



OUTDOOR PROPERTIES

FARMS | RANCHES | RECREATIONAL PROPERTIES | LAND | LUXURY ESTATES



Honey Lake Ranch

597 ± Acres | Lassen County, CA



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DRE# 01838294



Introduction



Nestled in the picturesque Honey Lake Valley in northeastern CA, lies the 597± acre Honey Lake Ranch. This was a highly productive alfalfa, grass hay, and grain ranch. About 510 acres used to be irrigated. There is ample water with two ponds, 5 Ag wells, 2 domestic wells, springs, creek, and over a mile of Honey Lake frontage with lake access and water rights. In the past, the ranch has run up to 400 pair for the season. At the headquarters, there are a couple homes and various outbuildings. For the sportsmen, there is plenty to do here on the ranch! Opportunities for waterfowl, upland bird hunting, big game hunting, and fishing. Enjoy beautiful views, privacy, quiet country living, and easy access on the Honey Lake Ranch.



Highlights

- Alfalfa, grass hay, and grain ranch
- Two center pivots
- Water, Water, Water!!
- 8" buried mainline throughout the property
- Springs, Creek, Two ponds, Honey Lake Waterfrontage
- Honey Lake adjudicated water rights
- Has carried 400 pair in the past for the season
- Improvements: Two homes and outbuildings
- Excellent recreation: located in an X6a zone, waterfowl, upland birds, and big game hunting
- Fishing in the pond with bass, catfish, and sunfish or nearby on Antelope Lake, Lake Chance Creek, Eagle Lake or Susan River.
- Private, quiet, and easy access from HWY 395 for country living



Water

Water, Water, Water!! This ranch has great water and water rights. About 510 acres used to be under irrigation. There are 5 AG wells and 2 domestic wells. See below for well information. On the ranch, there are springs, a creek, two ponds, and Honey Lake frontage and access. Plus, adjudicated water rights from Honey Lake as well. The creek feeds the pond which is then pumped to the pivots for an alternative water source.



Adj./Riparian	Stream Name	CFS/Volume	Priority	Diversion #	Pump or Gravity	Delivered
Adjudicated Water Rights	Reservoir	7 Ac. ft	1		Gravity	Ditch
Adjudicated Water Rights	Honey Lake	3,000 GPM	1	1	Pump	Pipe



Well Name	Depth	Production
1 Domestic	<i>Capped</i>	~
2 Domestic	64 ft	
3	53 ft	30-35 GPM
4	600 ft	500 GPM
5	580 ft	1,350 GPM
6	620 ft	1,800 GPM
7 NEW	750 ft	1,800 GPM

Hay



The property was a highly productive alfalfa, grass hay, and grain ranch. There are currently two center pivots and an 8” buried mainline throughout the property. Most of the acreage on the ranch can be irrigated. There are five AG wells supporting this farming operation.

Field Size	Crop	Year Planted	Previous Yields	Previous Irrigation Type
228 Acres	Alfalfa	2015-2019	5 tons/ac	Center Pivot/ Wheel line
38 Acres	Triticale/Rye	2017	6 tons/ac	Sprinkler
35 Acres	Wheat	2017	2 tons/ac	Dryland
177 Acres	Alfalfa	2018	5 tons/ac	Wheel line
32 Acres	Grass	2010	3 tons/ac	Wheel line





Soil

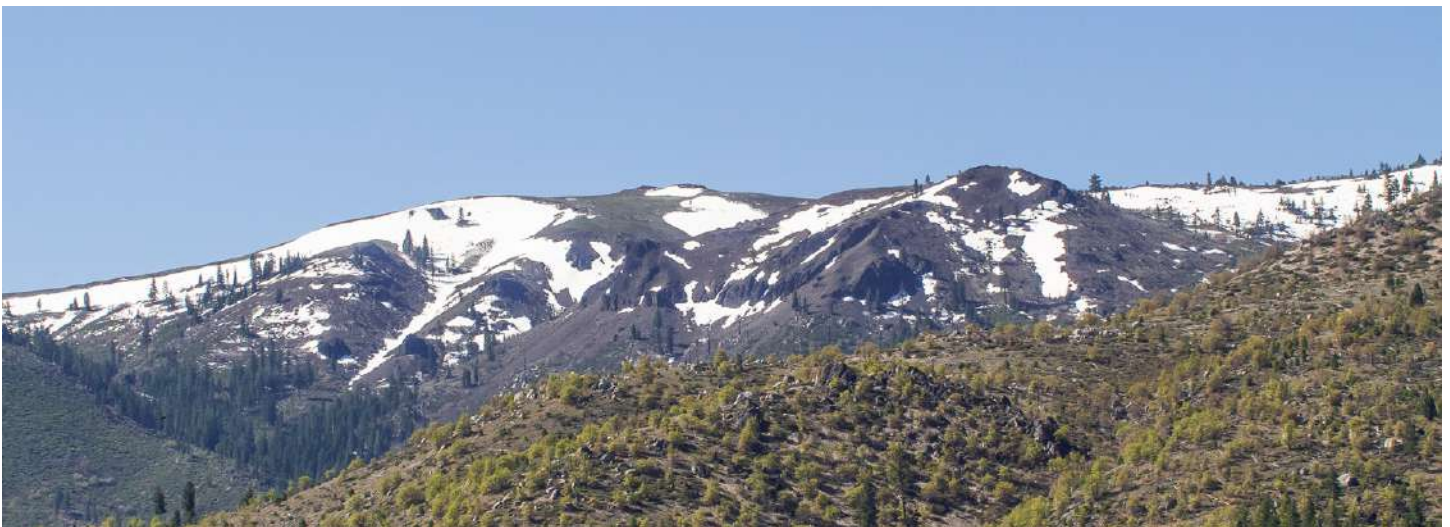


Map not to scale

Map Unit Symbol	Acres in AOI	Classification
109	40	4w / 4w
121	2.8	4w / 7w
287	22.9	3e / 4e
327	93.9	2w / 4c
328	309.5	3e / 4e
386	28.8	2w / 6w
409	19	Water

Cattle & Recreation

In the past, the property had supported up to 400 pair for the season with cattle running under cattle the pivots. It is perimeter fenced with bared and woven wire.



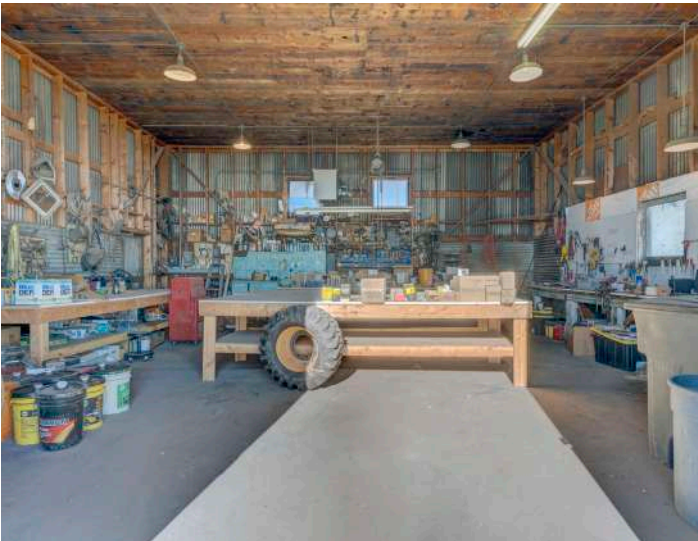
Honey Lake Ranch offers many pursuits for the outdoorsman. For the hunter, there are great waterfowl, upland game birds, and big game hunting. The property is located in an X6a zone. There are ducks, geese, pheasant, pronghorn, and mule deer. The season of migration is in the fall/spring. Even for the fisherman, fish in one of the ponds that contain bass, catfish, and sunfish plus nearby fishing at Antelope Lake, Last Chance Creek, Eagle Lake, and the Susan River. Venture out for camping, mountain biking, ATVing, and additional outdoor activities.



Improvements



There is currently a life estate on the main house. The second home is a rental house that has three bedrooms and two bathrooms. Additionally, there are various older outbuildings.



Location



About Janesville

As stated on the wikipedia page, Janesville “is located 11 miles southeast of Susanville, at an elevation of 4239 feet. Janesville is located on the eastern slopes of the Sierra Nevada Mountain range. Its population is 2,461 as of the 2020 census, up from 1,408 from the 2010 census.

The community consists of an elementary school, a park, four churches, two gas stations, a pizza parlor, a coffee shop, a veterinary hospital, a hardware store, a post office, and a few other businesses. Janesville stretches over a distance of 8 miles.”

About Susanville

Susanville 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 2020 census, the population is 16,947. 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.

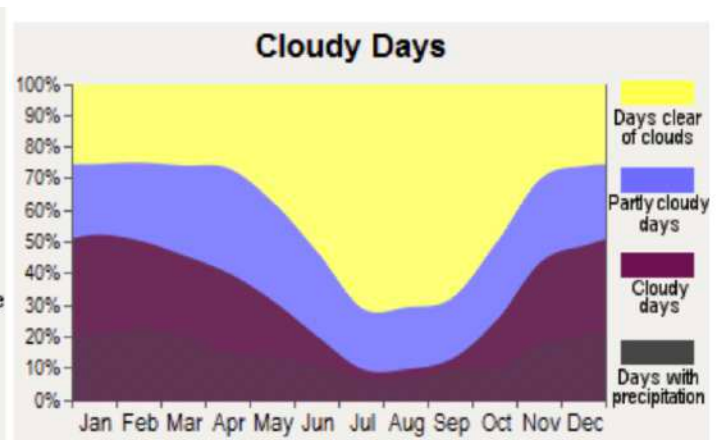
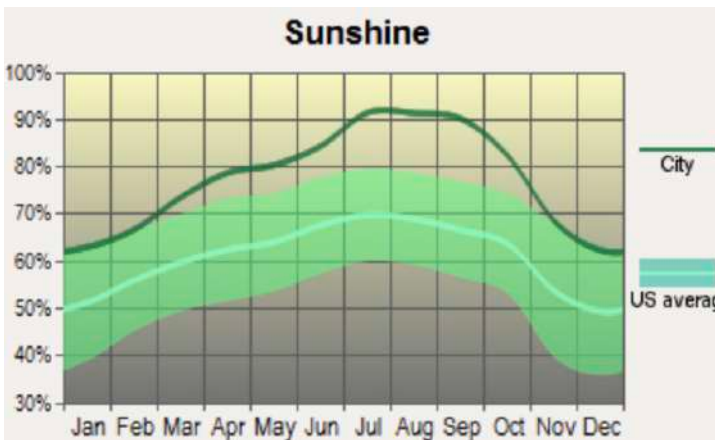
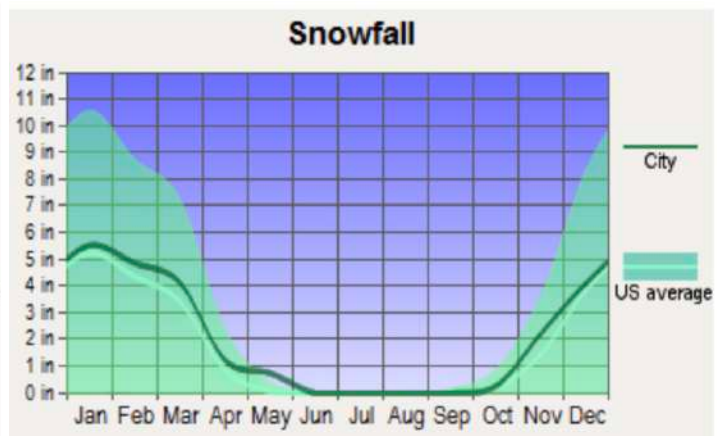
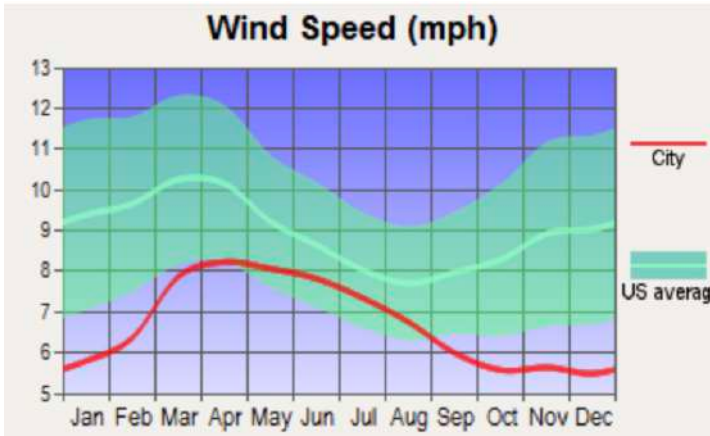
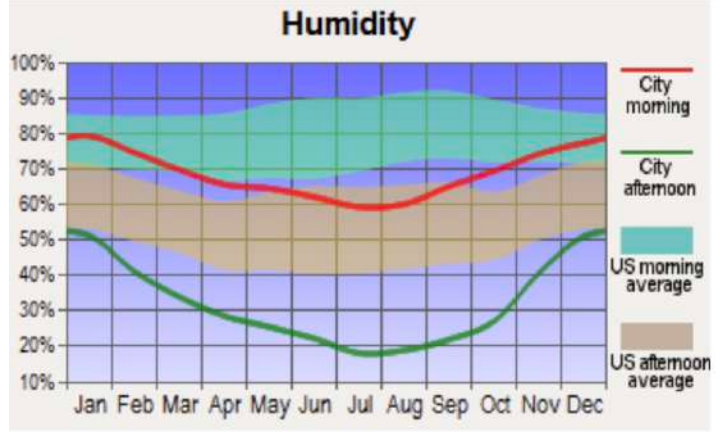
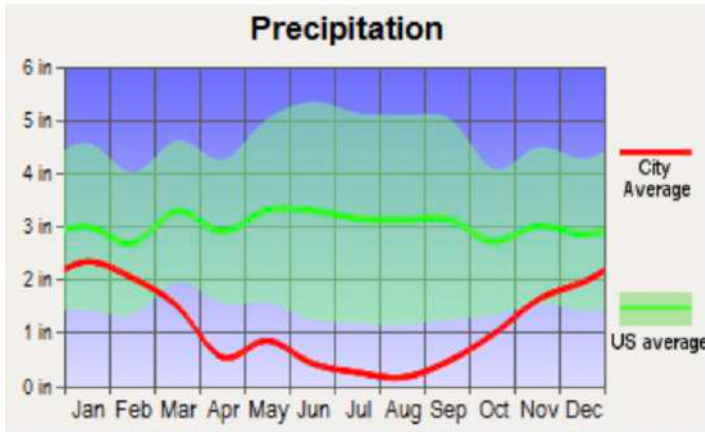
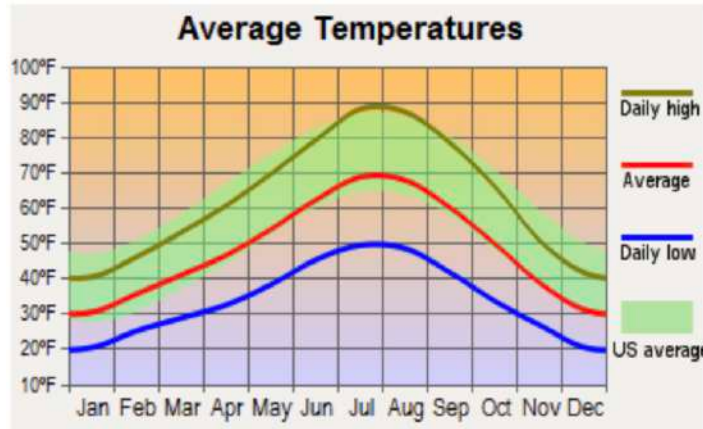
Closest airports include the Susanville Municipal Airport which is about 5 miles southeast of Susanville with two runways. Runway one is 4,051 x 75 ft with an asphalt surface and the other is 2,180 x 60 ft with a dirt surface. It also has two helipads; H1 is 120 x 120 ft and H2 is 65 x 65 ft. The closest international airport is the Reno-Tahoe International Airport (68.2 miles)

About Lassen County

Lassen County is located on 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

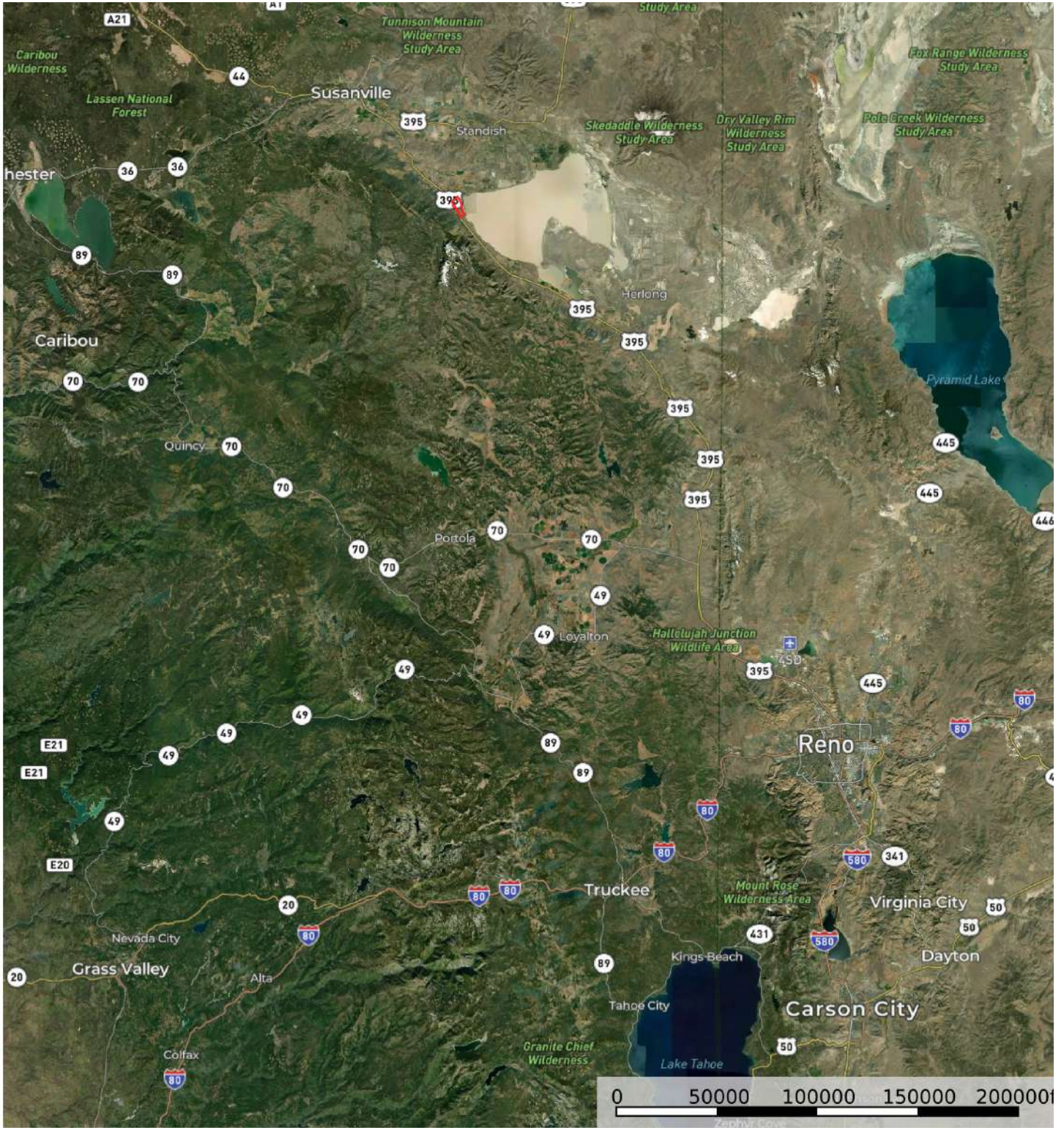


Size & Zoning

The Honey Lake Ranch consists of seven parcels totaling 597.13 acres. The property is zoned A-1 Agriculture. The property taxes provided below are from 2021 with a total of \$31,472.

APN	Acreage	Zoning	2021 Tax Amount
129-620-046	221.80	A-1 Agriculture	\$14,436.00
129-620-047	96.2	A-1 Agriculture	\$3,003.00
129-620-048	16.92	A-1 Agriculture	\$353.00
129-640-017	11	A-1 Agriculture	\$2,757.00
129-300-094	34.3	A-1 Agriculture	\$1,247.00
129-300-095	207.91	A-1 Agriculture	\$8,044.00
131-060-001	9	A-1 Agriculture	\$1,632.00
TOTAL	597.13		\$31,472.00

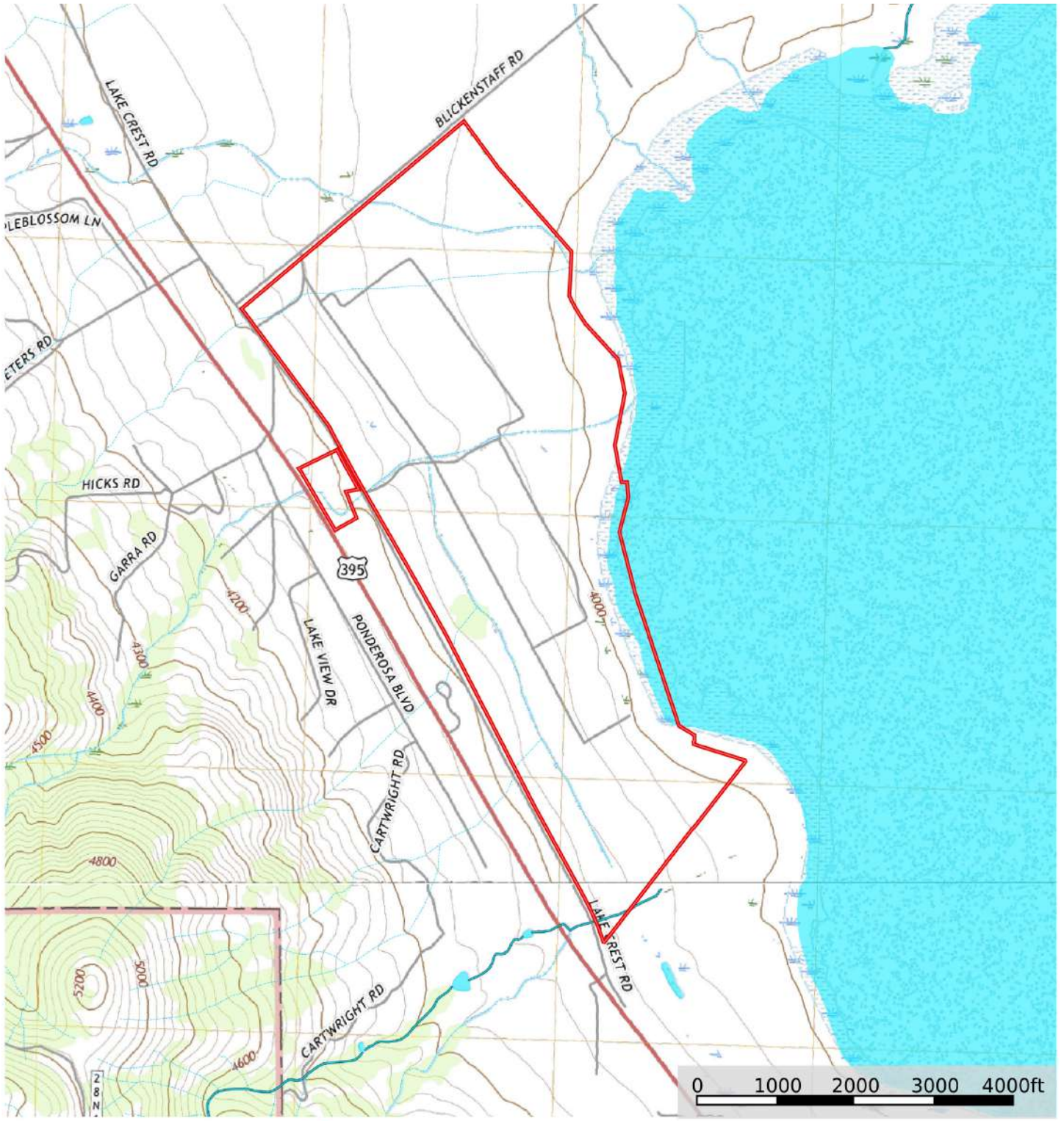




 Boundary



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





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