



FARMS | RANCHES | RECREATIONAL PROPERTIES | LAND | LUXURY ESTATES



# South Creek Ranch

336.91 ± Acres | Sierra County, CA



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# Introduction



South Creek Ranch nestles against a backdrop of the eastern slope of the Sierras from a private access road just west of the California/Nevada border and just 17 miles northwest of Reno, NV. The farmstead area was once the headquarters site for a larger ranching operation and includes a full set of working corrals, complete with a loading chute and a squeeze chute. Perimeter-fenced and cross-fenced, the current owner runs approximately 60+ head of pairs, with replacement heifers and bulls. A large irrigation reservoir collecting water from South Creek is located along the southwest boundary. A second smaller in-stream reservoir collects water from Purdy Creek, which traverses the western portion of the ranch in a northerly direction.

South Creek Ranch is developed primarily to 200 acres of irrigated meadow hay and 71 acres of irrigated pasture, with a 17-acre farmstead and 48.8 acres of native grazing land. Native meadow hay production runs at 300+/- T annually, with most of it going for winter feed. Excess hay is readily sold by the bale. The headquarters consist of a main residence, a caretaker or guest house, a bunkhouse, as well an incredible refurbished historical Stone House, a huge barn, a newer hay barn, and multiple outbuildings.



# Highlights

## 336.91 acres **WORKING CATTLE AND HAY RANCH**

- All fenced and cross-fenced
- Adjudicated water rights for 288.1 acres.
- Currently runs 60+ head of pairs as well as replacement heifers and bulls with room for probably twice that
- The ranch can be run as an inside operation with the cattle or strictly as a hay ranch
- 200 acres of irrigated meadow hay
- 71 acres of irrigated pasture
- 48.8 acres of native grazing land
- 17-acre farmstead with 3 homes, barns, and multiple ancillary outbuildings
- It is a beautiful setting with huge mature shade trees, several bearing fruit trees, and a lush lawn
- Lovely outdoor area and patio perfect for barbeque and entertaining
- Endless recreation opportunities with Lake Tahoe, the Lakes Basin, and Reno all close!
- Quiet, private, secluded with gorgeous open views yet just a mile+/- from Bordertown and 17 miles from downtown Reno





# Water

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The abundance of water on this ranch is second to none! Irrigation water is supplied by adjudicated water rights for 288.1 acres (Long Valley Creek Decree 12999 of the Superior Court for Lassen County dated 9/28/1976.) Two year-round creeks cross South Creek Ranch i.e., South Creek holding its water on the ranch in the South Creek Reservoir and Purdy Creek in the smaller Purdy Creek Reservoir. Irrigation water is distributed via a flood system consisting of earthen ditches and dams and generally runs in a west-to-east or south-to-north direction. The domestic well provides plentiful water for the residences and farmstead.



# Cattle & Hay



The ranch produces excellent quality native meadow hay with an average annual production reported at 300+/- T as a year-round inside operation hay is used for winter feed with excess sold by the bale for highly sought-after horse hay. If the ranch is mainly used as a seasonal operation, that excellent meadow grass hay is eagerly purchased within the horse community.

Currently running approximately 60 pair, including 55 calves, in addition to replacement heifers and 5 bulls year-round, the potential number for South Creek Ranch is probably double. Fenced and cross-fenced, the owner has recently put in over 7 miles of brand new fencing per NRCS standards for easy rotation of the 10 pastures.





# Recreation

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South Creek Ranch is in the very center of activity in every direction!

The abundant natural resources and the four distinct seasons each have their own panorama and character of beauty and intrigue. The amazing wetlands of the Sierra Valley are a stop for thousands of migratory birds each season. To the north and west are the Sierra's forests with dozens of lakes, streams, and trails. Lake Tahoe and Truckee are less than an hour away.

From right on the ranch, get on your horse, ATV, bike, or hike the scenic trails! With trout in the South Creek reservoir and bass in the Purdy reservoir, it's good to have a fishing rod handy. Hunting in season brings trophy mule deer. Also frequenting the ranch are antelope, bears, mountain lions, and numerous smaller animals and birds, including ducks, geese, and turkeys.

With downtown Reno just 17 miles away, you have your pick of the nightlife, restaurants, cultural activities, golf, the best of medical facilities, shopping, services, and just about anything any urban area can offer, as well as the highly regarded University of Nevada and Truckee Meadows Community College.





# Improvements



With huge picture windows looking out over the ranch and mountains beyond, the main house is 1695 sf and was built in 1958. It has 2 bedrooms, two bathrooms, a living room with hardwood floors, a great fireplace, open beamed ceilings, and wood paneling, as well as a kitchen and laundry room.

The outdoor patio area is perfect for all kinds of gatherings, from 1 or 2 enjoying the morning's coffee and watching the sunrise to large groups of family and friends together for a barbeque! The nearby Stone House is a fully equipped kitchen, making the job of food prep a pleasure!











The guest/caretaker house is 1058 sf and was built in the 1950s. There is an attached garage, storage, two bedrooms, and one bathroom.

The bunkhouse is 1371 sf, has 1371 sf and was also built in the 1950s.



There is a 336 sf glass greenhouse not to mention a penned chicken house known as the “Taj Majal!”







The 6,144 barn is set up with stalls and tack rooms and has room for hay storage, equipment storage, and/or miscellaneous uses. It could probably use some restoration but the “bones” are there.



The 1800 sf Quonset hut houses a complete 2 room heated shop. The incredible 2,376 sf metal hay barn was brand new in 2017 and is built with concrete piers and steel.



- Livestock sheds
- Oil shed
- Storage shed
- Cattle scale house
- Loading chutes and corrals
- Rolling stock, chattel, i.e., farm machinery, equipment, etc., and cattle are negotiable separately from the real estate.



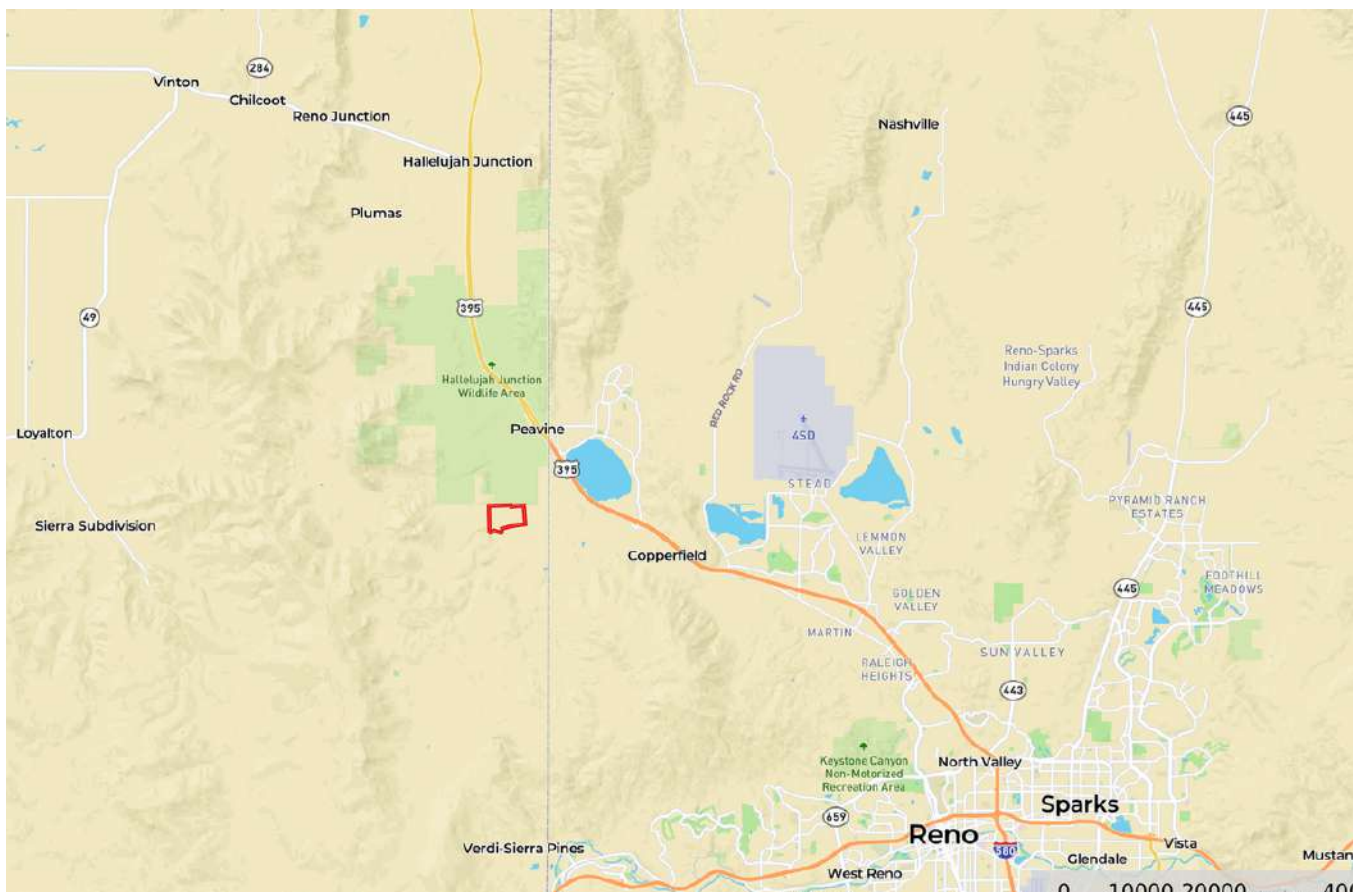
# Location

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## Long Valley, CA:

Located in Long Valley just west of the California/Nevada border against the eastern slope of the Sierras. Babbitt Peak, as well as the Peterson Range, are viewed from the ranch. Bordertown, NV, is only a mile or so away, and, as mentioned before, Reno, including Reno-Tahoe International Airport, is just about 15 or 20 minutes south on Hwy 395.

The abundant natural resources and the four distinct seasons each have their own panorama and character of beauty and intrigue. The amazing wetlands of the Sierra Valley are a stop for thousands of migratory birds each season.



# History

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The ranches of the eastern side of Sierra County were settled in the 1850s, providing dairy products, hay, and cattle for Truckee and the western Sierra County gold mines and also to the Nevada Comstock Mines in the 1860s. By the 1880s, it was one of the finest agricultural regions of California. A number of century-old ranches still continue the tradition of cattle ranching in the area.

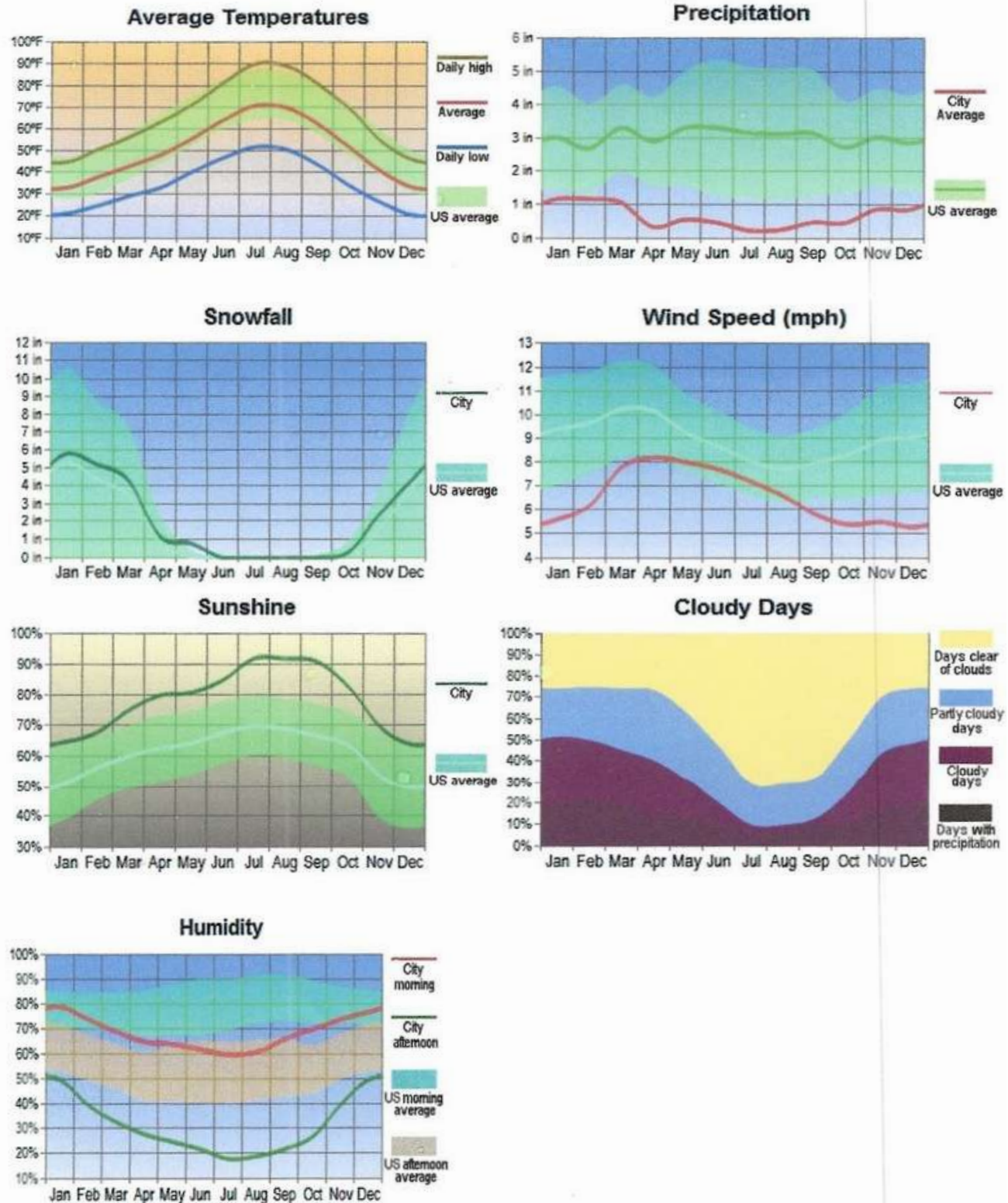
Rich in history, the Washoe and Maidu Indians, early gold miners, loggers, and ranchers, left us with a priceless window to the past. Historic buildings and landscapes provide a rare and unique look into American history as they span over time and into the present. You can't help but step back in time to feel the sense of adventure, excitement, and struggle of the human spirit throughout this rugged country.





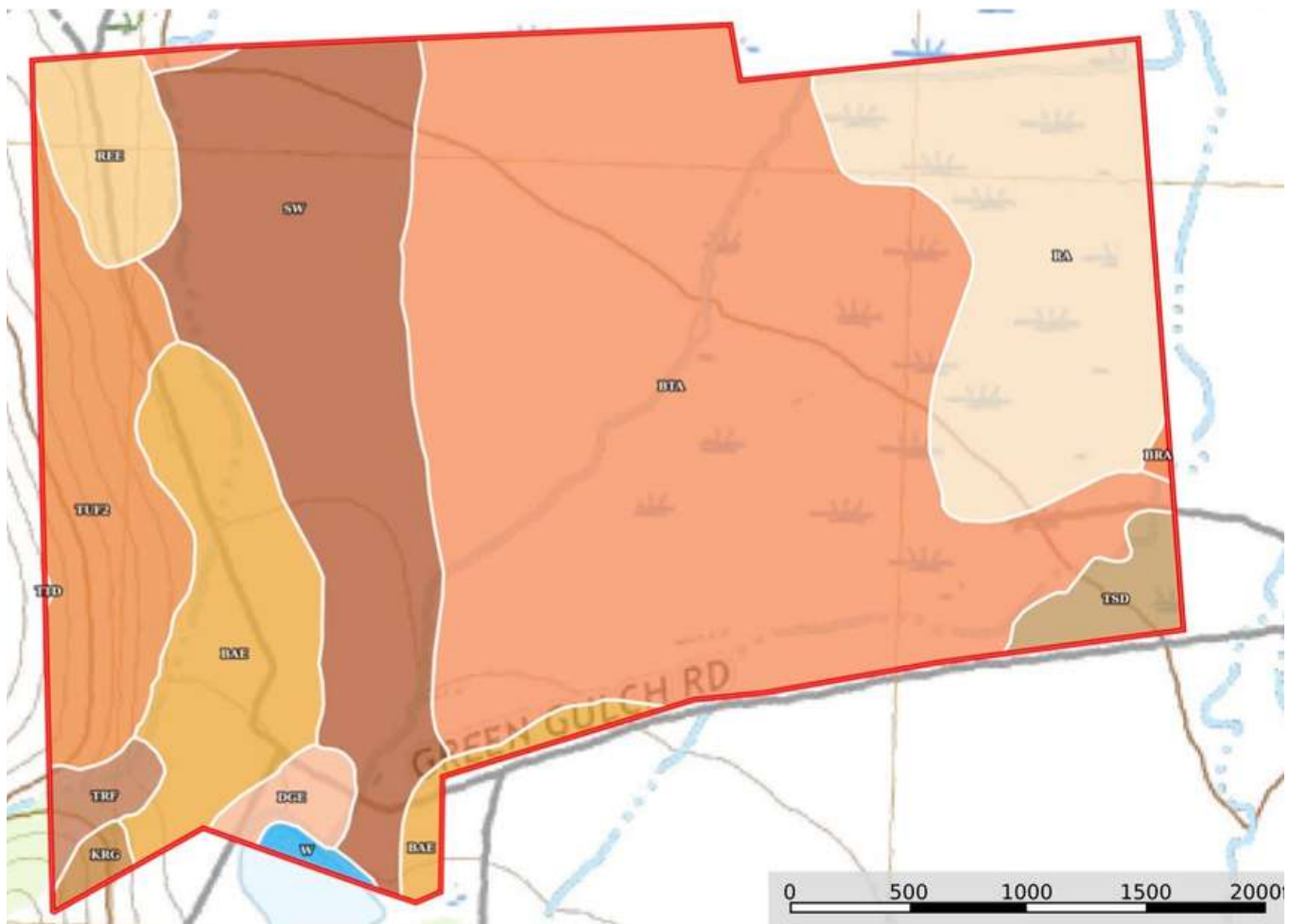
# Weather

## Reno, Nevada



Just 17 miles north of Reno the ranch lies in a microclimate which is somewhat milder: i.e. warmer in the winter and cooler in the summer!

# Soil Map



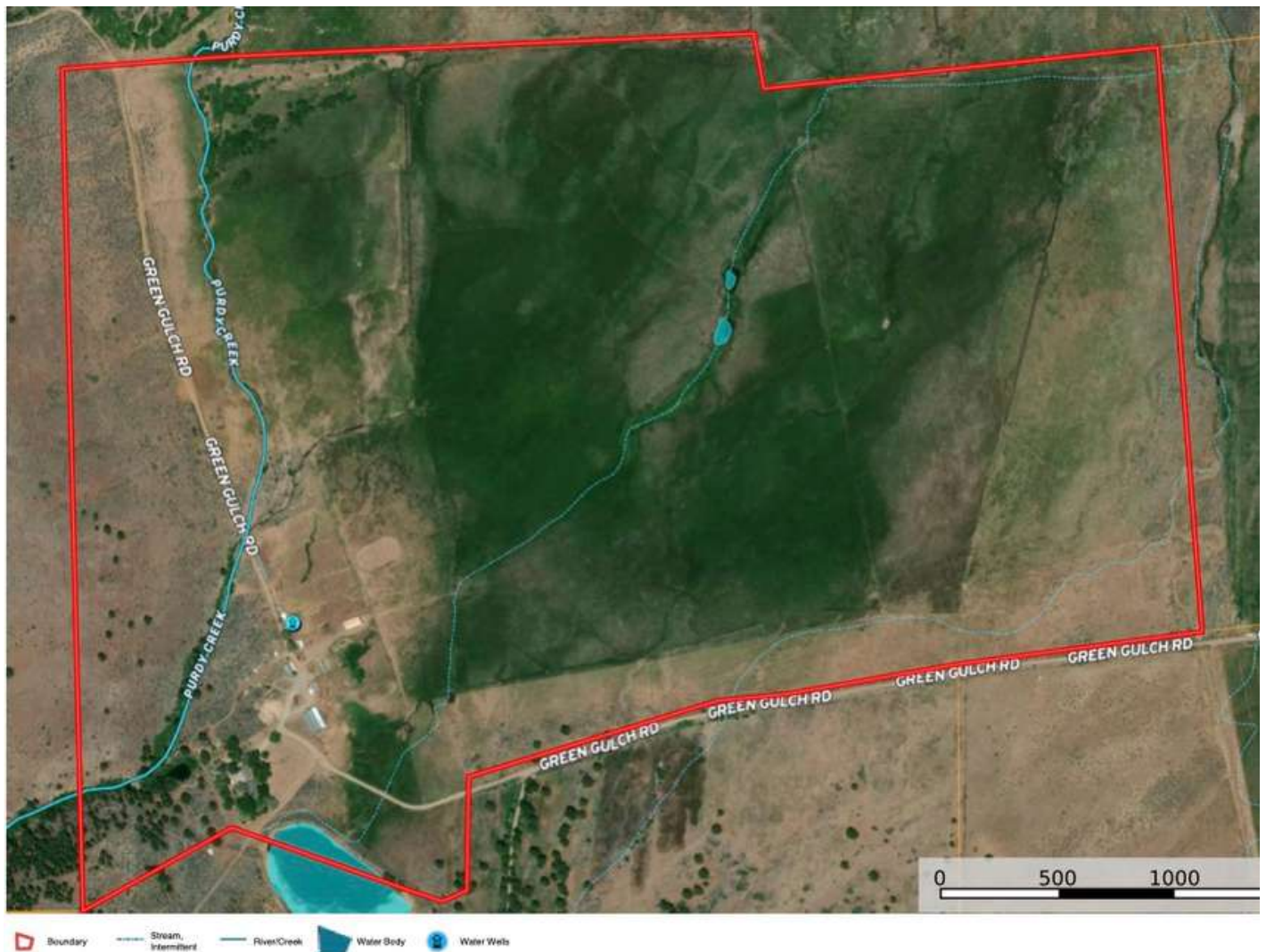
Boundary 323.17 ac

| SOIL CODE | SOIL DESCRIPTION                                          | ACRES     | %     | CPI | NCCPI | CAP  |
|-----------|-----------------------------------------------------------|-----------|-------|-----|-------|------|
| BtA       | Bidwell loam, 0 to 2 percent slopes                       | 143.82    | 44.5  | 0   | 23    | 3c   |
| Sw        | Smithneck sandy loam, 0 to 2 percent slopes               | 55.87     | 17.29 | 0   | 37    | 2e   |
| Ra        | Ramelli clay                                              | 43.71     | 13.53 | 0   | 41    | 3w   |
| BaE       | Badenaugh very cobbly sandy loam, 2 to 30 percent slopes  | 28.9      | 8.94  | 0   | 23    | 4s   |
| TuF2      | Trosi-Turria complex, 15 to 50 percent slopes, eroded     | 25.89     | 8.01  | 0   | 2     | 7s   |
| ReE       | Reba sandy loam, 2 to 30 percent slopes                   | 9.34      | 2.89  | 0   | 6     | 6e   |
| TsD       | Trosi very stony sandy loam, 2 to 15 percent slopes       | 5.45      | 1.69  | 0   | 3     | 7s   |
| DgE       | Dotta gravelly sandy loam, 9 to 30 percent slopes         | 3.62      | 1.12  | 0   | 21    | 6e   |
| TrF       | Trojan stony sandy loam, 30 to 50 percent slopes          | 3.35      | 1.04  | 0   | 24    | 7e   |
| KRG       | Aldi-Kyburz-Rock outcrop complex, 30 to 75 percent slopes | 1.53      | 0.47  | 0   | 9     | 7e   |
| W         | Areas under water in ponds and reservoirs complex         | 1.17      | 0.36  | 0   | -     | -    |
| BrA       | Bidwell sandy loam, 0 to 2 percent slopes                 | 0.45      | 0.14  | 0   | 23    | 3c   |
| TrD       | Trosi extremely stony sandy loam, 2 to 15 percent slopes  | 0.07      | 0.02  | 0   | 3     | 7s   |
| TOTALS    |                                                           | 323.17(*) | 100%  | -   | 25.18 | 3.49 |

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

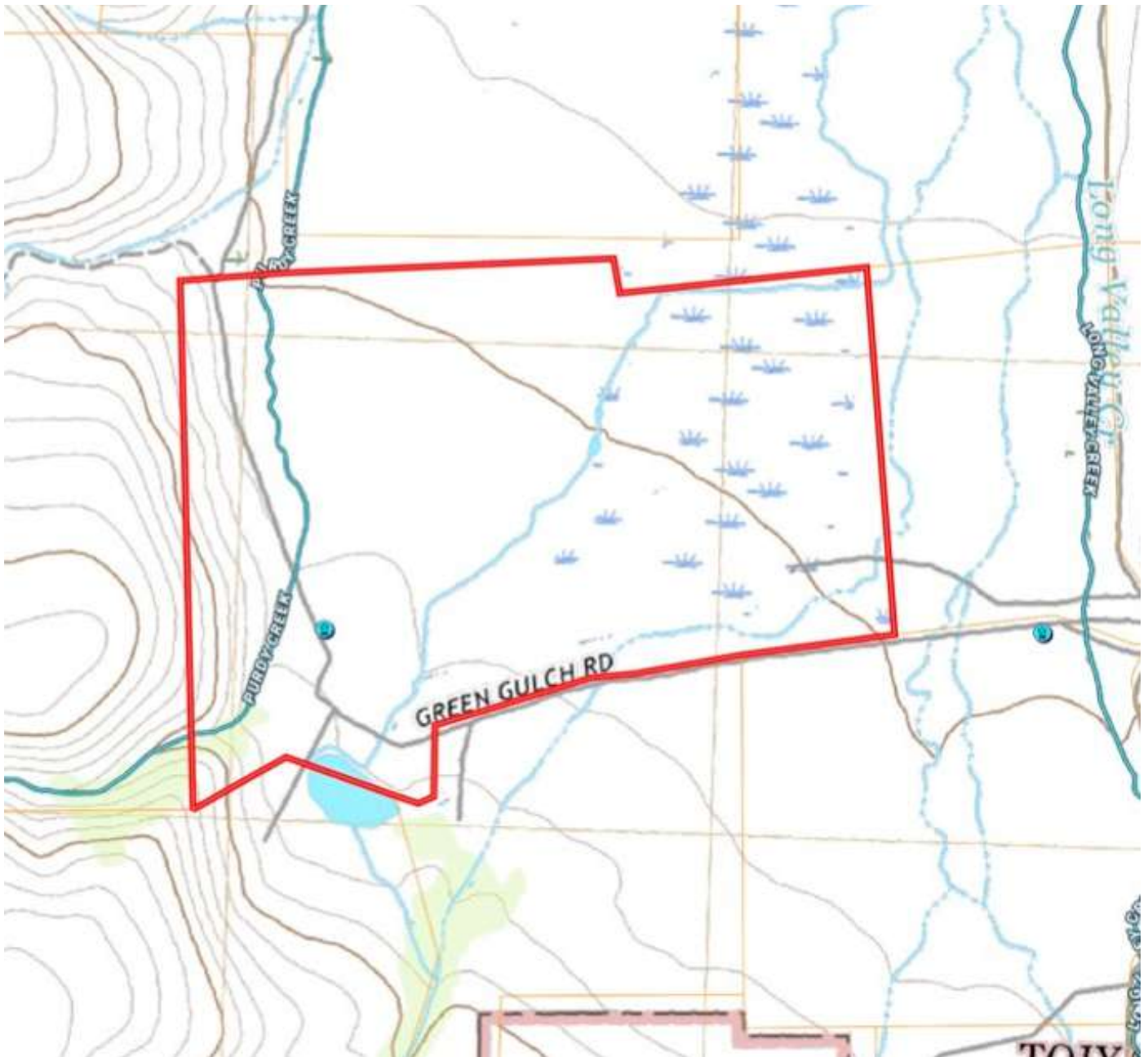


# MB Satellite Map



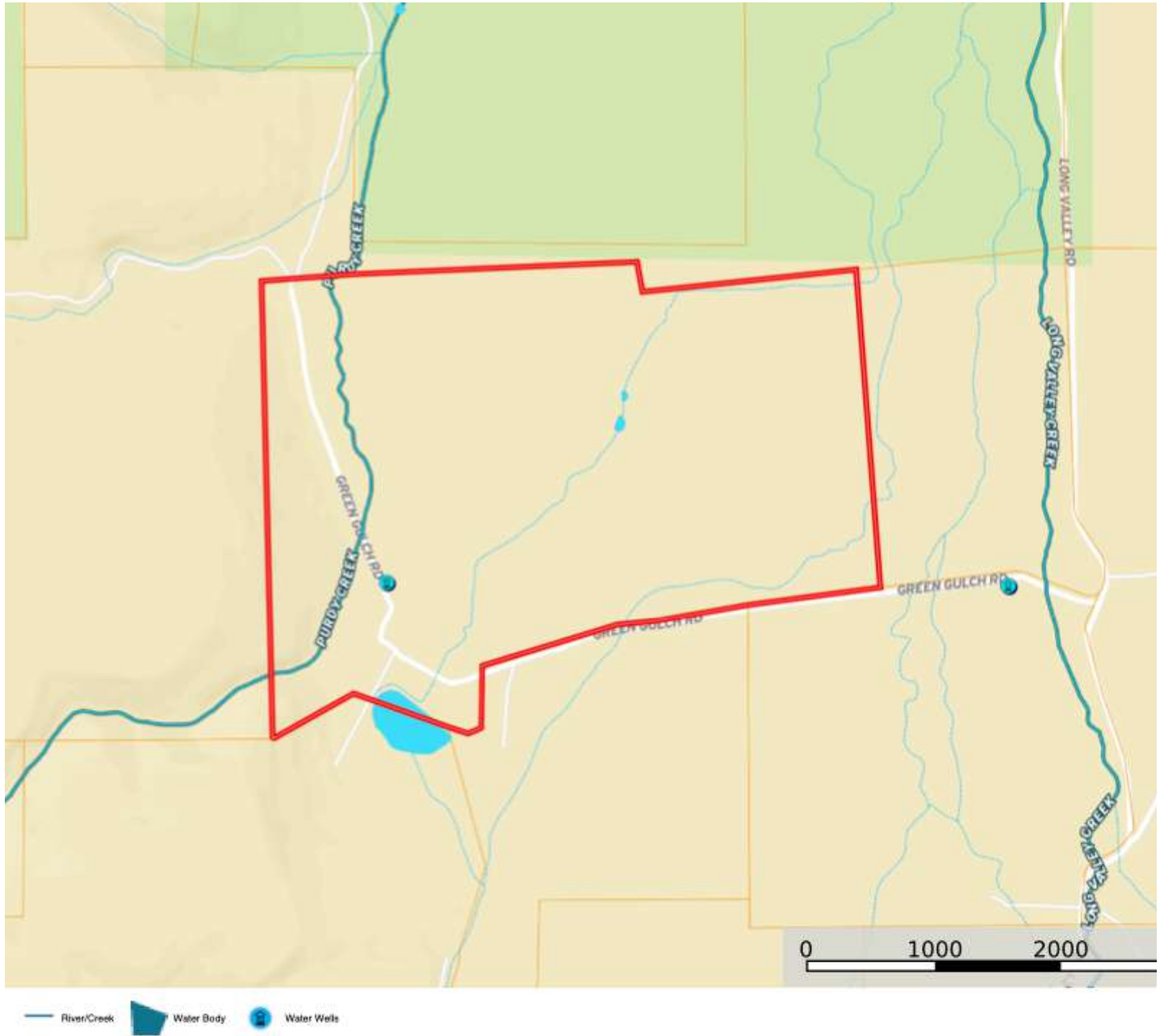
# Vintage Topo Map

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# Street Map





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