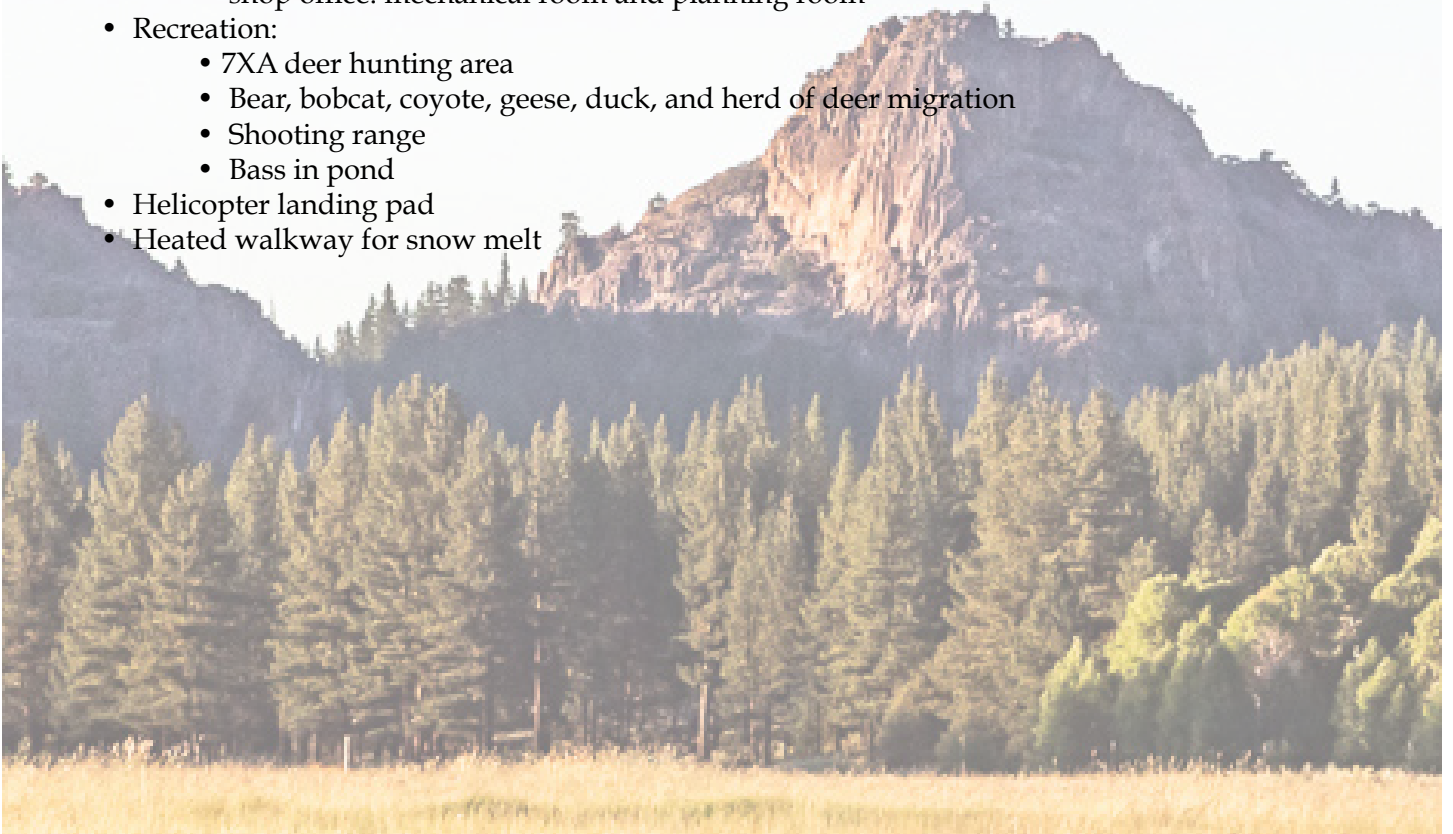
The 1,120 +/- acre ranch is located in Beckwourth California in Plumas County. It is about 50 min north of Reno, Nevada, an 1.5 hours to Lake Tahoe area, and 2.5 hours from Sacramento. There is a public airport east of Beckwourth called Nervino Airport. This airport has one runway. The ranch itself provides a helicopter landing pad. From Sacramento, follow I-80 E to Donner Pass Rd in Truckee, take exit 188A (99.4 mi). Follow CA-89 N onto Beckwourth (44.6 mi).





# Highlights

- 1,120 +/- acres
- Main Home
  - 5,252 sq ft two story, 4 bedrooms, 3.5 bathrooms
  - Workshop, office, Rec room, and In-law quarters
  - Two car garage; heated; office above with full bath
- Two story cottage
  - 1,280 sq ft, 3 bedrooms, 2 bathrooms
- Recreation Hall
  - Features a kitchen, sleeping loft, and bath
- Pool with outdoor kitchen, changing rooms, bathrooms, and shower stalls
- 846 total grazing acres
  - 75 Pair
- Fenced & cross fenced
- 50 acres-paddocks- irrigated (2 miles long, 1 mile wide)
- Water:
  - 3 year-round ponds, numerous springs
  - 6 wells with well houses
  - Radio controlled irrigation systems
- Indoor/outdoor chicken house with lights
- Multiple Barns:
  - Horse barn: 4,324 sq ft, 6 stalls with paddocks, medical room, tack room, grain storage
  - Sheep barn: 5 stalls with paddocks, hay storage, 6 custom jugs for lambing
  - Austrian Hay barn: used to keep cattle in the winter
- Ranch office and shop
  - equipment storage
  - mechanic shop
  - lumber milling shop
  - shop office: mechanical room and planning room
- Recreation:
  - 7XA deer hunting area
  - Bear, bobcat, coyote, geese, duck, and herd of deer migration
  - Shooting range
  - Bass in pond
- Helicopter landing pad
- Heated walkway for snow melt







## Water

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There are 6 wells with well houses. All well houses are insulated and have heaters. Three year-round spring fed ponds with numerous springs. Radio controlled irrigation system for the lawns, fields, and gardens. 150 water valves with auto control for lawns and garden.





# Cattle



846 +/- acres used for grazing. Ranch runs 75 pair. Fenced and crossed fenced. During the winter, there is an Austrian Hay Barn where the cattle can be kept.





# Recreation

Catch your dinner at the bass filled pond right by the house!, saddle up at the barn and go horseback riding, or practice your target shooting at the shooting range. The ranch is in a 7XA deer hunting area. There are bears, bobcat, coyote, geese, duck and herd of deer migration that pass through the ranch. The ranch also has a fenced raised garden, a green house, and a small orchard consisting of various fruit trees such as apple and pear.





# Property Features

## *Pool & Spa*

This lavish pool and spa has a cabana, complete outdoor kitchen, dressing rooms, bathrooms, shower stalls, and a mechanical room. You are also able to check on the chlorine levels, or any additional pool chemicals via Pentiar. Can control on internet app.



## *Ranch Office & Shops*

The ranch shop office is equipped with a planning room, mechanical room for the generator and electrical system, bathroom, and washer and dryer. The additional shops include: lumber milling shop, mechanic shop, large equipment storage, and a garage for irrigation supplies. Some equipment is included.







## *Horse Barn*

A massive 4,342 square foot wood floor barn with 6 stalls each with paddocks. There is a tack room with half bath, medical room, washer and dryer room, hay storage, and a wash rack.



## *Sheep Barn*

5 stall barn with secured paddocks. The barn features wood floors, hay storage, and 6 adjustable jugs for lambing.









# Additional Structures

## *Guest Cottage*

A complete 1,280 square foot two story guest cottage. This cottage has 3 bedrooms and 2 bathrooms with a washer and dryer.



## *Recreation Hall*

960 square foot recreation hall with kitchen and bar area, built in cabinets, sleeping loft and bath.





# About Beckwourth

Beckwourth is located in northern California's Plumas county. According to census in 2010, the population was 432. There is a total area of 11.7 square miles: 99.96% is land and 0.04 % is water. It is about 50 minutes north of Reno and about 2 1/2 hours to Sacramento.



## About Placer County

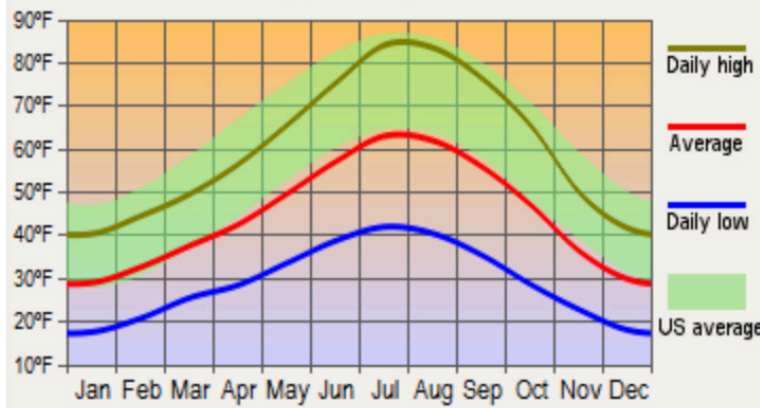
Placer County encompasses both the Sacramento Valley and Sierra Nevada Regions. This is known as the Gold Country. Auburn is the county seat. According to the 2010 census, the population was 348,432. The name Placer originated from the Spanish word for sand/gravel deposits with gold. "Placer mining" was the term for the process of washing away the gravel and leaving the gold. A fun fact about Placer, is the 1960 Winter Olympics was held at Squaw Valley which is in Placer County. From the old Gold Country, to the Lake Tahoe, there are plenty of outdoor recreation activities for anyone to enjoy.



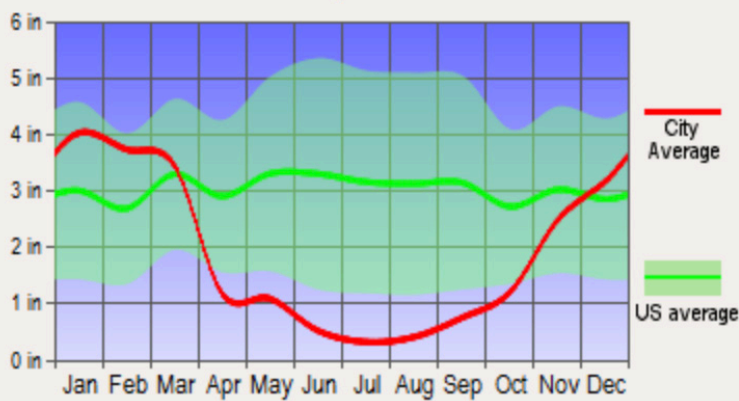


# Weather

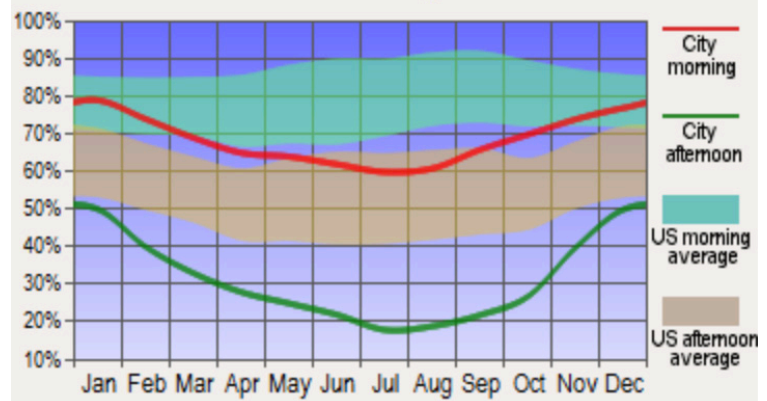
## Average Temperatures



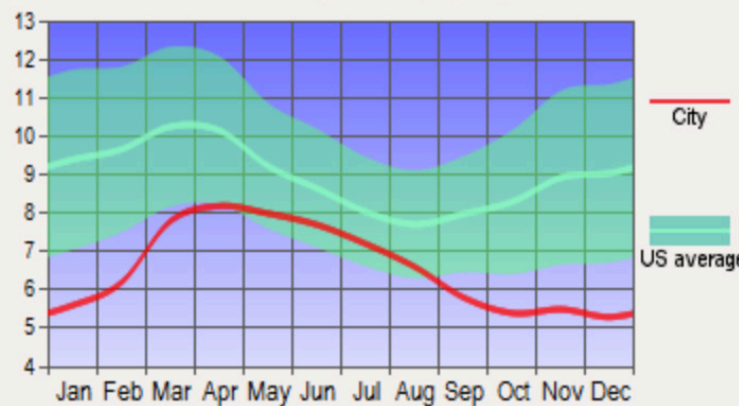
## Precipitation



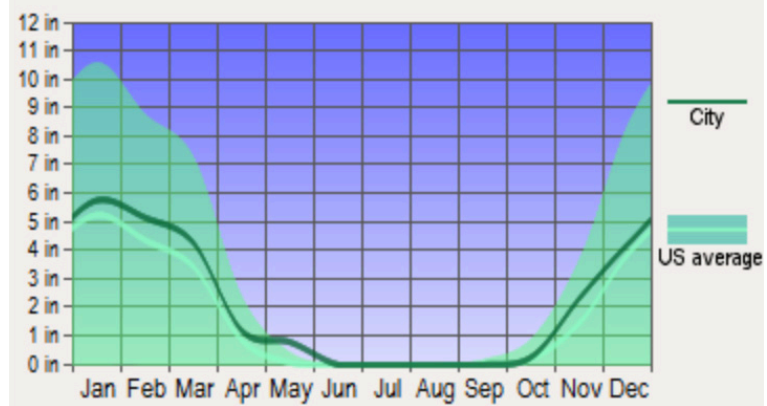
## Humidity



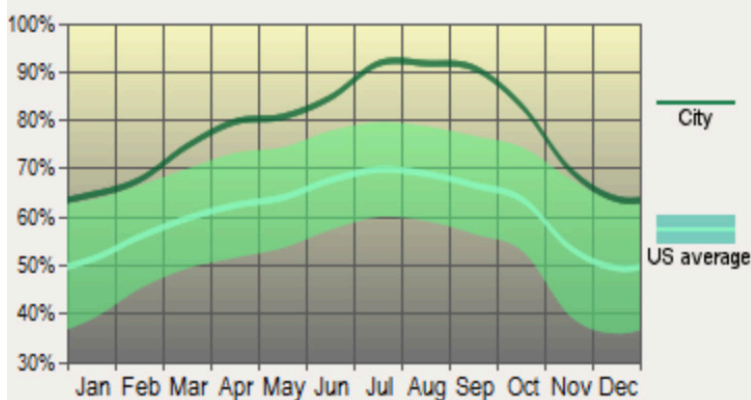
## Wind Speed (mph)



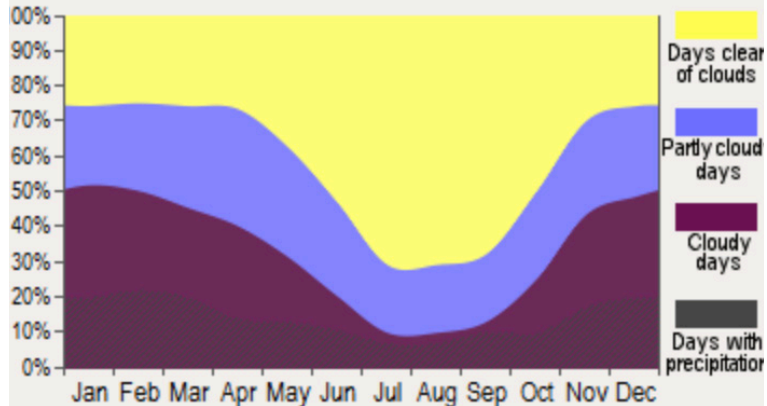
## Snowfall



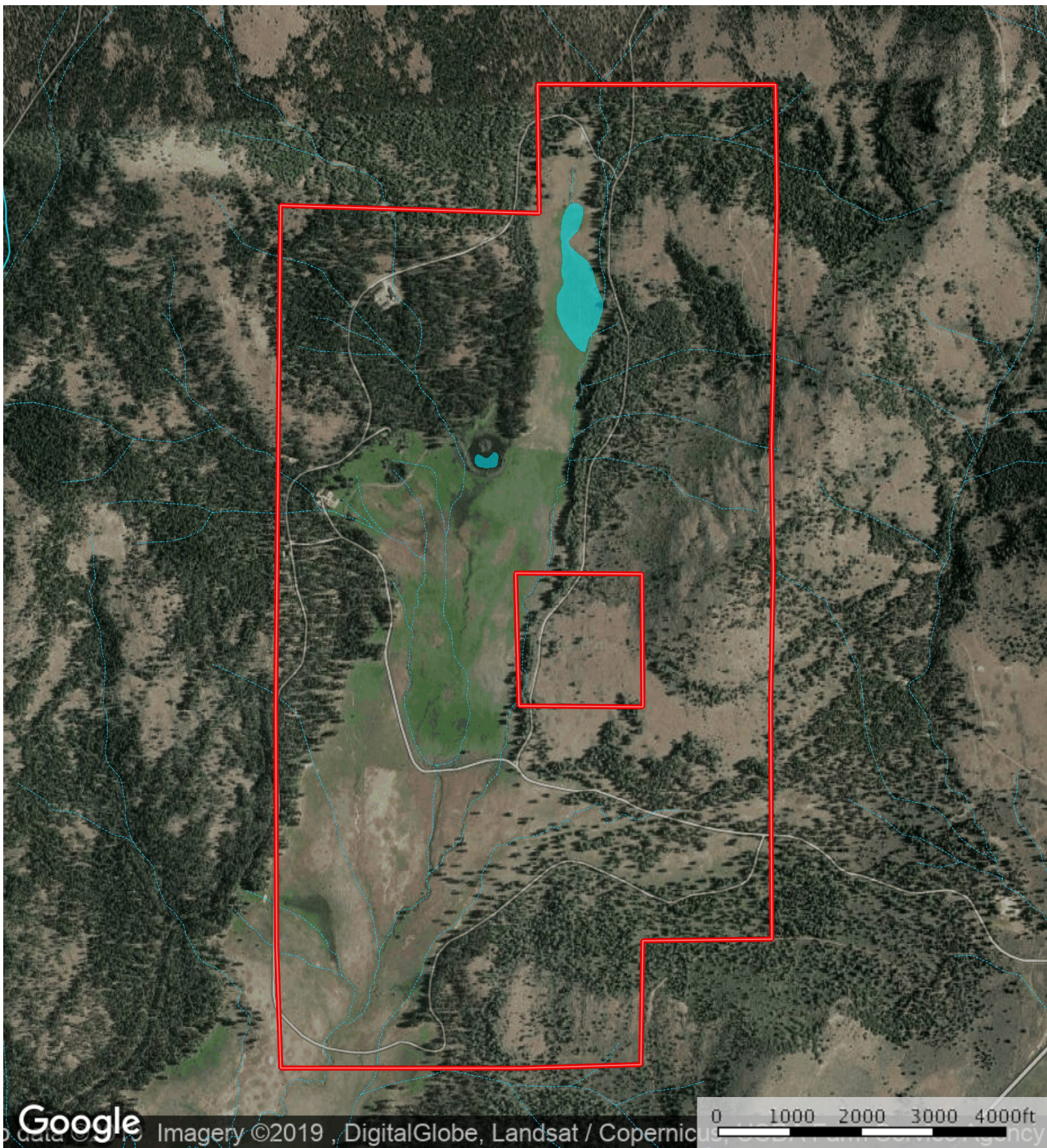
## Sunshine



## Cloudy Days

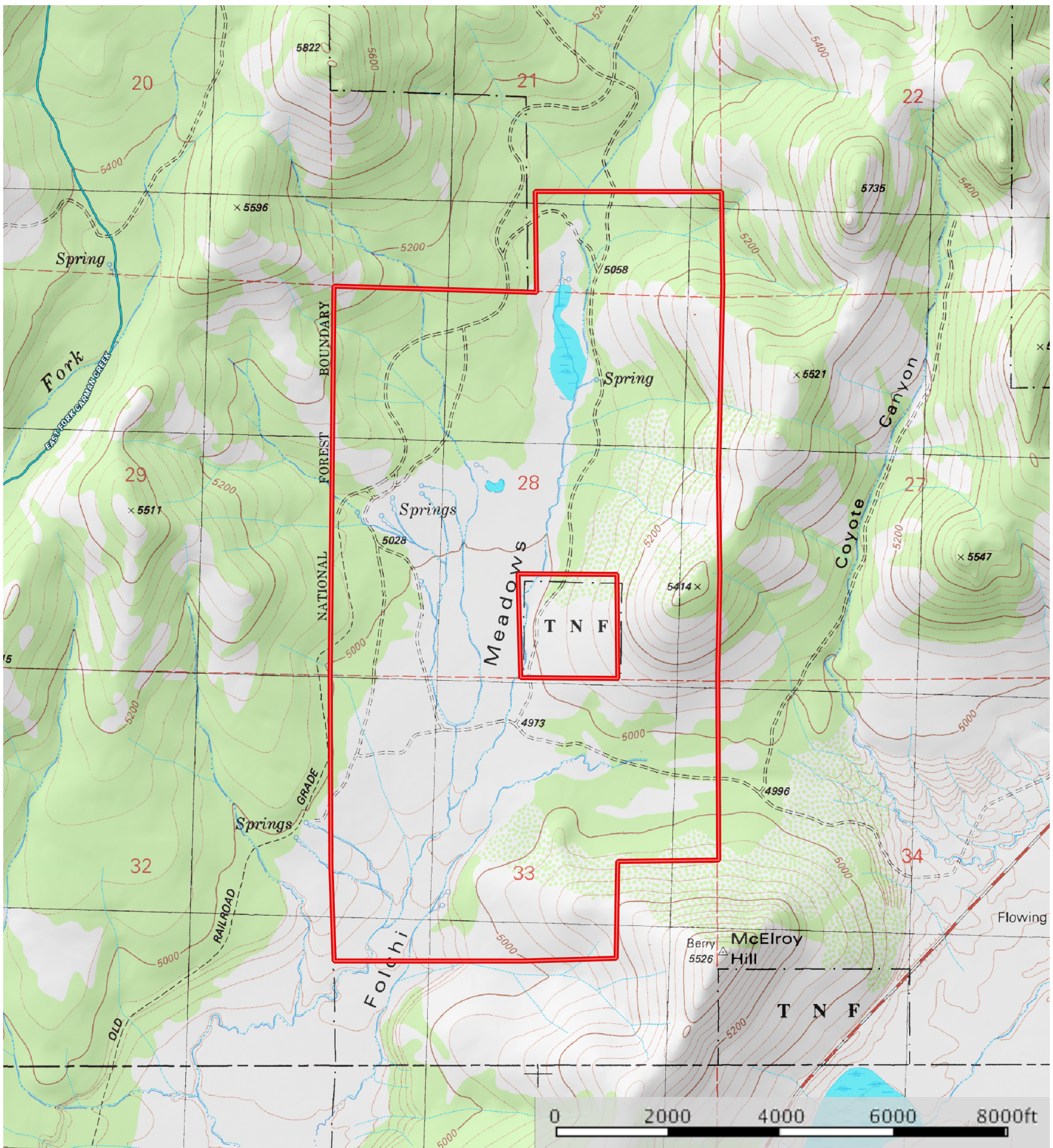






 Boundary      Stream, Intermittent      River/Creek      Water Body





Boundary Stream, Intermittent River/Creek Water Body







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