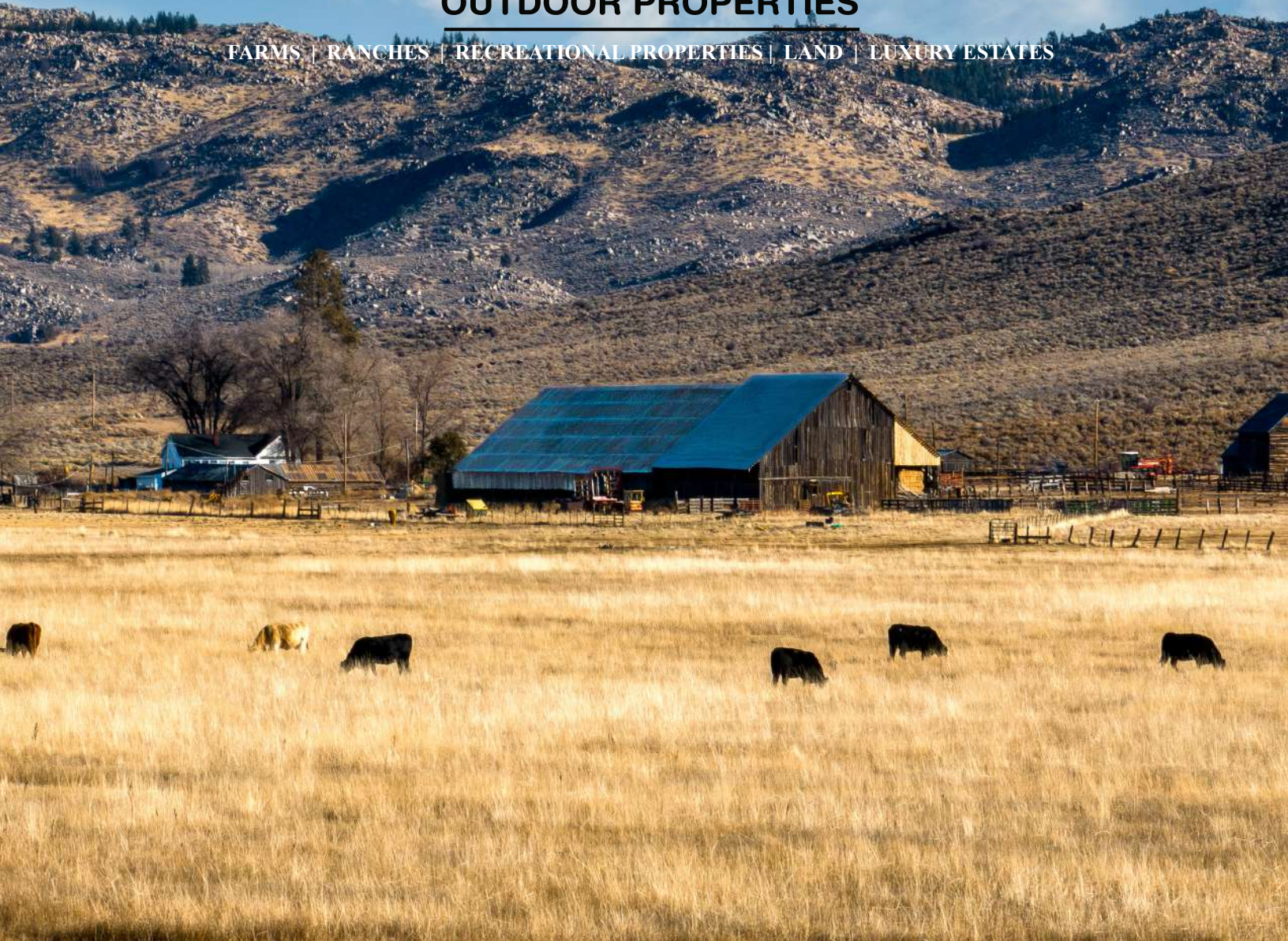




OUTDOOR PROPERTIES

FARMS | RANCHES | RECREATIONAL PROPERTIES | LAND | LUXURY ESTATES



Pitchfork Cattle Company Ranch

1,459.53 ± Acres | Plumas County, CA



707 Merchant Street | Suite 100 | Vacaville, CA 95688

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DRE# 01838294



Introduction



Located just outside Vinton, CA in Sierra Valley, the highest alpine valley in North America at 5,000 ft. elevation, discover the 1,459.53 ± acre Pitchfork Cattle Company Ranch. A turnkey ranch with 440 acres of irrigated meadows grass hay and pasture, adjudicated water rights and ranching infrastructure to boot, including: a historical ranch home, hay barns, saddle barn, outbuildings, corrals, fencing and cross-fencing, loading chute, and a large wooden log round riding pen - an ode to the local timber industry heritage. Income-generating opportunities exist with room to grow.

Recreational opportunities abound. By just walking out your front door, the ranch provides great opportunities for horseback riding, target shooting, hiking, leisurely walking, ATV'ing, bird watching, and stargazing in the evening. Within a short drive, you'll have access to countless year-round world-class outdoor recreational activities spanning from fishing, hunting, boating, golfing, to the winter activities of skiing/snowboarding, snowmobiling, snowshoeing, cross-country skiing, and sledding.

Unique opportunities to own a ranch in the treasured Sierra Valley do not come along often.



Highlights

- Historical approx. 2,614 sq. ft. ranch home with detached three-vehicle garage
- Fencing & cross-fencing, hay barns, saddle barn, outbuildings, round riding pen, corrals, & loading chute
- Income generating opportunities with sand pit/quarry & cattle leasee who runs 100 head
- 440 acres of irrigated meadows grass hay and pasture
- Adjudicated water rights pursuant to the decree for the Middle Fork of the Feather River, as entered by Judgment of the Plumas County Superior
- Nearby year-round, outdoor recreational playgrounds: Frenchman Lake, Graeagle, Lakes Basin, Truckee/Lake Tahoe, & surrounding areas for outdoor activities such as:
 - Hiking
 - Hunting
 - Mountain biking
 - Horseback riding
 - Fishing
 - Boating
 - Bird watching
 - ATV'ing
 - Snowshoeing
 - Snowmobiling
 - Cross-country skiing
 - World-class skiing/snowboarding & sledding
 - Championship golf courses
- 30 minutes from domestic & int'l commercial service with Reno/Tahoe International Airport
- 12 minutes from private/charter service capable Nervino Airport in Beckwourth, CA

History of the Sierra Valley



In 1850, Jim Beckwourth blazed a trail through one of the lowest points in the Sierra Nevada mountain range into the Sierra Valley. Beckwourth Pass as it became known was integral in the development of the Western frontier serving as a gateway to those looking to strike it rich in the northern California gold fields and for Swiss immigrants who were one of the first settlers in Sierra Valley working in the dairy industry in search of the American Dream.

Over time as dairies ceased to exist, beef cattle operations began to take hold in Sierra Valley, and now the legend has it that at certain times of the year, Sierra Valley has over 10,000 cattle grazing on the valley floor.



Cattle & Sheep

The ranch is fenced and cross-fenced. A lessee runs 100 cows, bringing in income from the cattle lease.



Water & Hay

The ranch has adjudicated water rights pursuant to the decree for the Middle Fork of the Feather River, as entered by Judgment of the Plumas County Superior. These surface water rights are drawn from recognized diversions from Last Chance Creek, which is a tributary to the Middle Fork of the Feather River. The distribution of irrigation water predominantly relies on natural flooding along with strip check flooding through open dirt ditches and laterals. These native meadows can either be harvested for supplemental cattle feed during the winter or used as pastures in the summer. Currently, there are 440 acres of irrigated meadows grass hay and pasture.



Recreation



Discover a wealth of recreational delights just outside your doorstep at the ranch. Whether it's horseback riding, target shooting, hiking, or a simple evening stroll, the options are diverse. Engage in ATV adventures, enjoy bird watching, and savor stargazing under the night sky. A short drive opens up a world of outdoor activities, including fishing, hunting, boating, golfing, and winter pursuits like skiing, snowboarding, snowmobiling, snowshoeing, cross-country skiing, and sledding.



Improvements

Improvements on the ranch include a historical ranch home, approx. 2,614 SF, a detached three-vehicle garage, hay barns, saddle barn, and outbuildings.



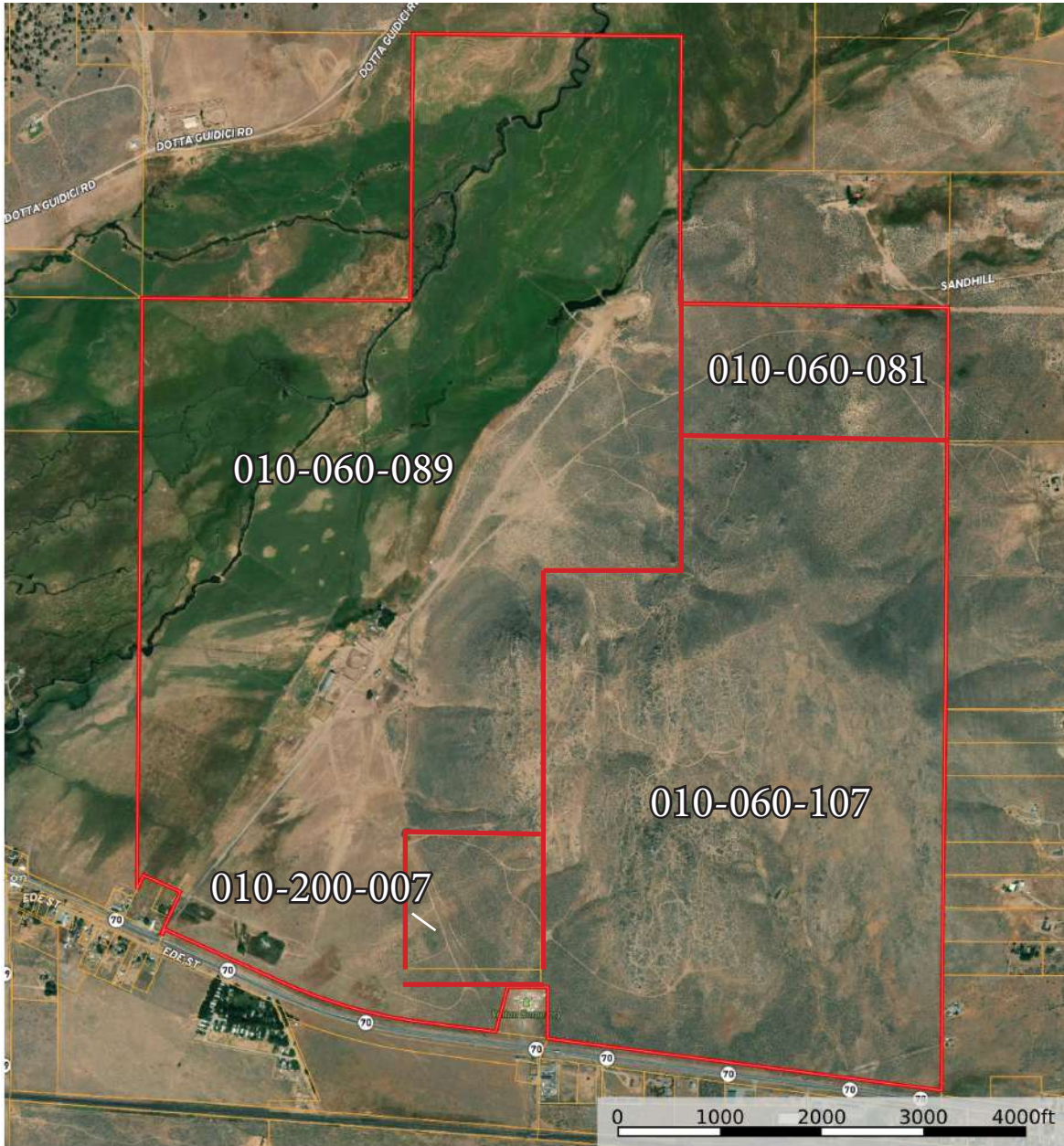
Improvements Cont'd



Size & Zoning

Pitchfork Cattle Company Ranch consists of four parcels totaling 1,459.53 acres. One parcel under the Williamson Act Contract. The total taxes from the year 2023 was \$17,743.

APN	ACREAGE	LAND USE	WILLIAMSON ACT	TAXES (2023)
010-060-089	819.41	Lca Contract w/ Improvements	Yes	\$15,797
010-060-081	80	Vacant Land	No	\$474
010-060-107	520.12	Vacant Land	No	\$798
010-200-007	40	Vacant Land	No	\$674



“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

Location



About Vinton, CA:

Vinton offers a peaceful blend of rural charm and convenient proximity to urban centers. Surrounded by mountains and open spaces with its tight-knit community and picturesque surroundings, Vinton provides residents a serene living experience. Residents enjoy a sense of unity through local events, contributing to Vinton's unique character.

The Vinton and Chilcoot area is surrounded by natural wonders and recreational opportunities. Nearby year-round, outdoor recreational playgrounds: Frenchman Lake, Graeagle, Lakes Basin, Truckee/Lake Tahoe, & surrounding areas for outdoor activities. Three National Forests—Plumas National Forest, Lassen National Forest, and Tahoe National Forest—encompass the region, providing diverse landscapes for exploration. The nearby Sierra Buttes in the Lake Basin Recreation Area showcases breathtaking alpine scenery, resembling a Swiss mountain range with snow-covered peaks and glacier lakes. The Lakes Basin area boasts over 20 lakes, offering a picturesque backdrop for outdoor activities. Choose from an array of pursuits, including hiking, horseback riding, golfing, hunting, mountain biking, backpacking, camping, fishing, and boating during warmer seasons and skiing, snowshoeing, and more during the winter season. The variety of options ensures a year-round haven for outdoor enthusiasts.

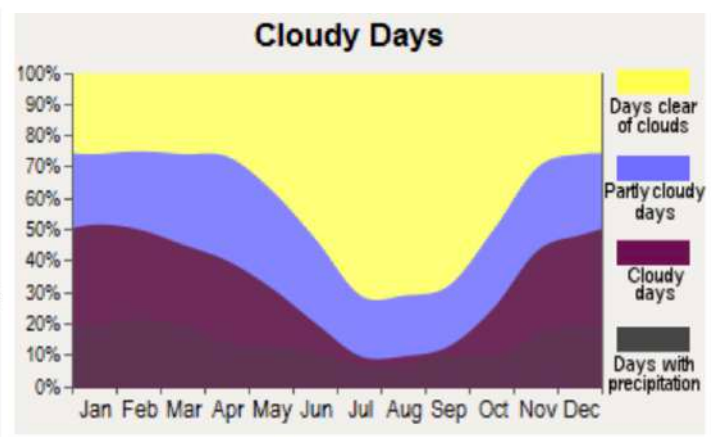
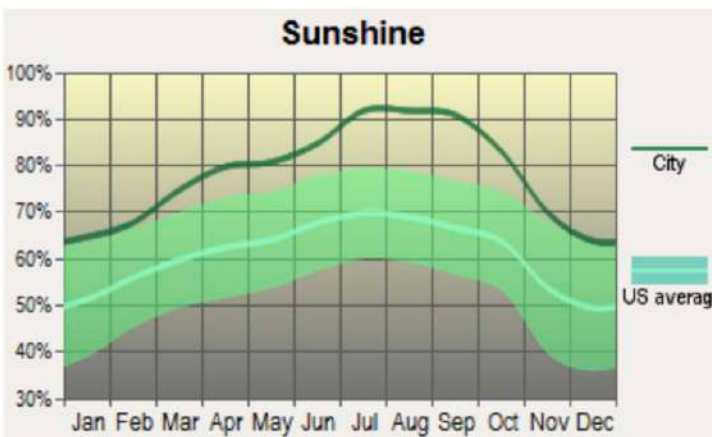
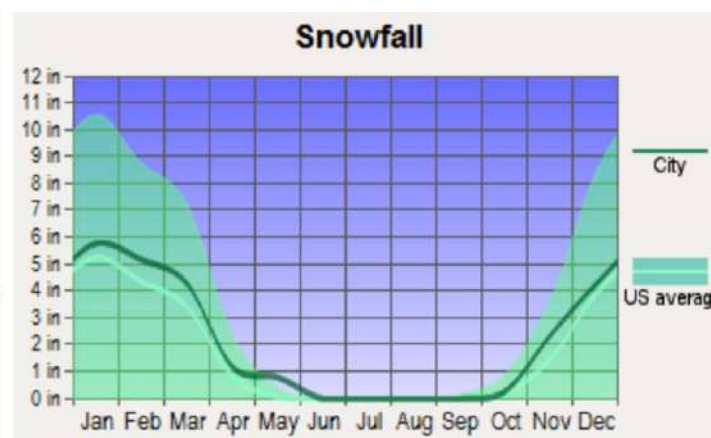
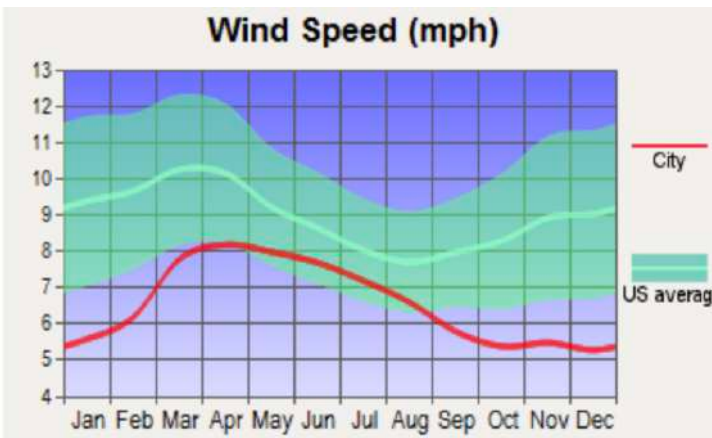
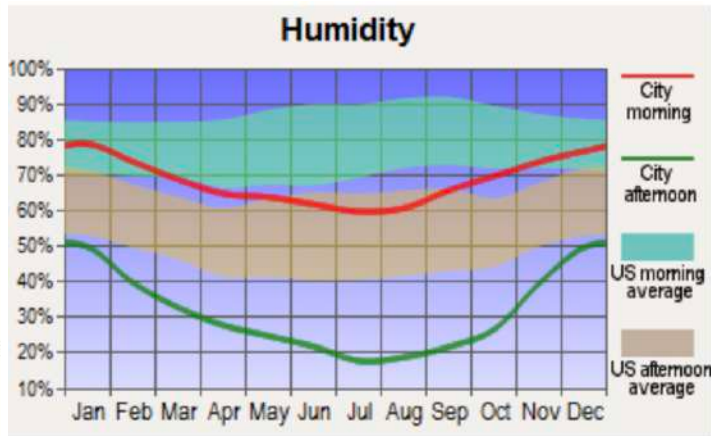
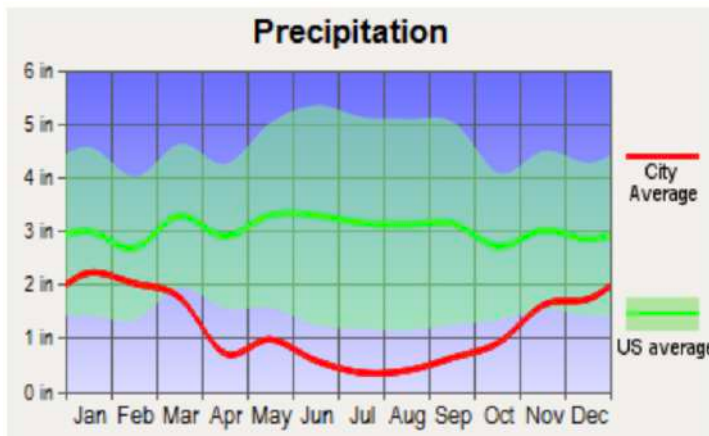
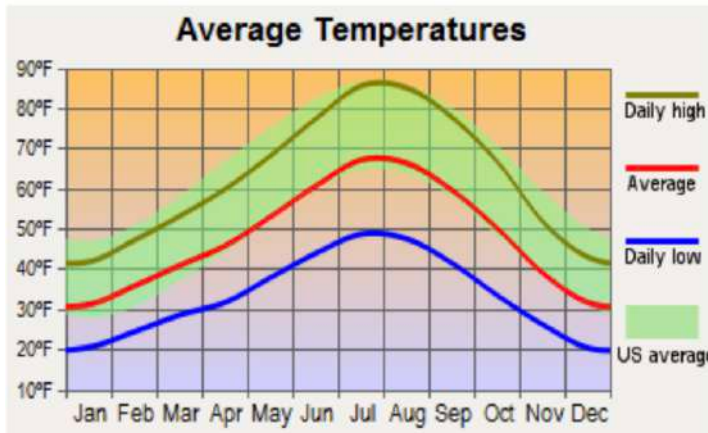
Nearby airports: Located only 12 minutes away is the jet serviced airport with airport hangars (small jet capable) at Plumas County Nervino airport on 99 acres with one runway; 4,651 X 75 ft. *Domestic & International flights:* Only 30 minutes from Reno-Taho International Airport.

About Plumas County, CA:

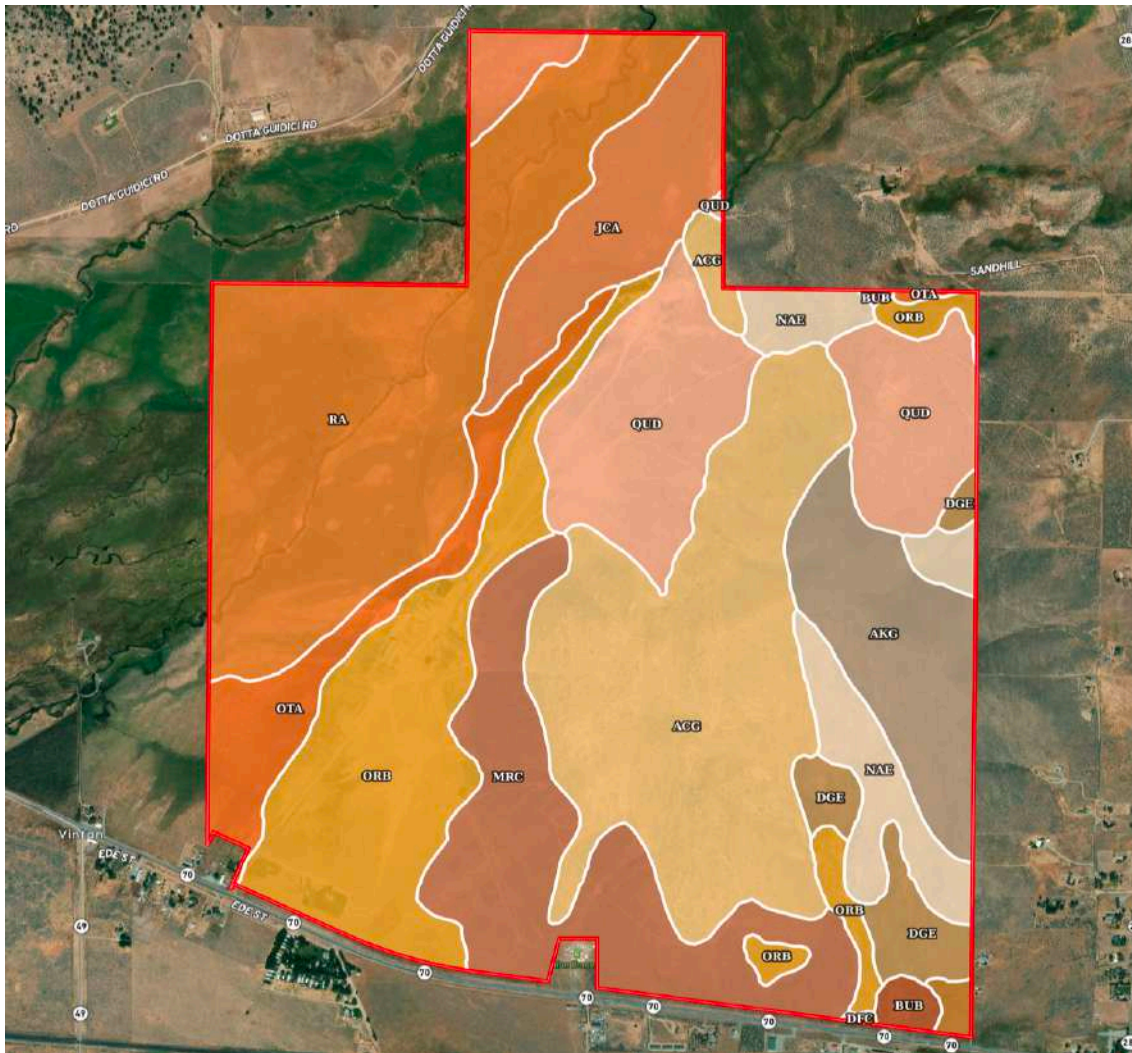
Plumas County, spanning from Lake Almanor in its western half, to Sierra Valley in its eastern half, is a scenic haven located 85 miles from the renowned Lake Tahoe and 25 miles from Reno Nevada. Boasting a population of 19,790 per the 2020 census, with Quincy serving as the county seat, Plumas County stands out for its abundant outdoor recreation opportunities. The region is adorned with over 100 lakes, 1,000 miles of rivers and streams, and vast expanses of national forest covering millions of acres. Outdoor enthusiasts can indulge in a myriad of activities, including hiking, skiing, hunting, fishing, golfing, horseback riding, and more. With four distinct seasons, residents and visitors alike can relish in the natural beauty and clean air that define this picturesque county.



Weather



Soil Map

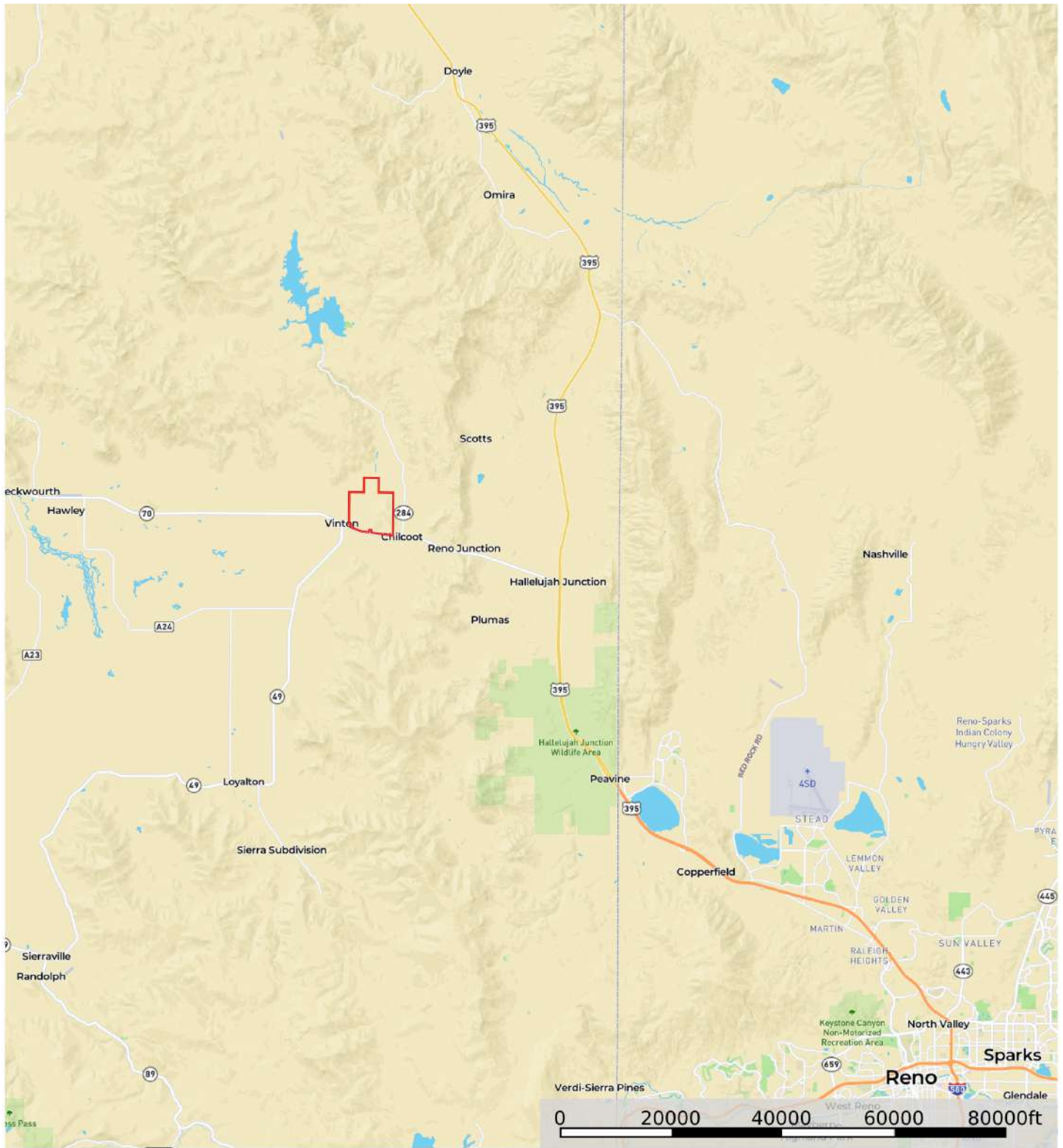


Map Unit Symbol	Acres in AOI	Classification
AcG	277.5	NA / 8
AkG	95.3	7s / 7s
BuB	8	7s / 7s
DfC	5.6	3e / 3e
DgE	36.5	NA / 6e
JcA	101.8	3w / 3w
MrC	161.9	4e / 4e
NaE	70	NA / 6s
OrB	186.6	4w / 4w
OtA	67.7	4w / 4w
QuD	163	NA / 7e
Ra	285.8	3w / 3w

For more detailed soil reports, please contact our office

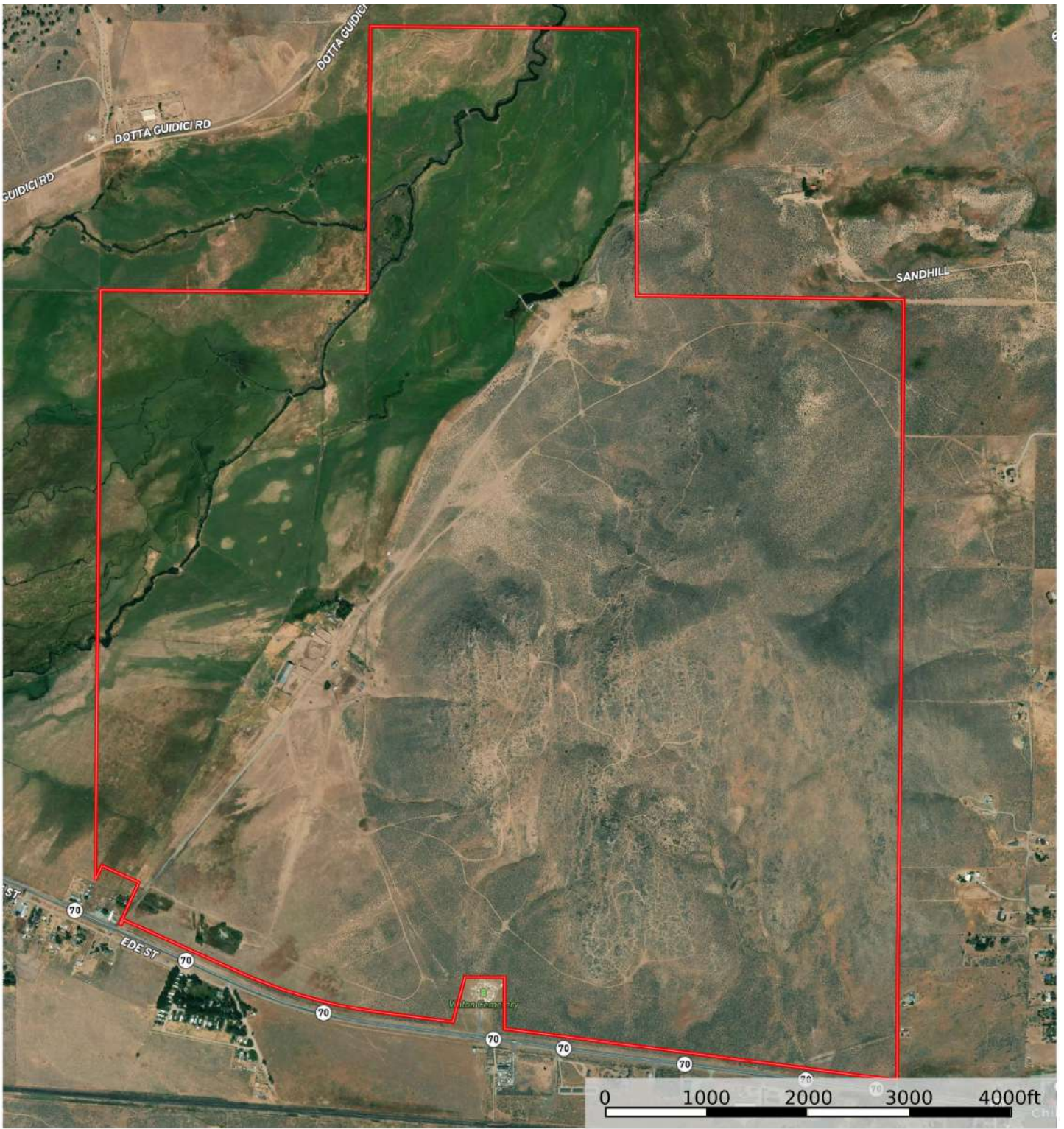


Street Map



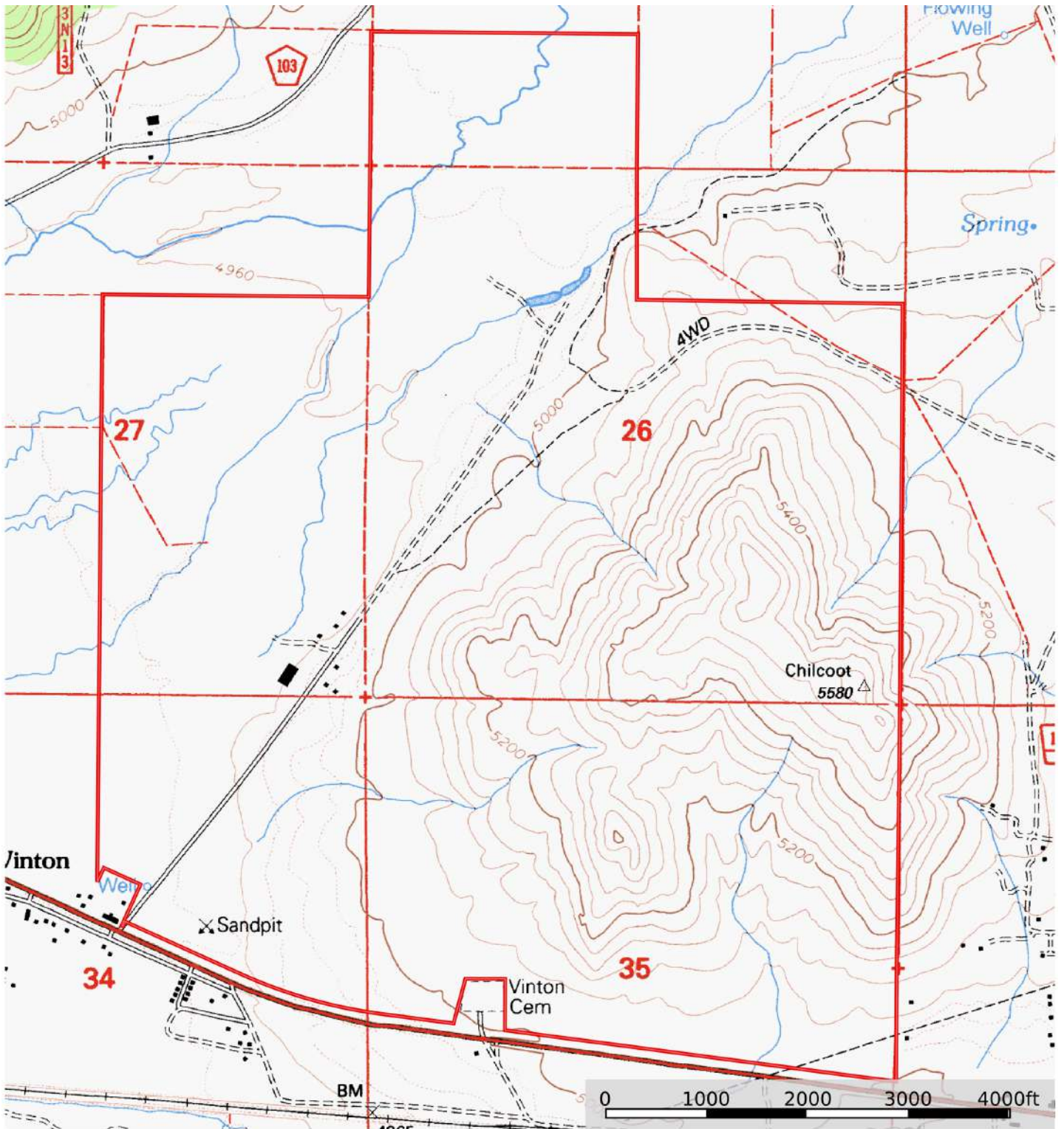
 Boundary

MB Satellite Map




 Boundary

Topo Map



3D Map



 Boundary



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