



OUTDOOR PROPERTIES

FARMS | RANCHES | RECREATIONAL PROPERTIES | LAND | LUXURY ESTATES



Diamond G Ranch

681.22 ± Acres | Plumas County, CA



EXCLUSIVE PARTNER OF

707 Merchant Street | Suite 100 | Vacaville, CA 95688

707-455-4444 Office | 707-455-0455 Fax | www.CaliforniaOutdoorProperties.com

DRE# 01838294



Introduction



Situated at the base of the Sugar Loaf Mountain and Plumas National Forest lies the historic 681+ acre Diamond G Ranch. This ranch has it all. Hay, cattle, incredible views, and a beautiful homestead. The property sits around 4900 ft elevation in the valley and rises to 5600 ft in timber country. The ranch has varied terrains from the forested timberland, mountain ridges, and canyons to the alfalfa fields and pastures below. Currently, there are 240 irrigated acres with 2 pivots and 441 acres of rangeland. There is a 1,500 GPM AG well and Bonta Creek water rights (seasonal creek). The 2,375 SF original ranch home, which has been updated and restored throughout, encompasses some of the best views! The large patio area is excellent for entertaining guests. The historic barn has been used to host weddings and other various events. The ranch is nicely set up for cattle and equestrian riders with a large roping arena, paddocks, and pastures. The ranch also includes a small BLM grazing allotment and borders Plumas National Forest offering additional room to roam. For the outdoorsman, the ranch is located in the X6b zone and is in a prime location for trophy mule deer. There are two annual landowner permits for mule deer. Along with deer, there are bears, coyotes, and upland birds. Hunt, fish, hike, ATV, and more on your ranch and in the surrounding areas. Located only 45 minutes North of Reno, 1.5 hours to Lake Tahoe area and 2.5 hours to Sacramento. The ranch is in the Williamson Act and has a partial agricultural conservation easement.



Highlights

- 681 ± acres; 441-acres of range land and 240 irrigated acres
- Sugar Loaf Mountain overlooks ranch
- In the Williamson Act
- Remodeled 2,300+ SF ranch home with four bedrooms / three bathrooms
- Beautiful historic barn; used for weddings & events
- Guest Cabin
- New 170' x 50' shop with own bathroom and Hay barn, and additional outbuildings
- Large 300' x 175' roping arena with paddocks and turnouts
- Nicely set up for cattle; currently run 100 pairs
- Excellent deer hunting; located in X6b location
- Great recreation on and around ranch: hiking, camping, boating, fishing, etc.
- Lake Davis: 19 miles | Frenchman Lake: 23 miles
- Has a partial Agricultural Conservation Easement



Water & Irrigation

There is approximately 240 acres of irrigated cropland. Currently, alfalfa and pasture/grass is being grown. There are two pivots that run on an AG well. There are various springs located throughout the property as well as seasonal Bonta Creek, with water rights.



AG Well Information:

1,500 GPM



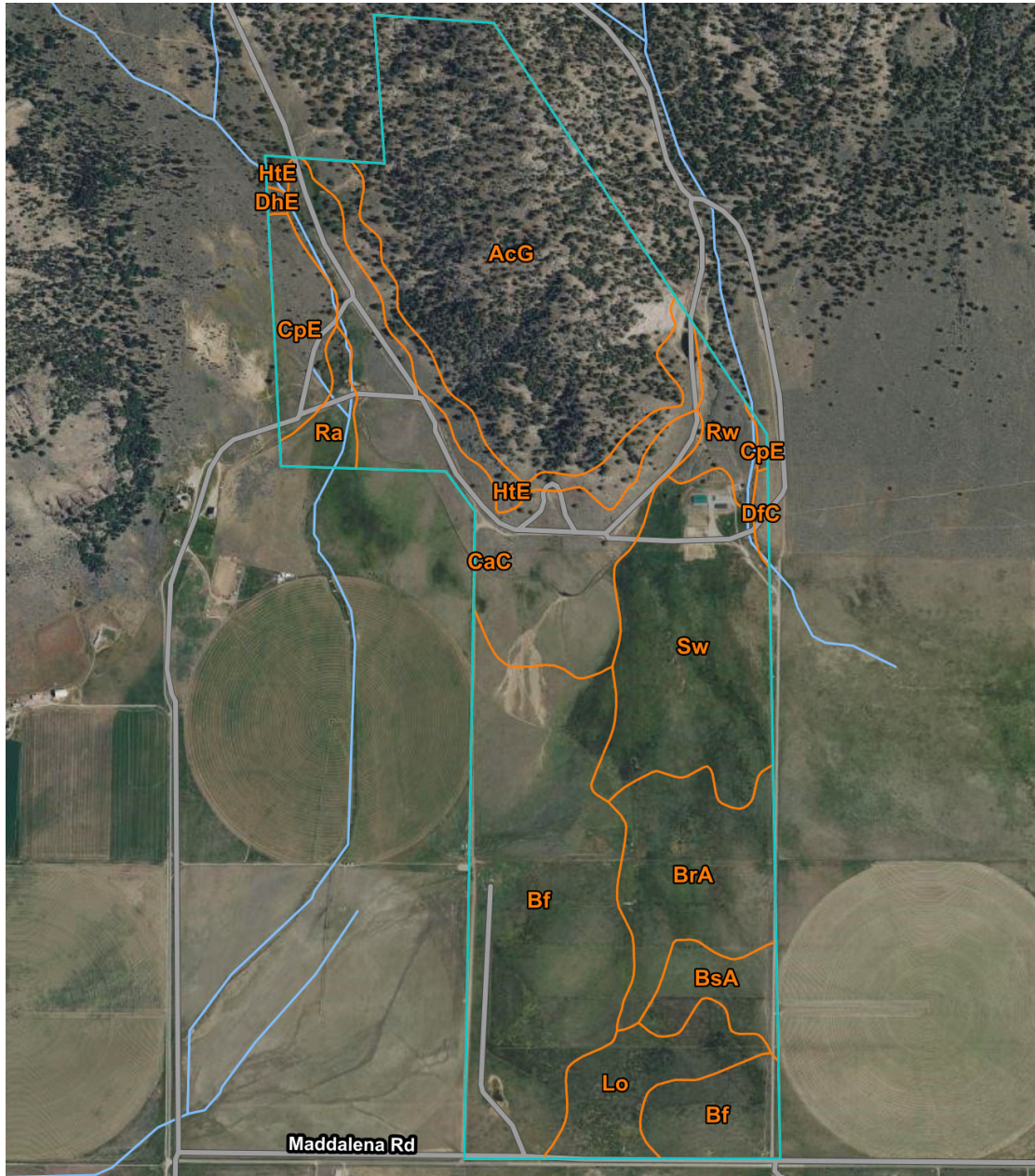
Hay



There are 3 cuttings per year and about 4.5 tons per acre.



Soil



Map Unit Symbol	Acres in AOI	Classification
AcG	163.2	NA / 8
Bf	139.6	4w / 4w
BrA	48.2	3c / 3c
BsA	16.3	3s / 3s
CaC	83.1	4e / 4e
CpE	19.1	6s / 6s
DfC	2.1	3e / 3e
DhE	0.8	NA / 6e
HtE	30.5	6e / 6e
Lo	27.2	4s / 4s
Ra	9.6	3w / 3w
Rw	11.9	8 / 8
Sw	77.4	2e / 2e

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

Cattle & Equestrian



The ranch is well set up for horses and cattle. There are 441-acres of range land that is used for grazing 100 pairs. There is a large 300'x 175' roping arena along with a round pen, turnouts, and several paddocks. For the equestrian riders, the ranch borders Plumas National Forest which has miles of riding trails. Out of the gate, BLM Allotment from June 1 - Oct 1, 2022.



Recreation



For the outdoorsman, the ranch is located in a prime location for trophy mule deer hunting. The upper section of the ranch is located in the deer migratory path and is also in the X6b zone. There property also comes with two landowner tags for mule deer. Along with deer there are bear, coyote, and upload birds. Recreational activities on the ranch and in nearby areas also include hiking, fishing, boating, camping, ATVing, and more. The property also borders BLM Land and Forest Service Land.



Improvements



Situated at the base of Sugar Loaf Mountain sits the beautiful homestead. The 2,375 SF house is the original ranch house on the property. The home went through great renovation and restoration. It features four bedrooms, three baths, an open kitchen with granite counter tops and stainless steel appliances. The newer patio and landscaping of the house add to the charm of the ranch and provide a great deal of outdoor entertaining space. The patio area features a fire pit with multiple seating areas, outdoor grill station and an oversized barbecue. There is also a large grassed area(s) around the house as well. The current owners have made the home excellent for entertaining guests outdoors! Enjoy all the picturesque views right from your porch.



Improvements Cont'd

Main Home:



Guest House/Bunkhouse:

The guest house has a bathroom with shower and closet and is situated next to the main home.





Improvements Cont'd

The beautiful century classic barn is currently used to host weddings and other events. Additional improvements include a guest cabin, a new 170' x 50' shop and hay barn with concrete floor, and ranch outbuildings.



Location



About Beckworth:

Beckworth is located in Northern California's Plumas County. According to the 2010 US Census, 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 45 minutes North of Reno, 1.5 hours to Lake Tahoe area, and about 2.5 hours to Sacramento.

There is a public airport east of Beckworth called Nerving Airport. This airport has one runway. Additional airports include Reno-Tahoe International Airport (46 mi), Chico Municipal Airport (129 mi), and Sacramento International Airport (153 mi).

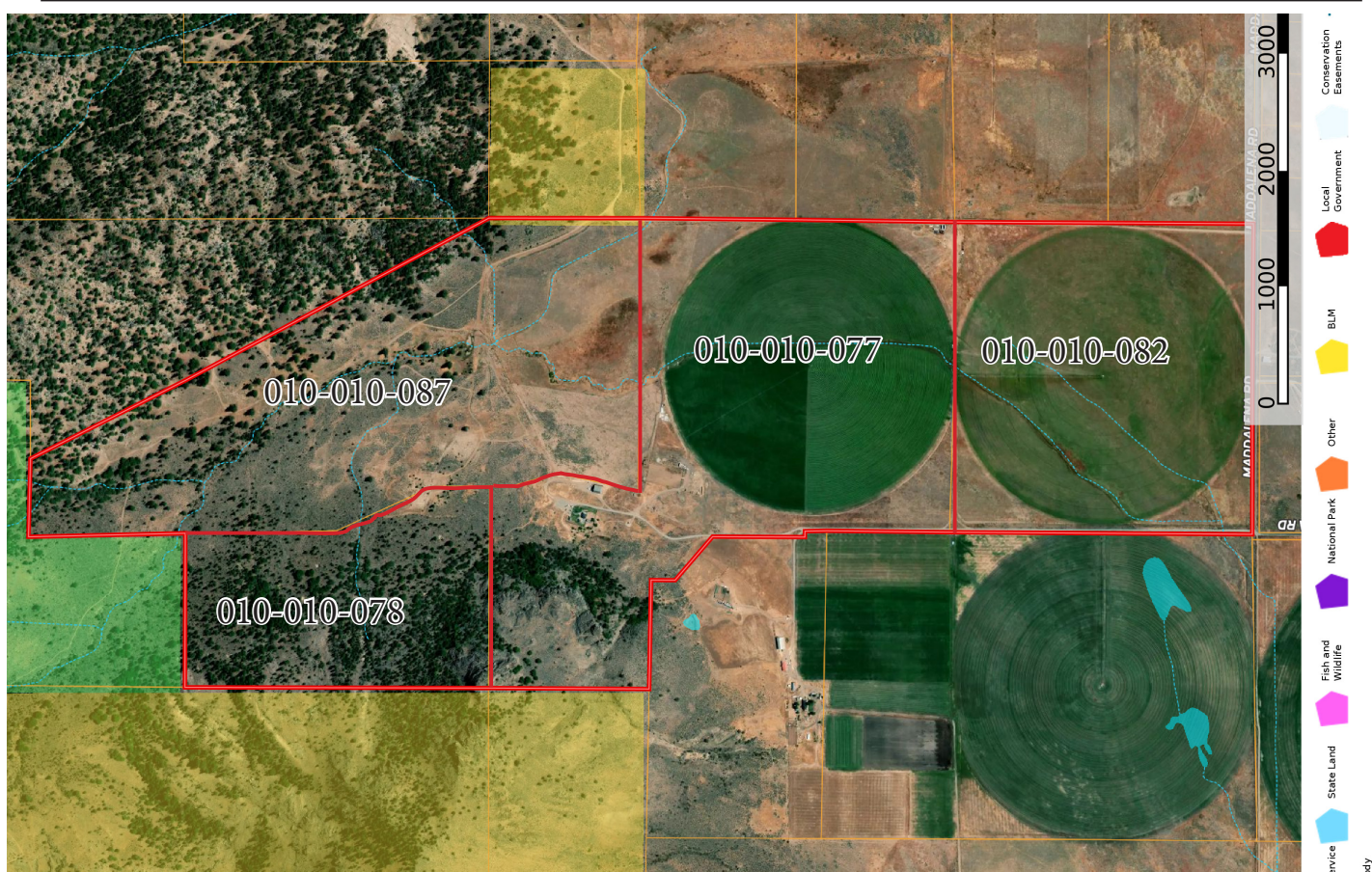


About Plumas County:

Plumas County is located in the Sierra Valley 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 681.22 ± acre ranch consists of four parcels.

<u>APN:</u>	<u>Acres:</u>	<u>Taxes (2020):</u>
010-010-078	87.81	\$92
010-010-087	213.24	\$353
010-010-077	221.39	\$4,271
010-010-082	158.78	\$1,771
TOTAL:	681.22 acres	\$6,487

The property is zoned AG and is in the Williamson Act.

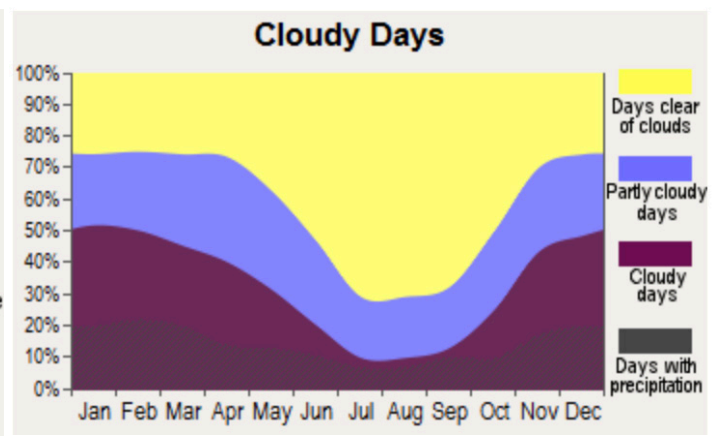
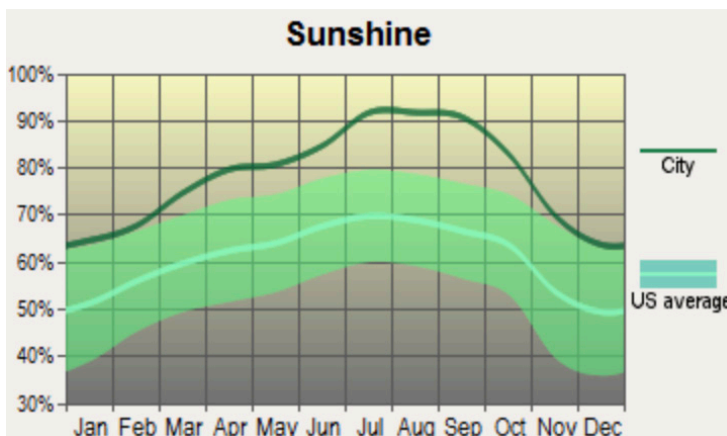
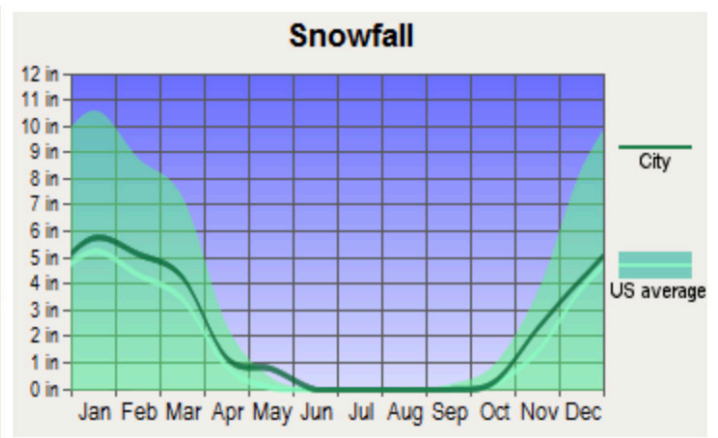
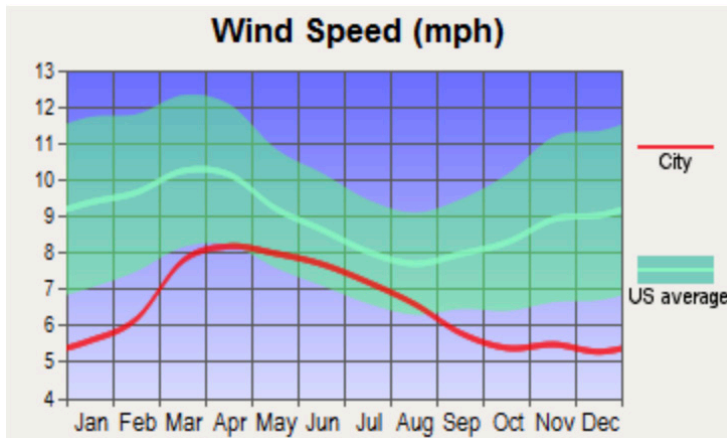
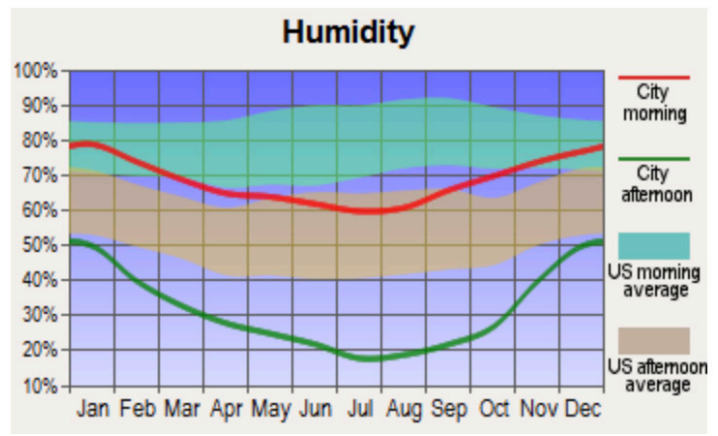
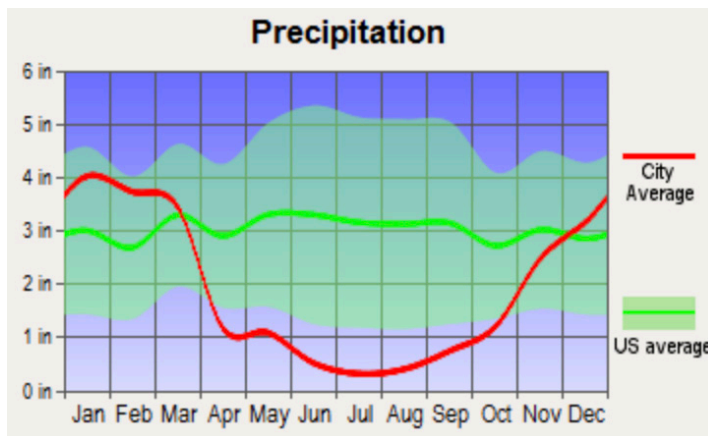
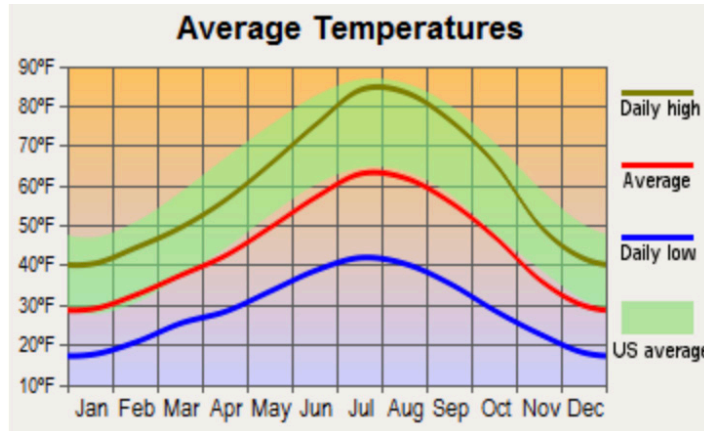
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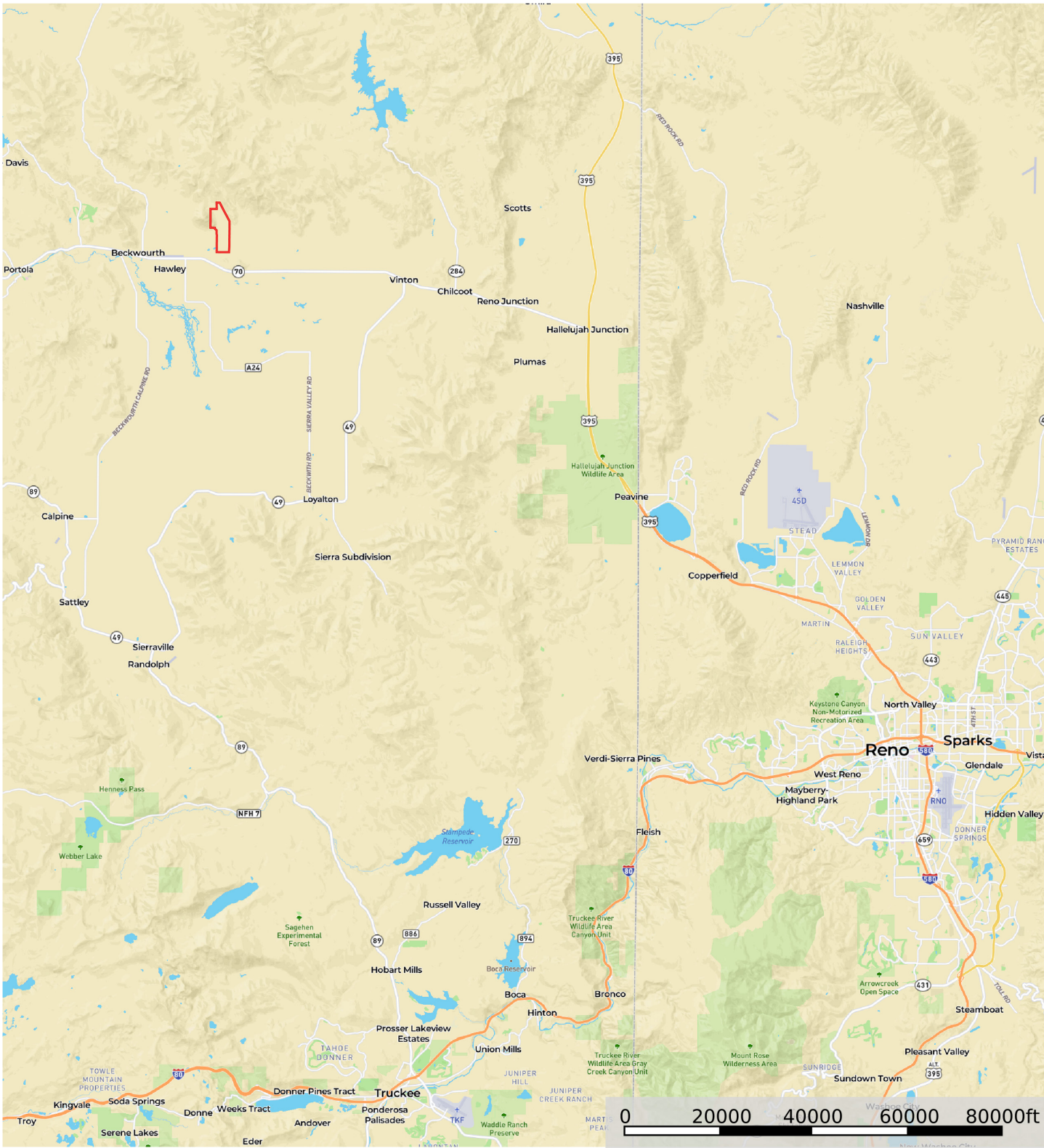
“The Williamson Act, also known as the California Land Conservation Act of 1965, enables local governments to enter into contracts with private landowners for the purpose of restricting specific parcels of land to agricultural or related open space use. In return, landowners receive property tax assessments which are much lower than normal because they are based upon farming and open space uses as opposed to full market value.”

– from the California Department of Conservation

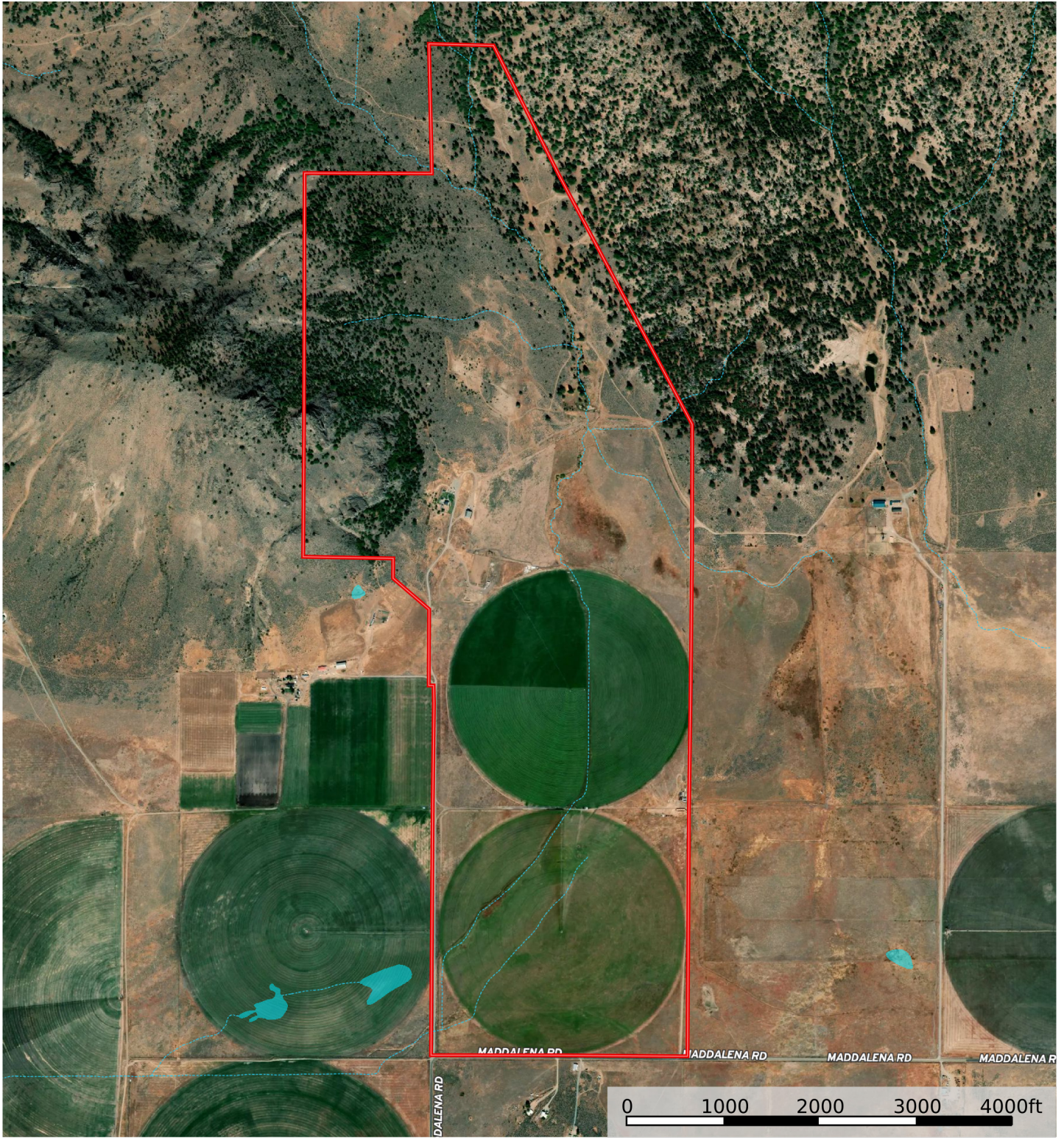


Weather

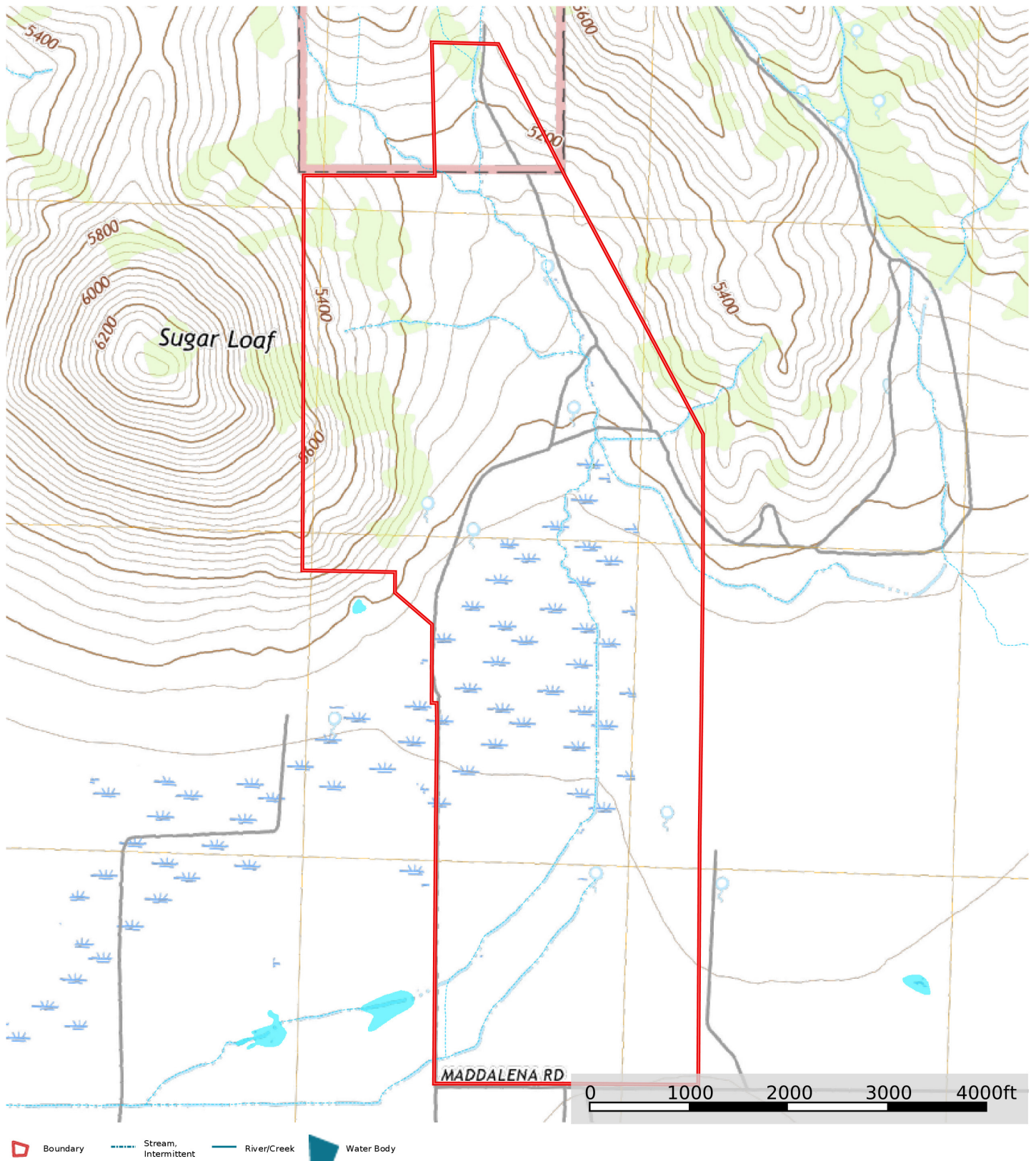




 Boundary



Boundary Stream, Intermittent River/Creek Water Body





California Outdoor Properties, Inc. is pleased to have been selected as the Exclusive Agent for the seller of this offering. All information has been obtained from sources deemed reliable by California Outdoor Properties, Inc. However, the accuracy of this information is not guaranteed or warranted by either California Outdoor Properties, Inc., or the sellers. Prospective buyers are charged with making and are expected to conduct their own independent investigation of the information contained herein. This offering is subject to prior sale, price change, correction or withdrawal without notice, and any offer presented does not have to be accepted.



California Outdoor Properties Inc.
707 Merchant Street, Suite 100
Vacaville, California 95688
(707) 455-4444 Office (707) 455-0455 Fax
todd@caoutdoorproperties.com
www.californiaoutdoorproperties.com

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