



FARMS | RANCHES | RECREATIONAL PROPERTIES | LAND | LUXURY ESTATES



Marr Ranch

440 ± Acres | Lassen County, CA



707 Merchant Street | Suite 100 | Vacaville, CA 95688

775-830-5333 Cell | 707-455-4444 Office | 707-455-0455 Fax

www.CaliforniaOutdoorProperties.com

Richelle Fielding | DRE #01914479



Introduction



Marr Ranch is a quiet and picturesque property, located about an hour north of Susanville in Northern California. There are two parcels included with the sale: the ranch parcel, which is approximately 360 acres and there is an additional 80 acre parcel included, just down the road. This is a special opportunity for a new owner to acquire 440 acres of land in a peaceful part of Northern California, away from the hustle and bustle.

Historically the property has been used as an equestrian training facility and as a cattle ranch. There is an existing well and power on-site. There are a variety of barn structures and an old house on site, some of which are salvageable. The property is fenced and cross fenced for horses and livestock. There is also a large meadow in front of the homesite, which has the potential to add irrigation for a farming operation.

The property is located off of Mail Route Road in Termo, CA, just 60 miles north of Susanville and 2 hours north of Reno, off HWY-395.

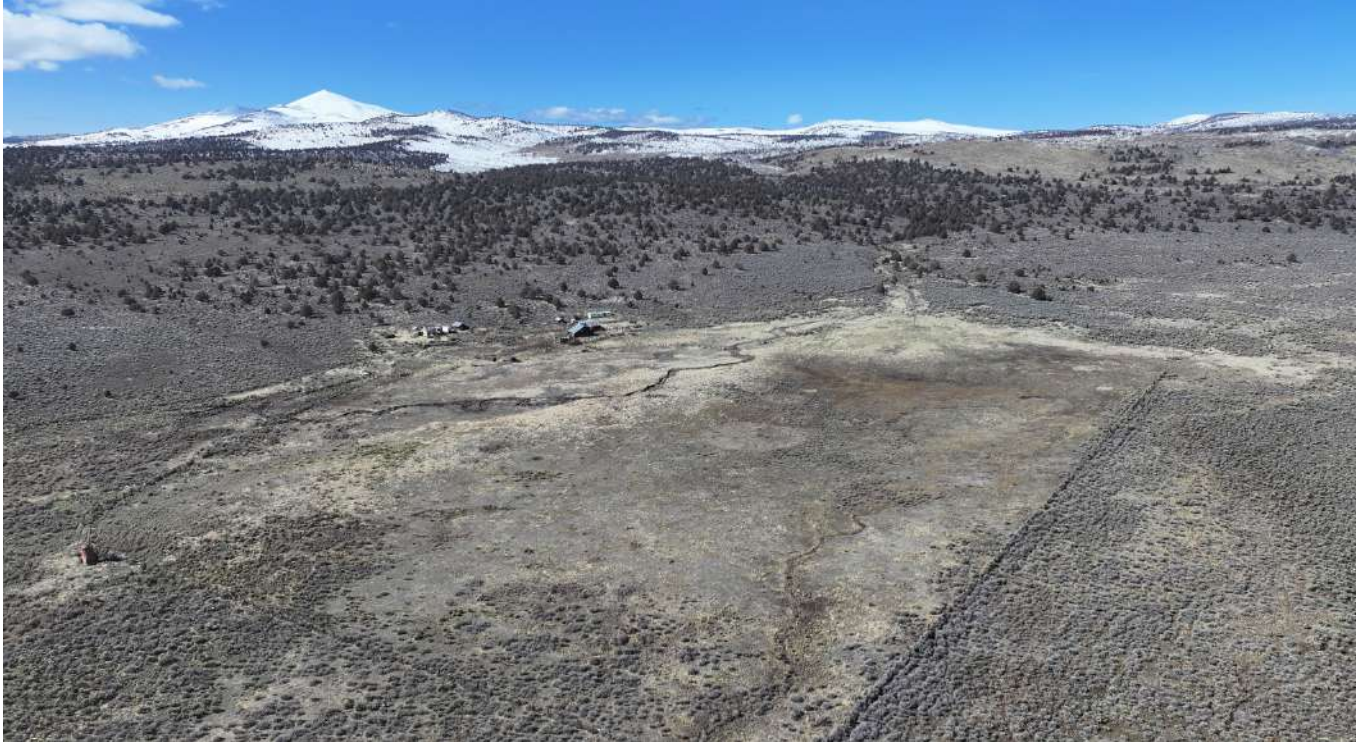


Highlights

- 360 AC Ranch + Additional 80 AC lot located in Termo, CA
- Approximately 60 Miles north of Susanville in Lassen County
- 2 hours north of Reno, Nevada
- Quiet and Private Ranch Property, zero traffic or road noise
- Water, septic and overhead electric in place
- The property is fenced and cross fenced for cattle and horses.
- 6 rustic barns, an older home, and cattle corrals, some of which are salvageable
- Historically has been used as an equestrian training facility and cattle ranch.
- Allotment included with the sale, permitted for 36 AUM
- Currently there is a cattle lease with a local rancher running 30-40 pairs
- Variety of Uses:
 - Family Ranch Property
 - Summer and winter livestock pasture
 - Small scale hay farm
 - Recreation: Horseback Riding, ATVing, and hunting



Homesite & Cattle Potential

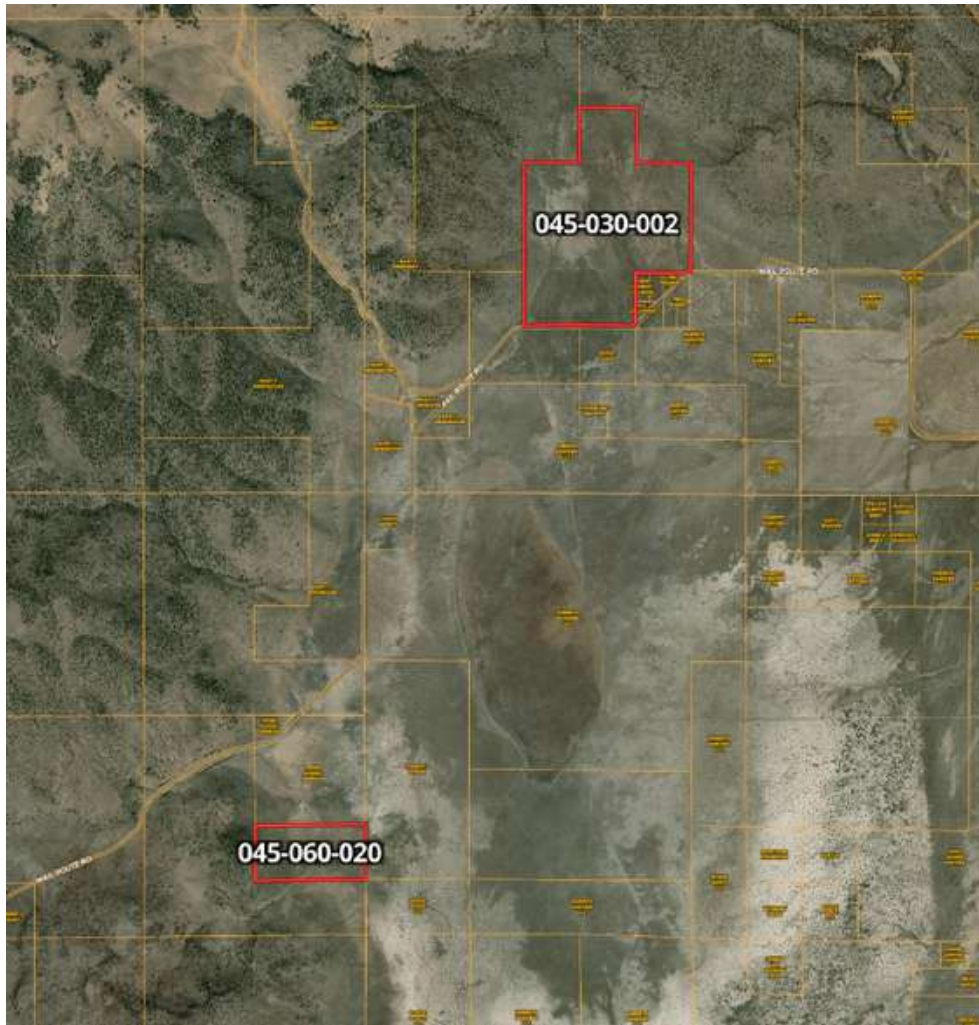


The majority of the property is flat to moderately sloping terrain, making it suitable for a small livestock operation. The ranch currently supports around 40 pairs of cattle from April - September +. Most of the 360 AC ranch parcel is fenced for cattle and horses. The property is surrounded by an extensive amount of ATV and horseback riding trails. There is an existing well on site and the property is served by single-phase power. Bring your animals and build your homestead!



Size & Zoning

The 440 +/- acre ranch consists of 2 parcels.



APN #	Acres:	Zoning / Land Use Code
045-030-002	360	UC-2
045-060-020	80	UC-2

Please refer to Lassen County Code Zoning Regulations for a complete list of allowed uses for this property. Current Property Taxes for these properties are \$910 & \$147, respectively.

Two Parcels:

360 AC Parcel

APN #045-030-002:



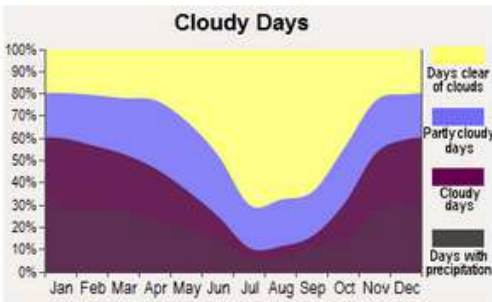
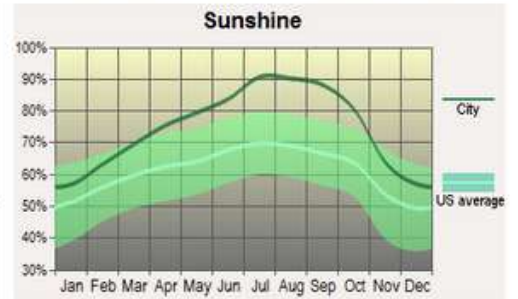
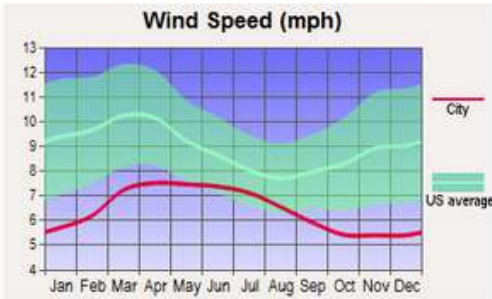
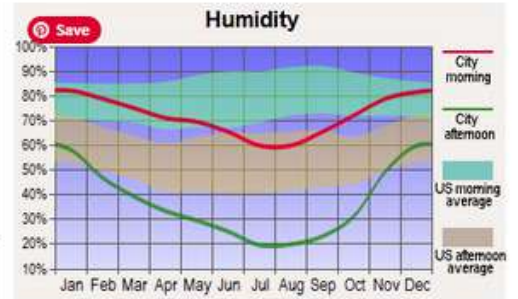
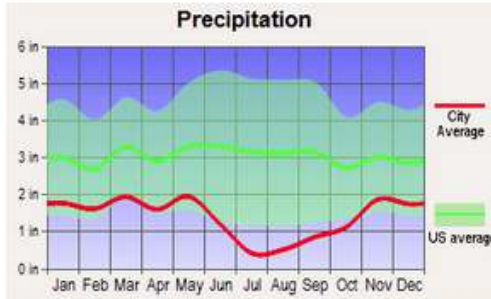
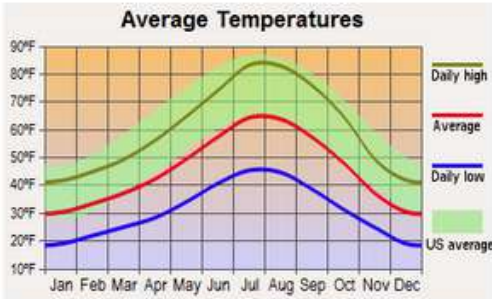
60 AC Parcel

APN #045-060-020:

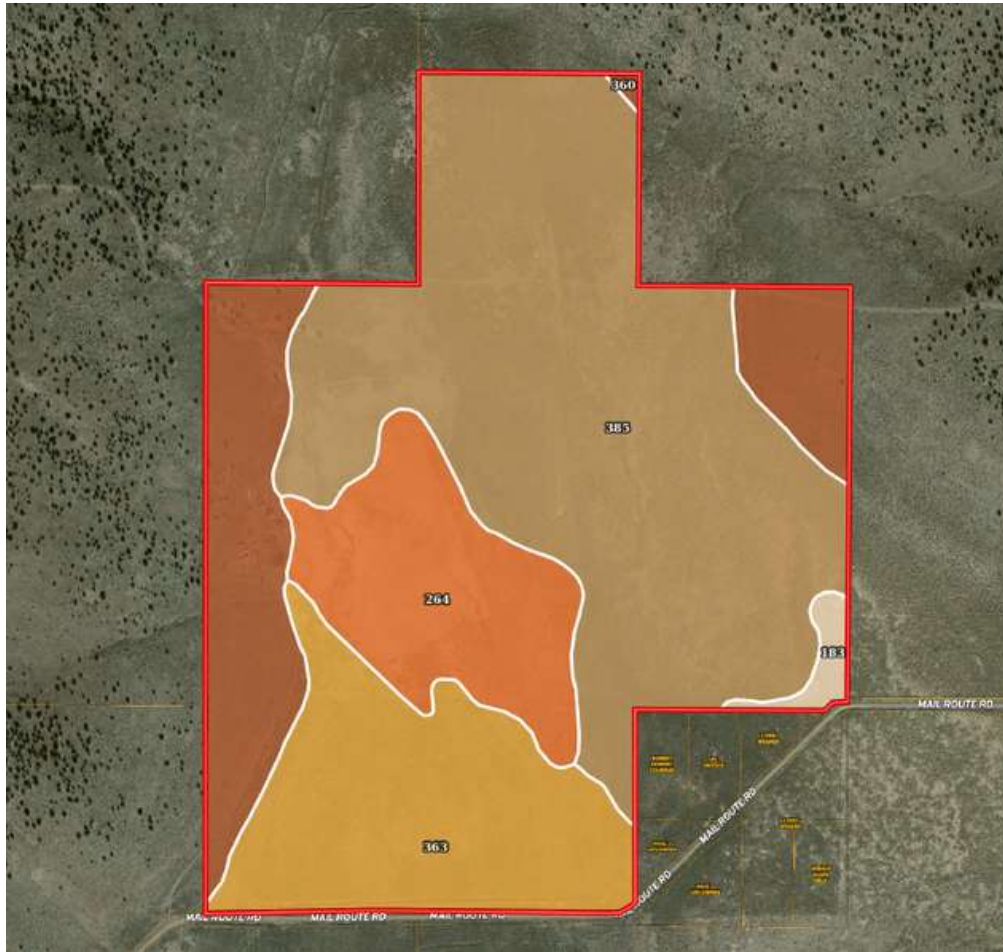


Weather

Madeline / Termo, CA:



Soil Map



Boundary 361.31 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
385	Truax sandy loam, 0 to 5 percent slopes	181.89	50.34	0	11	4e
363	Smocreek silty clay loam, 0 to 2 percent slopes	68.95	19.08	0	7	4w
360	Searles-Orhood-Devada association, 5 to 30 percent slopes	56.93	15.76	0	8	7s
264	Lakeview loam, 0 to 2 percent slopes, madeline plains area, mlra 21	49.27	13.64	0	5	4c
183	Dryvalley-Playas complex, 0 to 2 percent slopes	4.27	1.18	0	1	4w
TOTALS		361.31(*)	100%	-	8.83	4.47

(*) 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.

Soil Map



Boundary 80.04 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
183	Dryvalley-Playas complex, 0 to 2 percent slopes	28.78	35.95	0	1	4w
360	Searles-Orhood-Devada association, 5 to 30 percent slopes	24.37	30.44	0	8	7s
385	Truax sandy loam, 0 to 5 percent slopes	24.21	30.24	0	11	4e
178	Devada-Petes creek-Fiddler association, 2 to 30 percent slopes	2.68	3.35	0	5	7s
TOTALS		80.04(*)	100%	-	6.29	5.01

(*) 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.

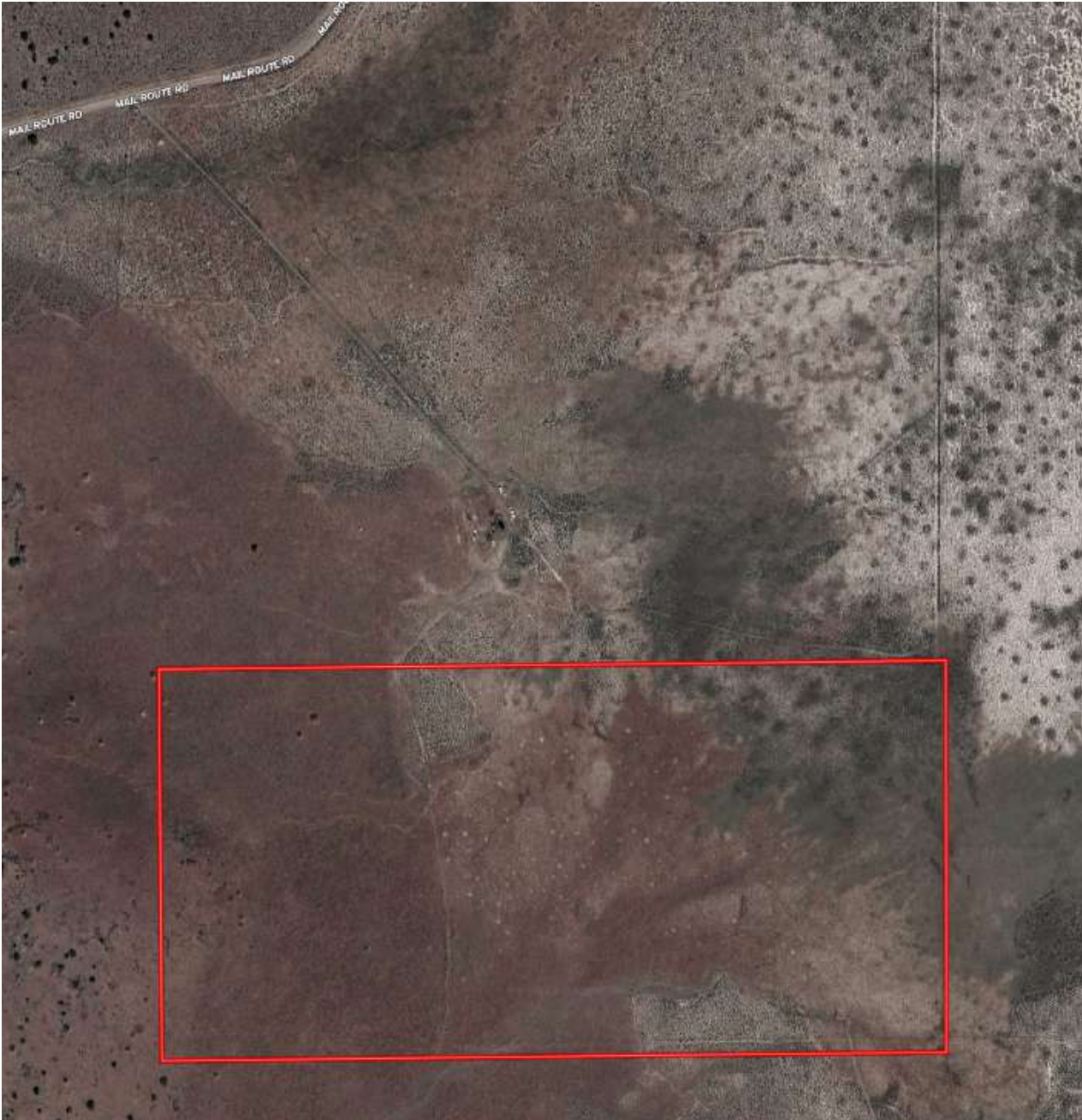
Parcel Outline / Satellite Map

Parcel 045-030-002:



Parcel Outline / Satellite Map

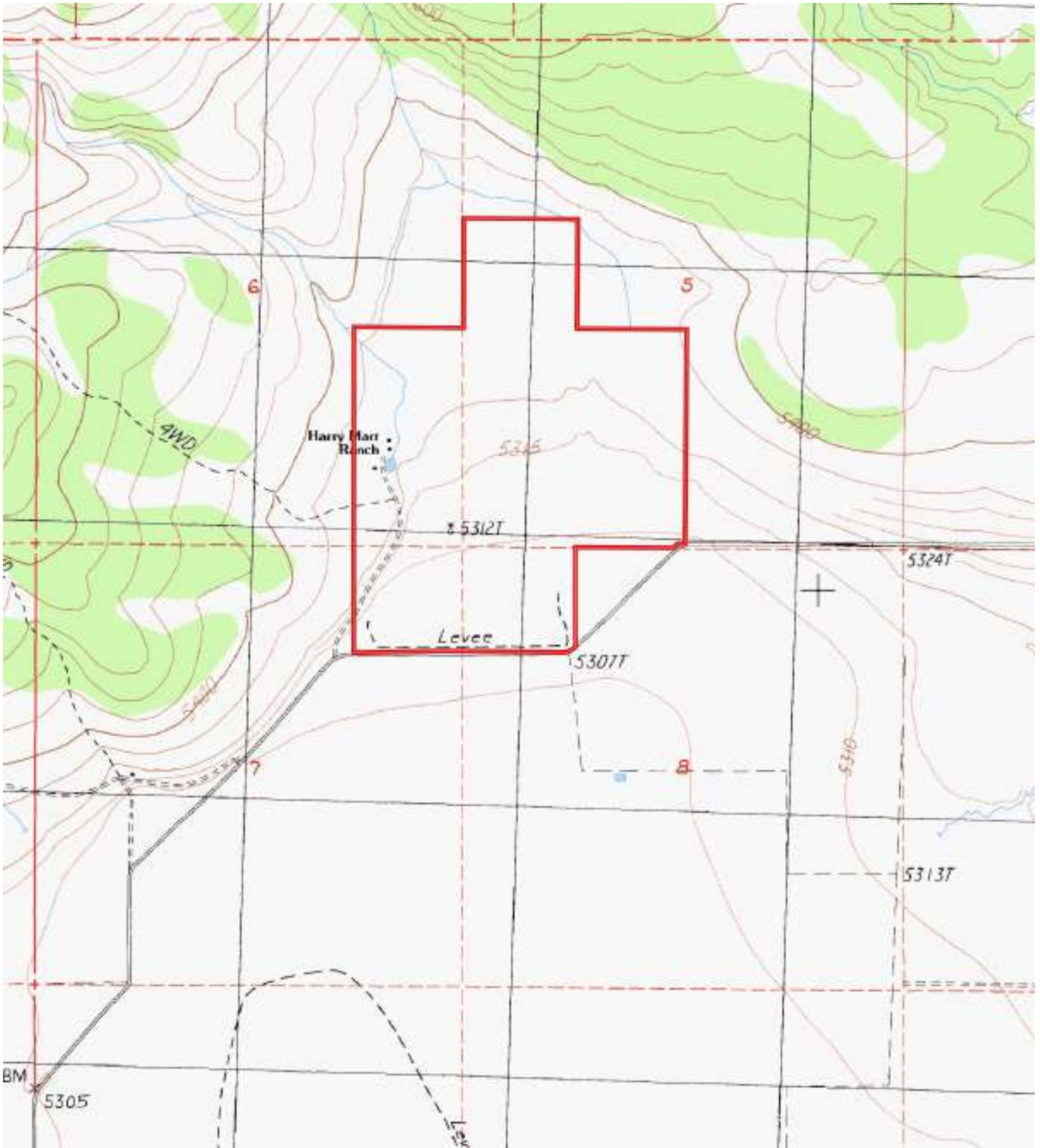
Parcel 045-060-020:



This 80 AC parcel is accessed by taking Mail Route Road to Juniper Tree Road.

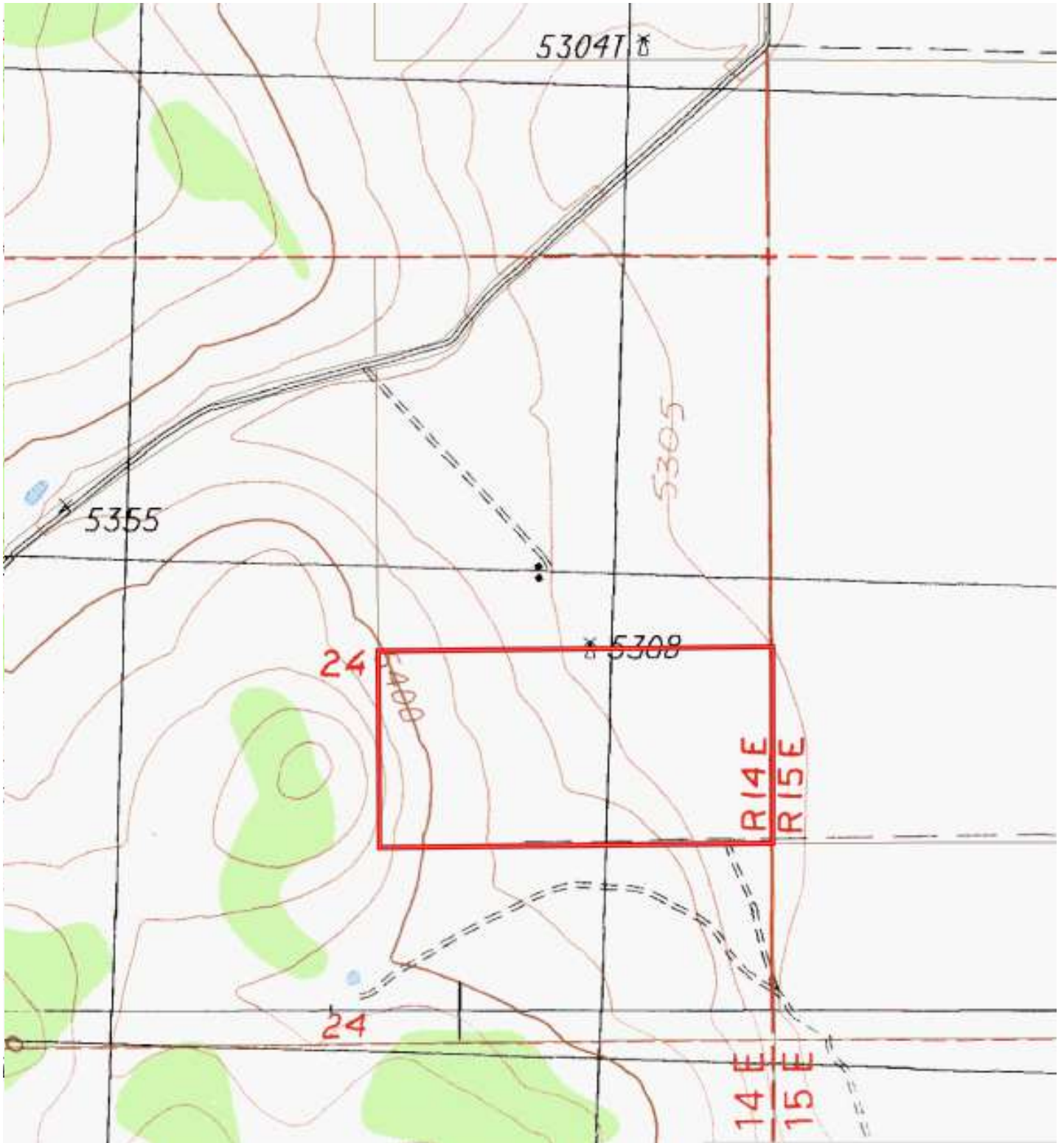
Vintage Topo Map

Parcel 045-030-002:

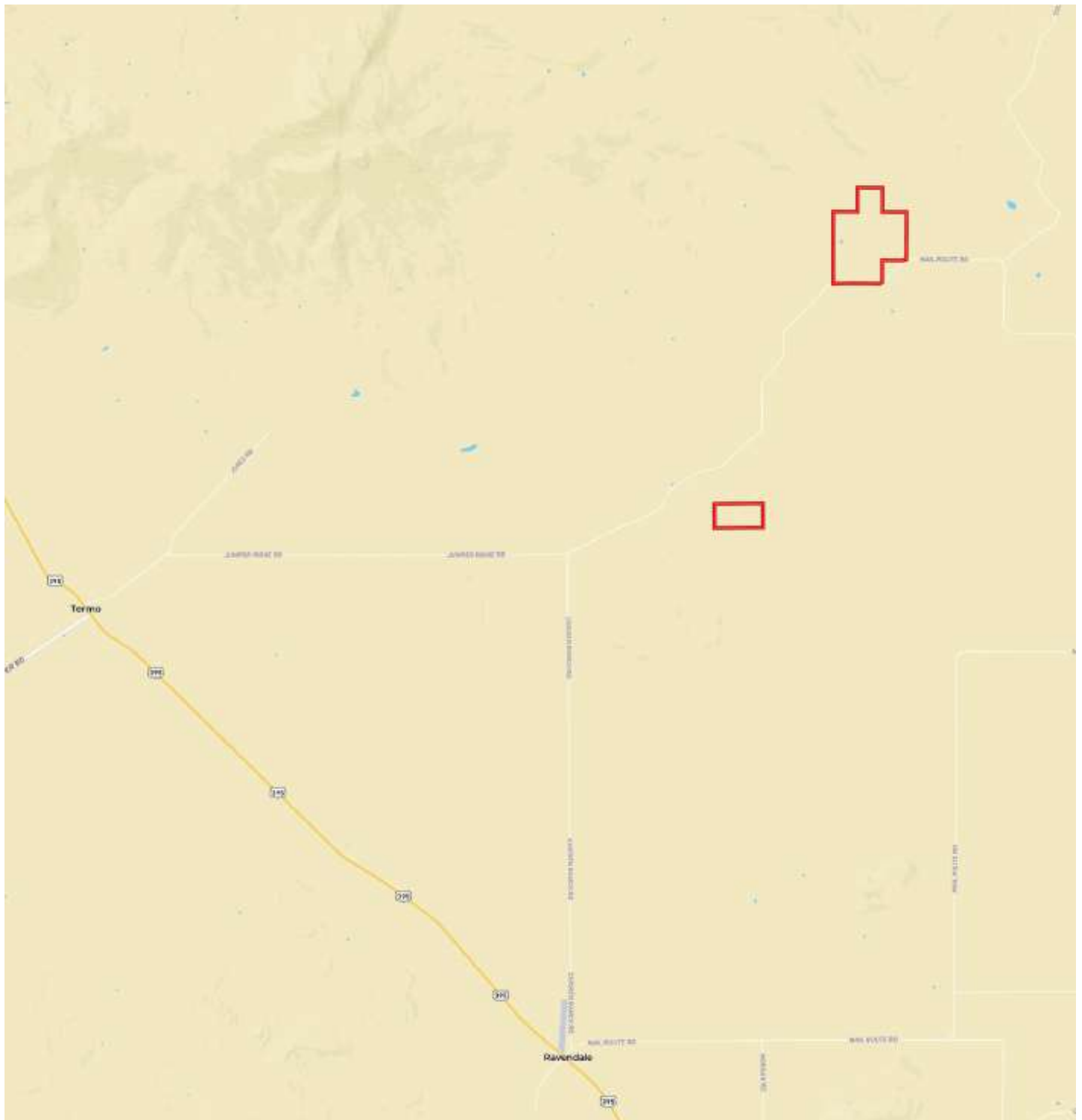


Vintage Topo Map

Parcel 045-060-020:



Street Map





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California Outdoor Properties Inc.

707 Merchant Street, Suite 100

Vacaville, California 95688

Office: (707) 455-4444 Fax: (707) 455-0455

www.CaliforniaOutdoorProperties.com

Richelle Fielding | 775-830-5333

richelle@outdoorpropertiesnv.com



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