



**California**  
**OUTDOOR PROPERTIES**

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# Harlan Cattle Ranch

1,315.26 +/- Acres | Plumas County, CA



EXCLUSIVE PARTNER OF

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DRE# 01838294





# Introduction

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It isn't that hard to find a ranch for sale, but it is really hard to find a good one. They just don't come around often. Assembled over 40 years by a stewardship minded family, this extraordinary ranch combines all the sought-after characteristics into one complete and balanced package. With two creeks running through the property, both with exceptional adjudicated water rights; and 7 wells to back up the creeks later in the season, this 1,300-acre ranch will feed 800 to 1,000 cows or up to 1,800 yearlings for the season. The support equipment is extremely functional and well-built. There are two sets of corrals, one set of scales and three barns. Improvements are located on the outside edge of the valley and include four homes. If you are looking for a summer ranch, one as good as this will rarely come available.





# Highlights

- 1,315.26-acre Cattle Ranch
- Land here will feed 800-1,000 cows or up to 1,800 yearlings for the season
- Water is supplied by two creeks, both with exceptional adjudicated water rights
- Additional water is supplied by 7 wells to back up the creeks later in the season
- Improvements include four homes and three barns
- Well-built and functional two sets of corrals, one set of scales
- Recreation: Located in a recreational playground. Fish, hunt, hike, horseback, ski, etc
- In the Williamson Act





# Livestock



This 1,300 +/- cattle ranch will feed 800-1,000 cows or up to 1,800 yearlings for the season. Typically the cattle arrive in mid-April and stay through November. There are 27 pastures to make easy and frequent rotations and also add to the productivity of the land. There are two sets of well-built corrals; one at the headquarters and one at the main house, one set of functional scales, and three barns which are spread throughout the ranch and provide plenty of storage for hay if cattle need to stay beyond the season. 1 seasonal irrigator and 1 seasonal cowboy are needed to run the cattle ranch. The pumping cost is around \$50,000 a year.





# Water

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Water on the ranch is supplied by two creeks running through the valley, both with exceptional adjudicated water rights. Additional water is supplied by seven wells to back up the creeks later in the season. Four are located on the the east side of Lights Creek and three on the west. *For additional information, please contact our office.*





# Improvements



Ranch improvements include four homes located on the outside edge of the valley for easy access and convenience. As mentioned above in the Cattle section, there are also three barns spread out on the ranch.









## Recreation

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Located in a beautiful outdoor setting, one can find plenty of recreational activities. There are surrounding lakes like Lake Almanor and national forests. Hunt, fish, horseback ride, hike, ski, etc. The pine trees are home to deer, bear, fox, and a plentitude of birds including bald eagles, golden eagles, and herons. If you want to mountain bike or road race, there are plenty of trails and 60 miles of popular biking roads. Off road sports of 4x4 and snowmobiling are popular in this area. Enjoy all four seasons in this beautiful recreational playground.





# Location

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## About Taylorsville, CA

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Taylorsville is located in Plumas County in northern California. According to the US Census in 2010, the population was 150. Taylorsville is a small country town ideal for anyone looking to be surrounded by beautiful mountains and live the outdoor lifestyle. It is known for its annual rodeo, fishing, biking and beautiful views. 11 miles away is the town of Greenville with over 1,000 people, a local high school, Indian Valley Heliport and the historic downtown. Reno is just 103 miles away, Sacramento 145 miles and San Francisco, 228 miles. In two hours, you can be at the Reno International airport, or if you have your own plane, fly into Quincy at 21 miles away. Lake Almanor, the next “Lake Tahoe,” is only 33 miles away and if you want to go to Lake Tahoe, it is only a two-hour drive.



## About Plumas County

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Plumas County is located in the Sierra Nevada of California, 85 miles from Lake Tahoe and Reno, Nevada. According to the 2010 US Census, the population was 20,007. Quincy is the county seat. The county is known for its many outdoor recreation pursuits with over 100 lakes, 1,000 miles of rivers and streams and millions of acres of national forest. There is plenty of outdoor pursuits for anyone: hiking, skiing, hunting, fishing, golfing, horseback riding, etc. Enjoy four seasons surrounded by beauty and clean air.



# Size & Zoning

This 1,315.26 +/- acre ranch consists of thirteen parcels.

<u>APN:</u>	<u>Acres:</u>	<u>Zoning:</u>	<u>Property Taxes (2019):</u>
004-210-026	14.37	AG- P/ S-3	\$213
004-210-036	126.24	AG- P	\$1,959
004-210-039	73.88	AG- P	\$1,089
004-210-045	12.50	AG- P	\$184
004-210-046	77.46	AG- P	\$12,370
004-220-008	516.99	AG- P	\$8,466
004-220-011	40.67	AG- P	\$897
004-220-019	177.67	AG- P	\$3,914
004-220-020	86.23	AG- P	\$3,031
004-220-030	22.48	AG- P	\$865
004-220-036	52.71	AG- P	\$1,191
004-230-017	58.75	AG- P	\$2,434
004-230-018	55.31	AG- P	\$1,220

*All parcels are in the Williamson Act*

**Zoned:** Ag- Preserve

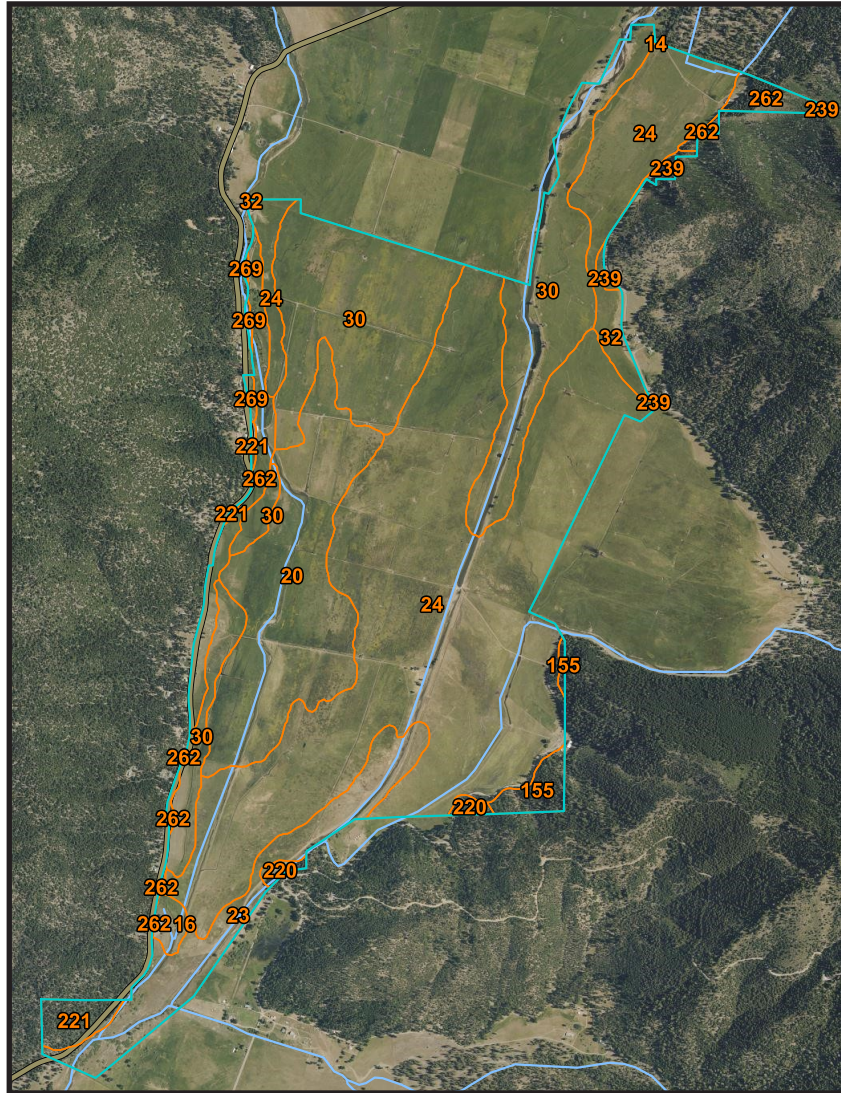
**Total Property Taxes:** \$37,833

**S-3:** Secondary Suburban Zone





# Soil

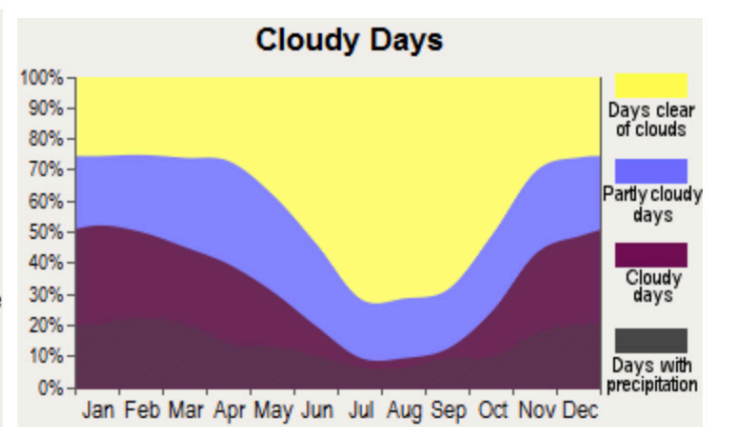
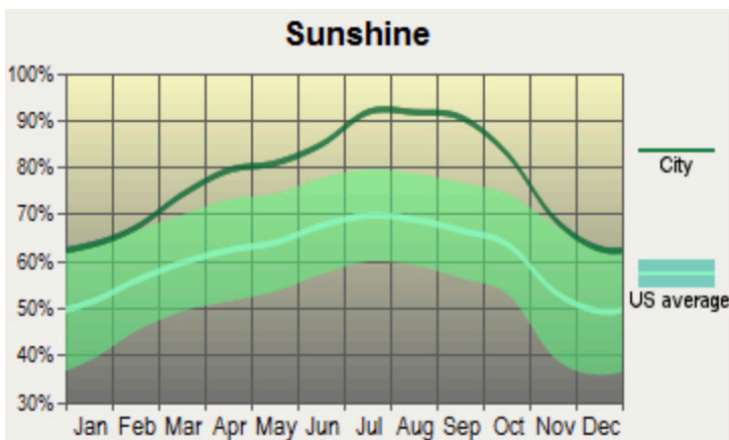
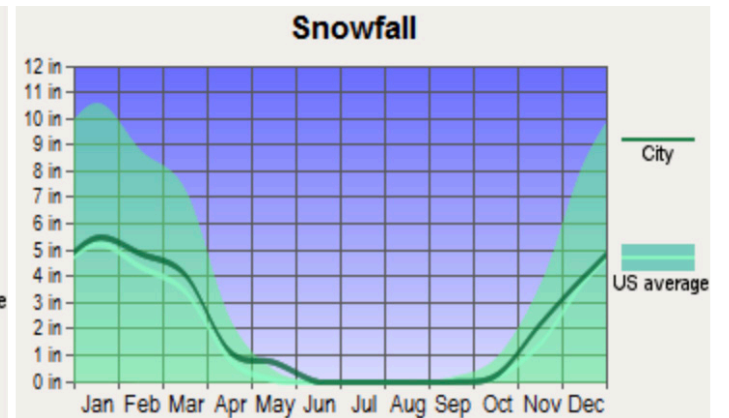
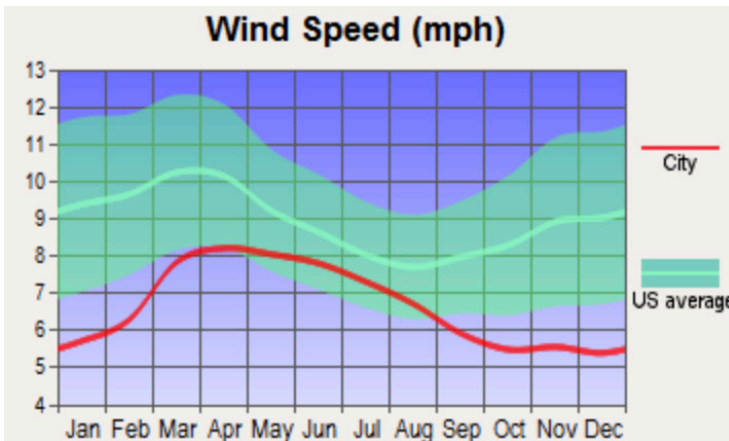
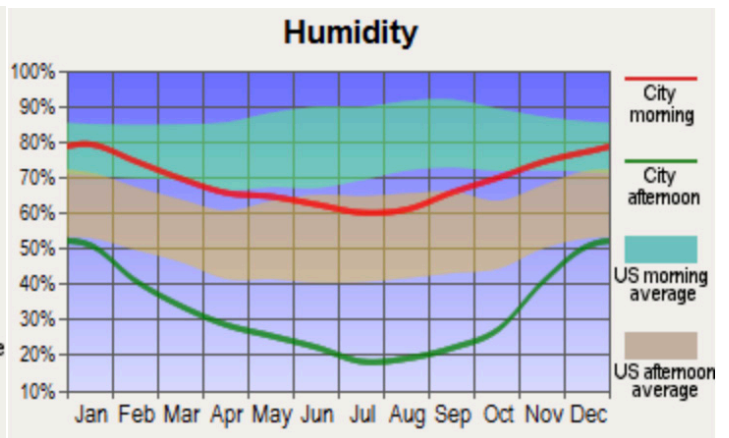
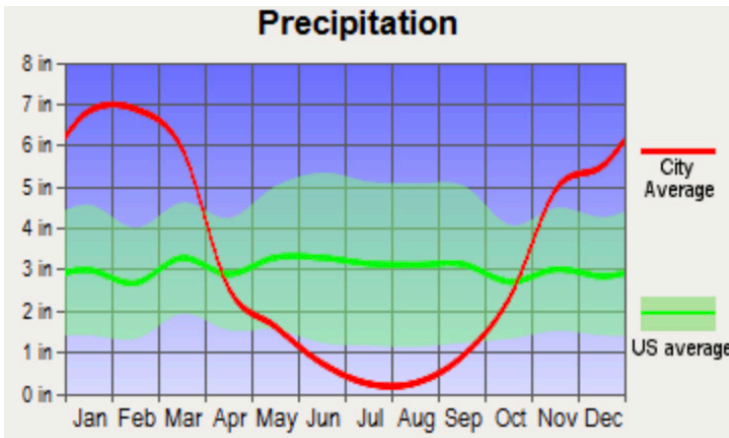
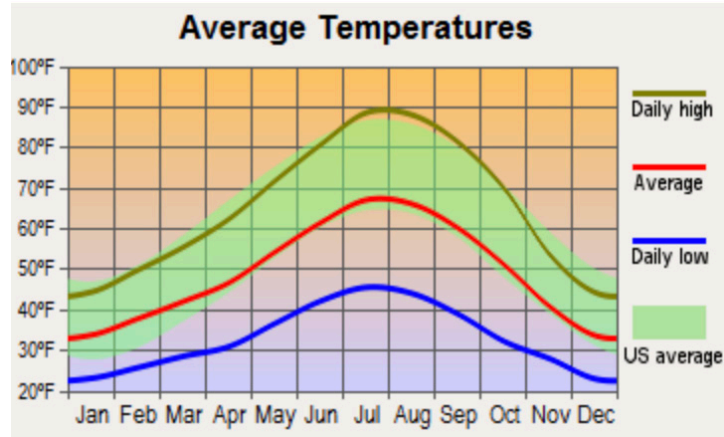


*\*For a more in-depth look at the soils, please contact our office*

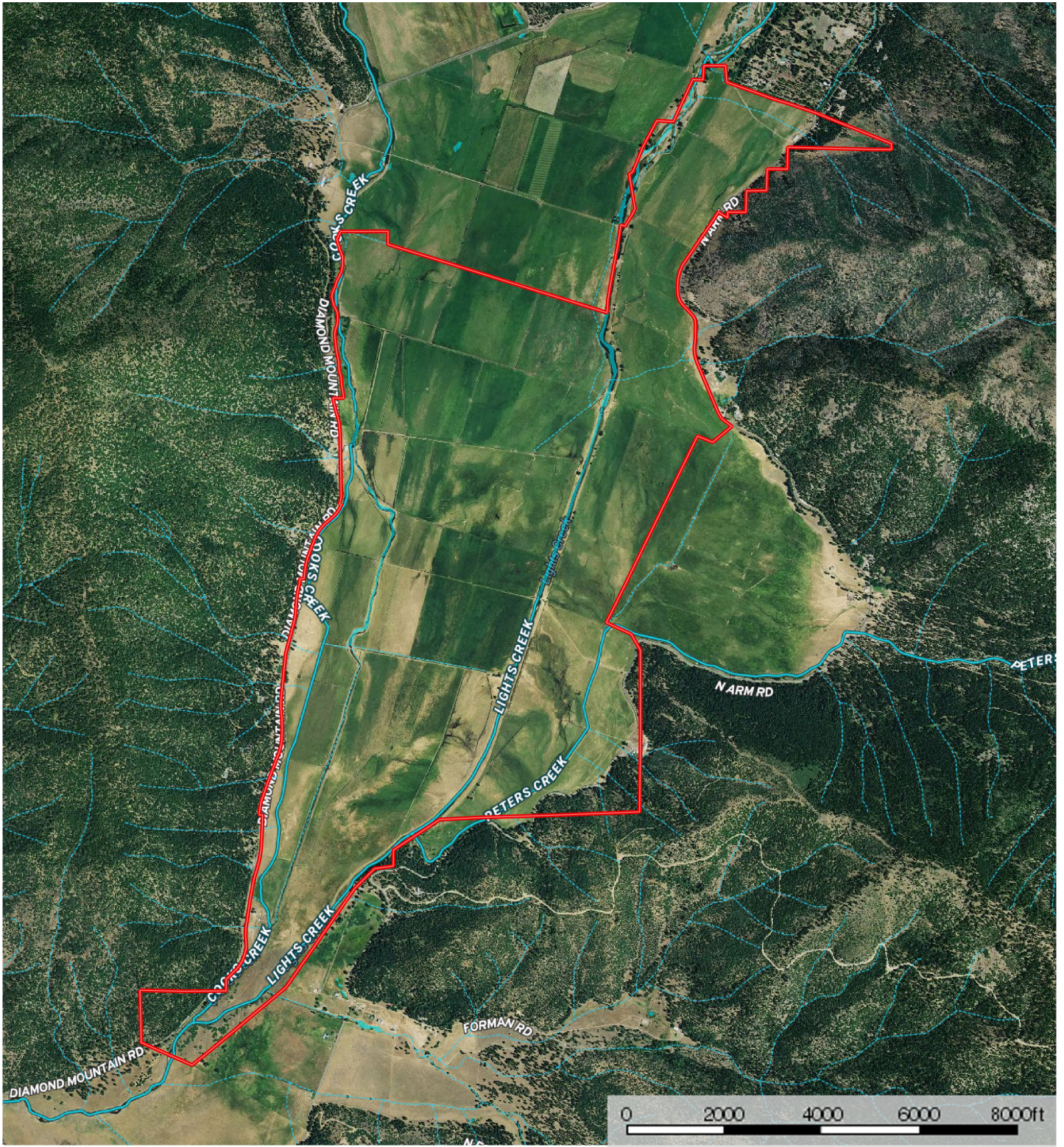
Map Unit Symbol	Acres in AOI	Classification
14	0.2	NA / 8w
16	7.7	NA / 4s
20	176.8	3w / 3w
23	85.5	3w / 3w
24	668.1	3w / 3w
30	301.21	3w / 3w
32	13.6	4s / 4s
155	15.3	NA / 7e
220	6.5	NA / 6e
221	16.9	NA / 7e
239	6.1	NA / 8e
262	54.4	NA / 6e
269	3.3	NA / 7e



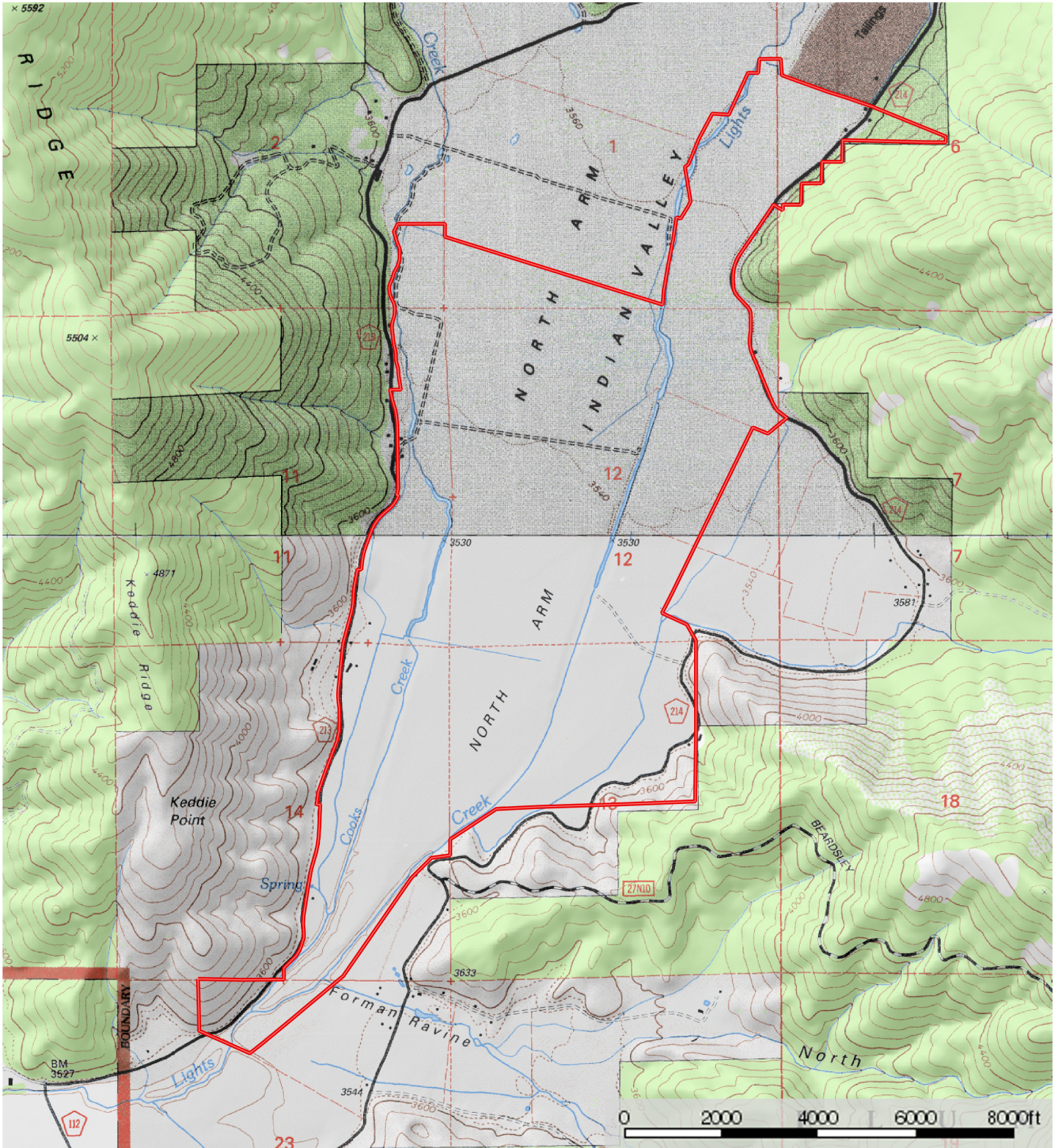
# Weather for Taylorsville







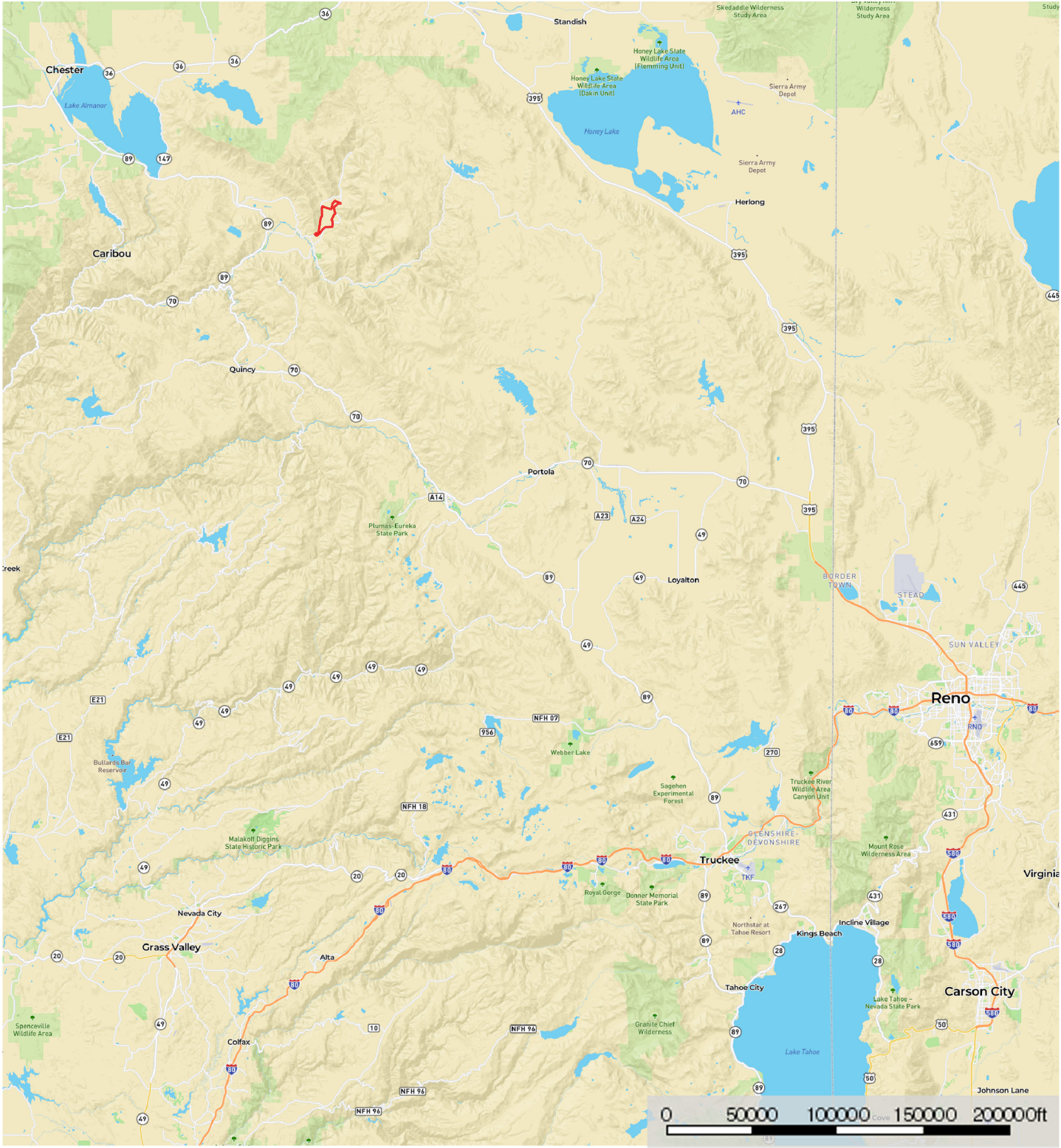




Boundary







Boundary





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