



## **OUTDOOR PROPERTIES**

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# Heinz Ranch

10,129.82 ± Acres | Lassen County, CA



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DRE# 01838294



# Introduction

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Located on the peninsula of Honey Lake, just under three miles west of Herlong, CA, and a convenient one-hour drive north from the thriving Greater Reno-Sparks-Tahoe area, lies the expansive Heinz Ranch spanning 10,129.82 ± acres in the historically rich Honey Lake Valley of Lassen County. This vast high desert landscape, sits at a 4,000 ft elevation, where the Great Basin, the Cascades, and the Sierra Mountains all come together.

The property boasts Honey Lake frontage and approximately a mile of Long Valley Creek. Honey Lake, a basin lake, offers great waterfowl and upland bird hunting opportunities depending on rainfall. Additionally, the land is great for horseback riding and off-road ATVing. The resident herd of antelope and a couple of wild horses add to the unique charm of this recreational playground. Currently, there is an annual grazing lease with local rancher. The majority of property benefits from the Williamson Act, ensuring reduced property taxes.



# Highlights

- 10,129.82 ± acres of vacant bare land
- 3 miles to Herlong, 56 miles to Reno, 32 miles to Susanville
- Views of the Sierra Mountains to the south
- Honey Lake frontage
- Over a mile of Long Valley Creek
- Wild horses roam the property
- Herd of antelope on the ranch
- Recreation: Waterfowl and upland bird hunting, big game hunting, fishing, horseback riding, ATVing, & more
- Currently there is a cattle lease with local rancher
- Majority of the property is in the Williamson Act; lower property taxes
- Variety of uses:
  - » Summer and winter livestock pasture
  - » Alfalfa and well development
  - » Horse refuge
  - » Off-road racing course
  - » Weapons development and testing
  - » Sierra Army Depot expansion
  - » Drone and airplane testing and development
  - » Group retreat
  - » Solar field; negotiations would have to be made with the county (in Williamson Act)
  - » Mineral exploration and development
  - » Geothermal development
  - » Possible conservancy

*“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*

# History



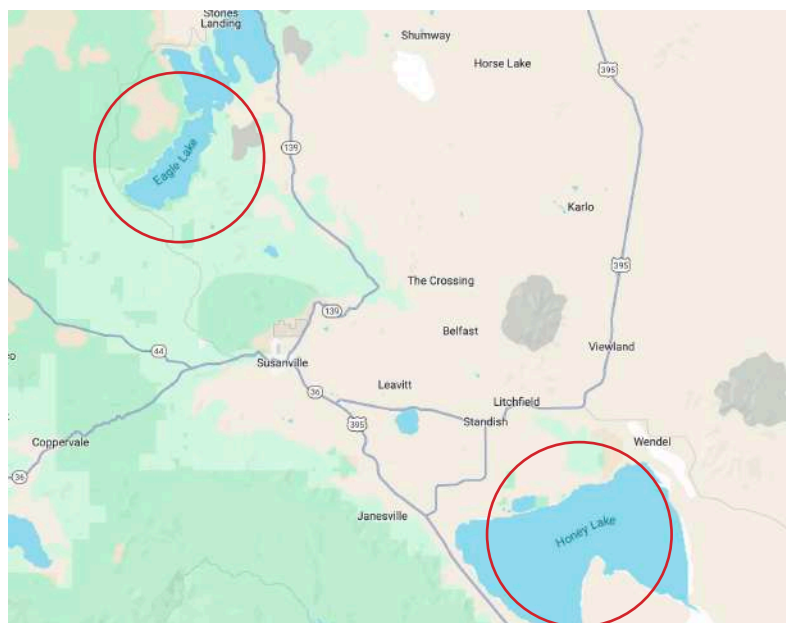
## *History of the Honey Lake Valley Area:*

In 1854, a trading post was constructed on the western end of the Honey Lake Valley. Just two short years later, a gold rush occurred just south of the trading post, leading to the permanent settlement of the Honey Lake Valley. Tensions between California and Nevada reached a climax on February 15, 1863, when the Sagebrush War erupted at Roop's Fort, located just 45 minutes due north of Heinz Ranch. Eventually, a truce was signed, prompting both sides to conduct a boundary line survey. The survey determined that the majority of the Honey Lake Valley was in California, initiating the process of creating Lassen County.

In the 1880s, numerous settlements were established in Lassen County. The construction of railroads played a pivotal role in fostering the region's growth. Since then, the Honey Lake Valley has become a hub for innovation and possibilities, particularly with the presence of the Sierra Army Depot, home to the U.S. Army's Center for Industrial Technical Excellence. On the northern banks of Honey Lake, the Honey Lake Wildlife area is home to hundreds of migratory and nesting waterfowl, birds of prey, passerines, sandhill cranes, beavers, pronghorn antelope, and deer. The flora and fauna on Heinz Ranch mirror the resilience and innovation seen in the people who inhabit the region.

## *History of "Honey Island":*

The land on the so-called Honey Island was originally patented by farmers under the Desert Land Act. Homesteaders invested in the Eagle Lake Water Importation Project to cultivate sugar beets on Honey Island. This ambitious project involved constructing a four-mile tunnel through Blacks Mountain, along with miles of flumes and canals. Everything functioned seamlessly until the water level in Eagle Lake dropped below the tunnel level and failed to recover to its original height. Consequently, both the company and the farmers filed for bankruptcy, leading to the acquisition of the entire island by large cattle ranches through tax sales. In the end, three ranches emerged as the predominant owners, a configuration that persists to this day.



# Water & Recreation

Heinz Ranch features Honey Lake frontage as well as over a mile of Long Valley Creek which runs from just south of Bordertown, CA and into Honey Lake. Long Valley Creek usually dries up completely during the time upstream farmers are irrigating crops. Honey Lake is a basin lake, also known as an endorheic lake. The water in a basin lake is sustained by precipitation, runoff, and groundwater inflow within the basin itself. During the summer, the lake experiences significant evaporation, causing its water levels to decrease. It is noteworthy that Honey Lake typically undergoes near-complete drying in most years.



Recreational opportunities on the ranch and in the surrounding areas are diverse, catering to various interests such as hunting, fishing, horseback riding, ATVing, bird watching, picnicking, hiking, and camping. For hunters, there is great upland and waterfowl hunting. There is also a local herd of antelope on the property itself. Nearby options include Antelope Lake, Last Chance Creek, Eagle Lake, and the Susan River. A unique feature on the ranch are the wild horses that roam the property!





## Soil Map Cont'd

Map Unit Symbol	Acres in AOI	Classification
104	797	3s / 6s
121	459.8	4w / 7w
122	1,081.5	4s / 7s
139	462.3	NA / 7s
151	248.2	NA / 7s
203	9	NA / 8
215	29.4	2e / 6e
236	332.2	3s / 7s
241	991.5	NA / 7w
284	1,469.4	NA / 7e
288	41.6	3e / 6e
326	28.5	NA / 8
368	183.8	4s / 7s
369	3,196.3	NA / 7e
384	277.3	NA / 7s
386	20.6	2w / 6w
407	46.7	NA / 6s
408	356.3	NA / 7s
409	73	Water

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

# Size & Zoning

APN	ACREAGE	LAND USE	WILLIAMSON ACT	TAXES (2023)
135-030-003	440	Grazing	Yes	\$90
135-030-005	40.1	Recreational- Vacant	No	\$111
135-030-007	480	Grazing	Yes	\$99
135-030-015	478.08	Grazing	Yes	\$98
135-030-019	40	Grazing	Yes	\$8
135-030-020	320	Grazing	Yes	\$66
135-030-021	79.44	Grazing	Yes	\$16
135-040-001	91.76	Recreational- Vacant	No	\$251
135-040-003	160	Agr-Grazing	Yes	\$330
135-040-008	244.55	Grazing	Yes	\$50
135-040-009	302.3	Grazing	Yes	\$62
135-040-010	360	Grazing	Yes	\$74
135-070-003	330	Grazing	Yes	\$68
135-070-004	169	Vacant	No	\$35
135-070-005	153	-	Yes	\$312
135-070-007	360.65	Grazing	Yes	\$74
135-070-010	40	Vacant	No	\$8
135-070-012	120	Grazing	Yes	\$25
135-070-013	120	Grazing	Yes	\$25
135-070-014	360	Grazing	Yes	\$74
135-080-002	480	Grazing	Yes	\$99
135-080-003	520	Grazing	Yes	\$107
135-080-007	400	Grazing	Yes	\$82
135-080-010	190	Agr-Grazing	Yes	\$365
135-080-012	80	Grazing	Yes	\$16
135-080-018	40	Vacant	No	\$8
135-080-019	20	Vacant	No	\$4
135-140-002	80	Grazing	Yes	\$16
135-140-008	119.98	Grazing	Yes	\$25
137-060-012	80	Grazing	Yes	\$16
137-060-013	40	Grazing	Yes	\$8
137-100-001	517.4	Grazing	Yes	\$106
137-100-003	40	Grazing	Yes	\$8
137-100-004	560	Grazing	Yes	\$115
137-100-006	640	Grazing	Yes	\$131
137-100-026	635.56	Grazing	Yes	\$131
139-040-003	2	Grazing	Yes	\$0
139-040-023	418	Grazing	Yes	\$86
139-060-001	10	Grazing	Yes	\$2
139-060-004	300	Grazing	Yes	\$62
139-060-006	268	Grazing	Yes	\$55
<b>TOTAL</b>	<b>10,129.82</b>			<b>\$3,318</b>



# Location



## About Herlong, CA:

Herlong, a census-designated place in California's Lassen County, sits at the eastern edge of the Sierra Nevada Mountain Range within the southeastern part of Honey Lake Valley. Positioned 8 miles north of Doyle at an elevation of 4,114 feet, its 2020 population is 237. Established in 1942 during World War II to support the Sierra Army Depot, Herlong's history is tied to its role as a secure ammunition storage site. Over the years, its population has fluctuated, peaking in the 1950s. The town boasts various churches and 62 historic properties, reflecting its rich past. The region maintains a unique status as one of the last "open range" lands in California. In this area, the summers are warm but not excessively hot, characterized by dry conditions. Monthly temperatures consistently remain below 71.6 °F on average.

## About Susanville, CA:

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. Outdoor enthusiasts revel in nearby attractions like Lassen Volcanic National Park, while history buffs appreciate the well-preserved architecture in Historic Uptown Susanville. The city's economy, historically tied to mining and agriculture, has diversified with the presence of correctional facilities. Susanville's tight-knit community, commitment to education, and various events throughout the year contribute to its welcoming atmosphere and make it a hidden gem in California.

**Nearby airports:** *Susanville Municipal Airport (27 miles from the ranch) 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. **International airport** is the Reno-Tahoe International Airport (57 miles from the ranch)*

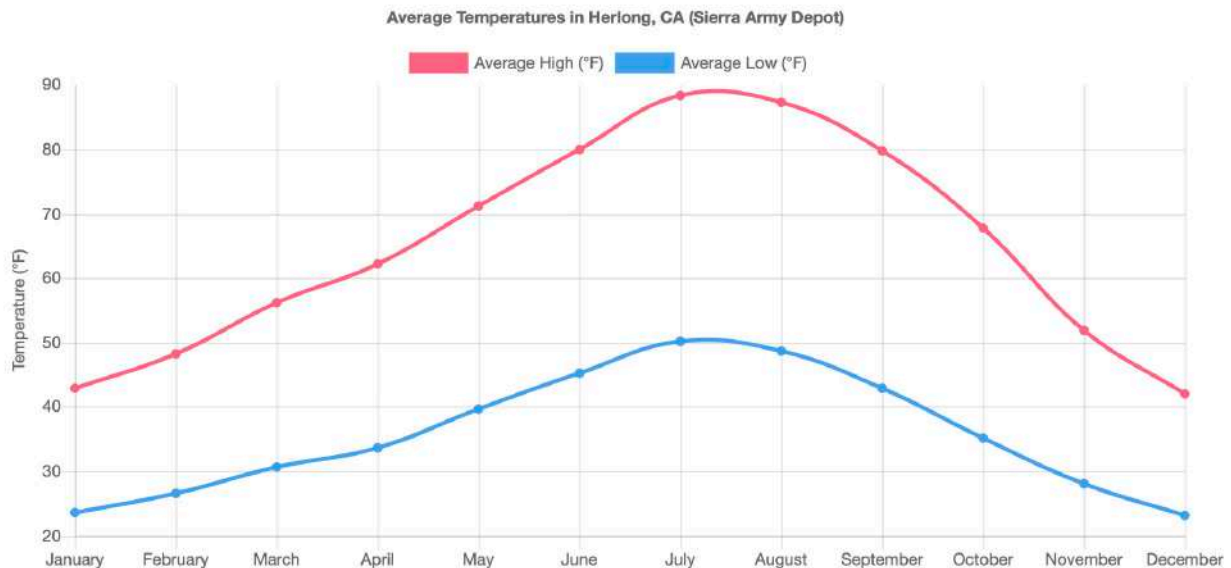
## About Lassen County, CA:

Lassen County is located on the northeast portion of California, bordering Nevada. The population was 32,730 as of the 2020 census. It is characterized by its stunning natural landscapes and historical significance. With Susanville as its county seat, the region boasts a diverse terrain that includes lush forests, picturesque lakes, and the mighty Lassen Peak, a dormant volcano. This area holds a deep history, notably as part of the California Trail and as a center of early exploration and settlement. The county's namesake, Peter Lassen, was a Danish-American rancher and prospector who played a crucial role in the region's development during the Gold Rush era. Today, Lassen County offers a blend of outdoor recreation, including hiking, camping, and fishing, along with a glimpse into its storied past through historic sites and landmarks.

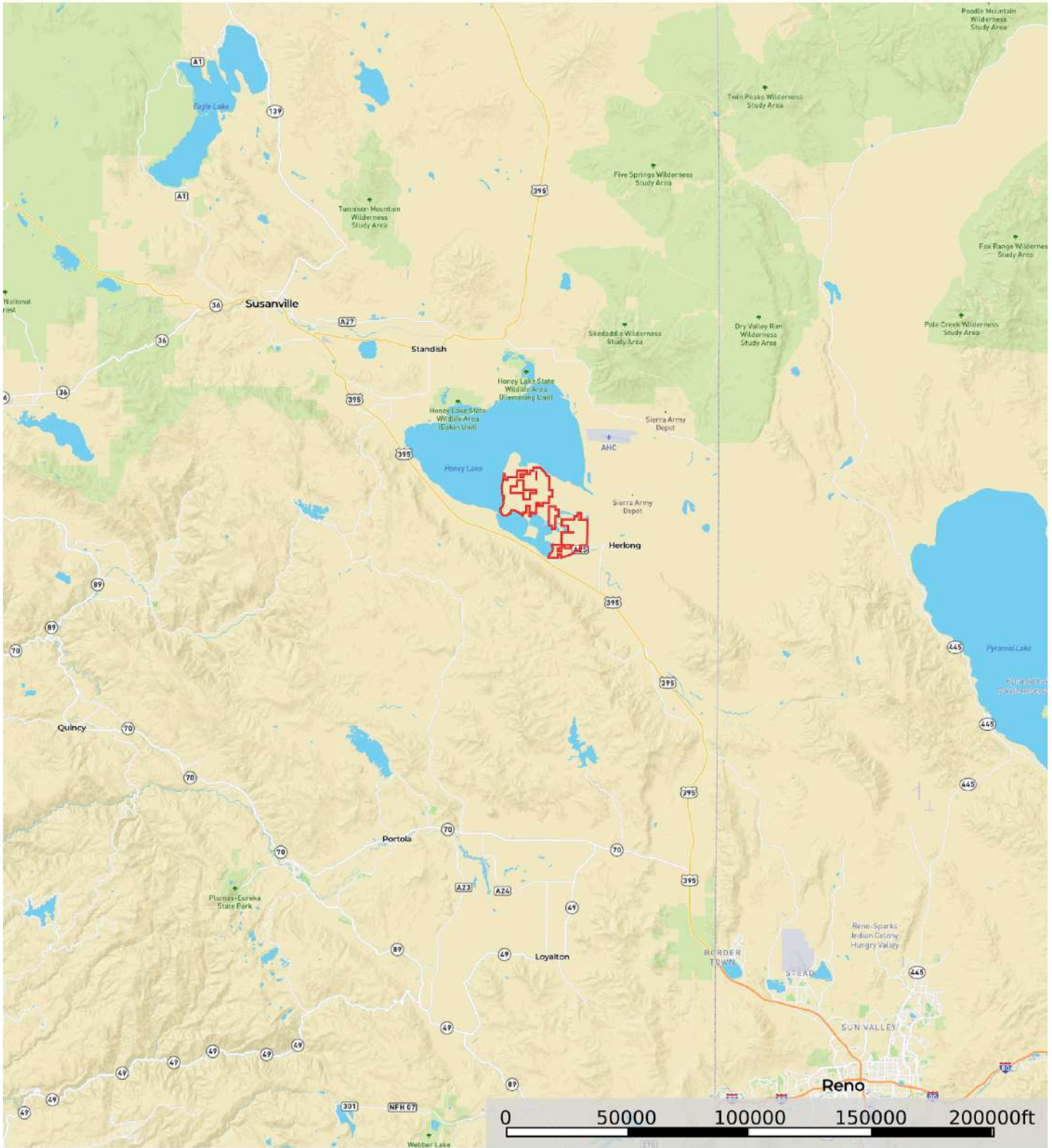


# Weather

	High (°F)	Low (°F)	Rainfall (inches)	Snowfall (inches)
<b>January</b>	42.8	23.5	1.95	7
<b>February</b>	48.2	26.6	2.17	3.6
<b>March</b>	56.1	30.7	1.89	4
<b>April</b>	62.2	33.7	0.94	1.4
<b>May</b>	71.2	39.6	0.97	0.1
<b>June</b>	80	45.2	0.62	0
<b>July</b>	88.3	50.1	0.35	0
<b>August</b>	87.4	48.6	0.3	0
<b>September</b>	79.7	42.9	0.64	0.2
<b>October</b>	67.7	35.1	1.03	0.2
<b>November</b>	51.9	28.1	2.32	2.3
<b>December</b>	42.1	23.2	2.51	7.1

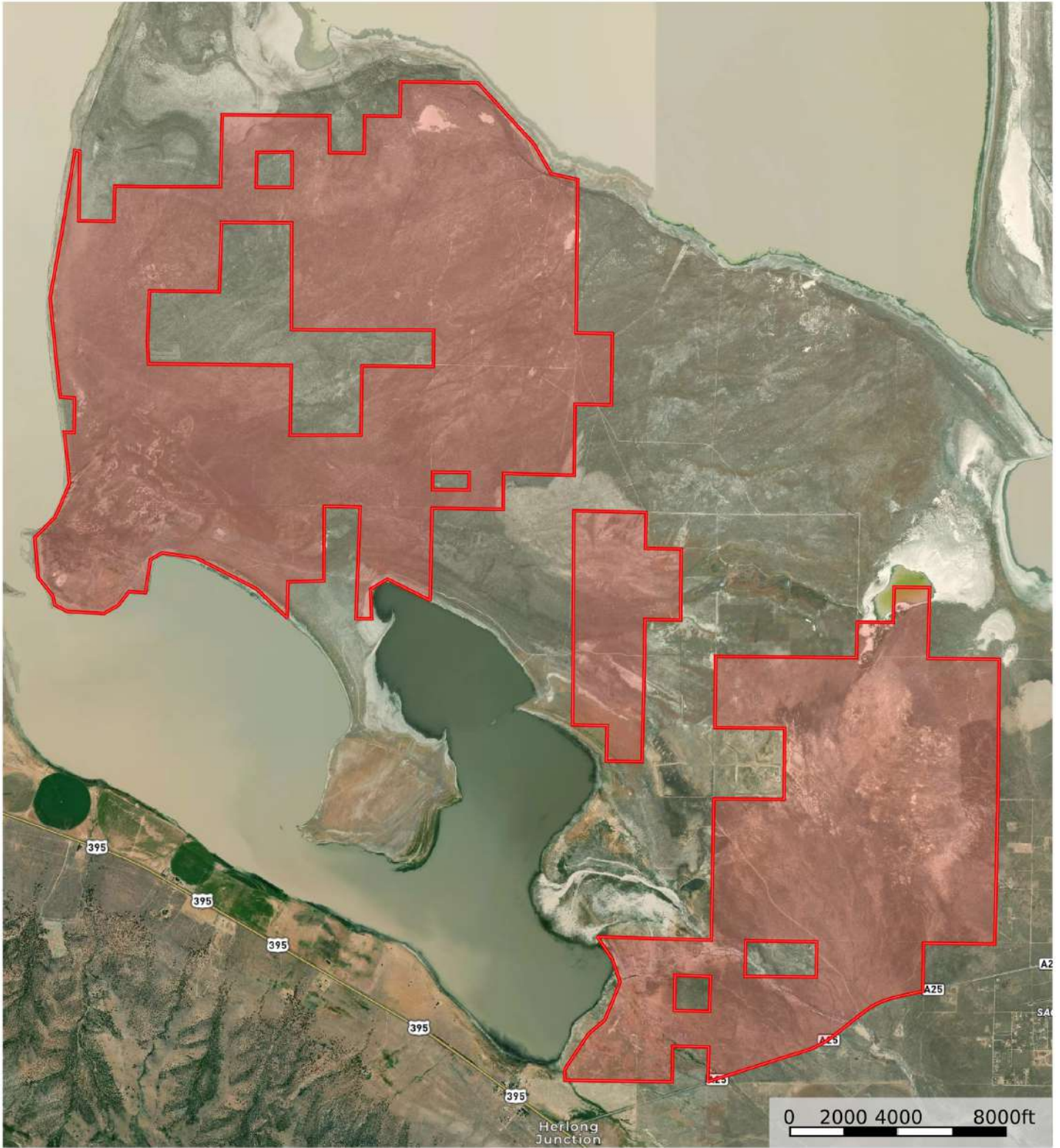


# Street Map



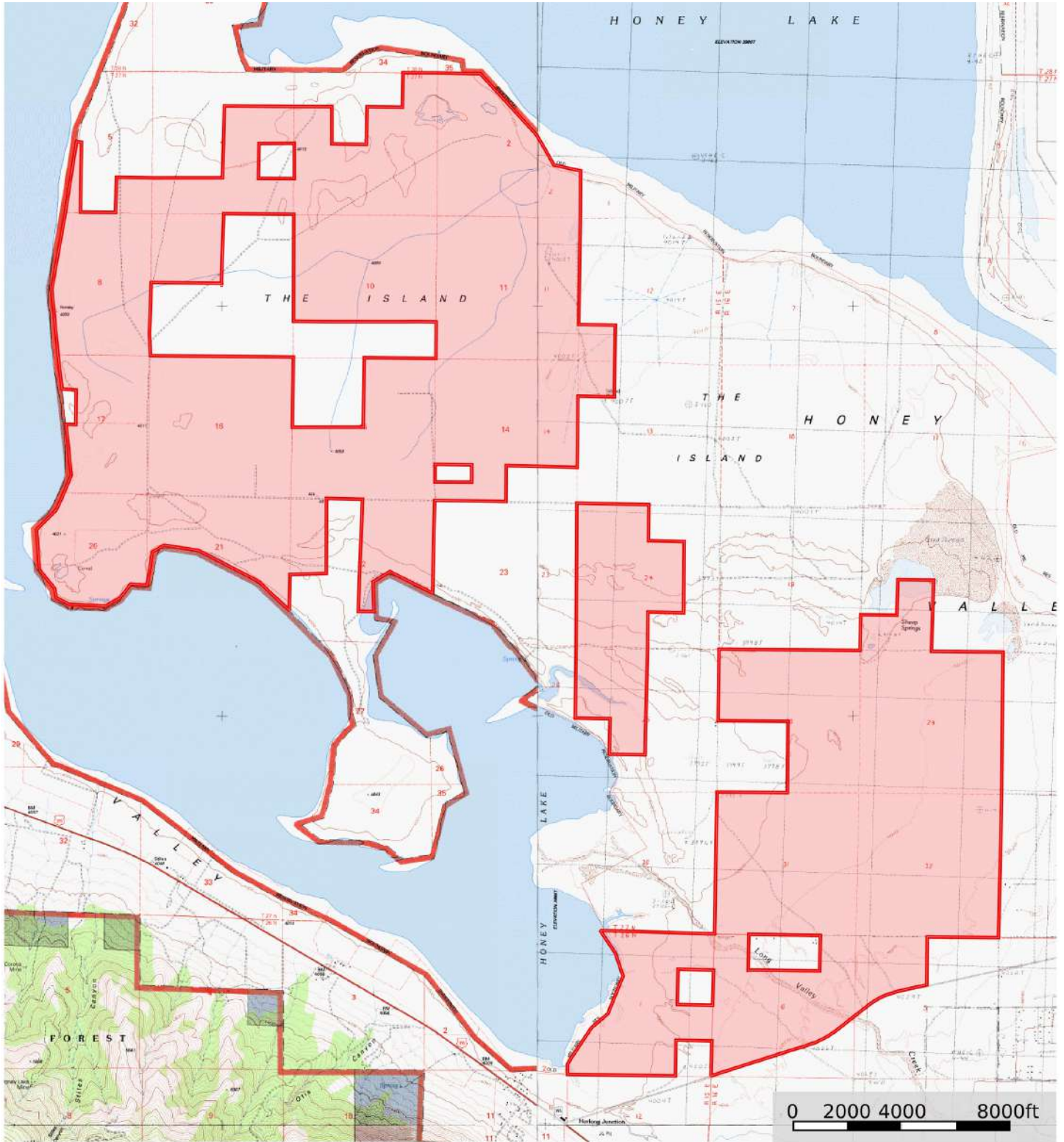
 Boundary

# MB Satellite Map



□ Boundary

# Topo Map



Boundary



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