

# Valley View Ranch

Lassen County, California

\$849,000 | 950.00 Acres

523-400 Grasshopper Road  
Termo, California

950 acres of extreme privacy with charming cabin, panoramic views, Runs 60 pair through the season, grazing is under lease for 2023 season. Springs and seasonal ponds.



## PROPERTY HIGHLIGHTS

- Cabin is 1372 sf. Two bedroom, two bath.
- Two story open plan plus basement.
- Ranch is fully fenced.
- Two gravel pits.
- All in Williamson Act.



### DONNA UTTERBACK

Real Estate Agent  
BRE# 01199200

Office: (530) 336-6869

Cell: (530) 604-0700

[fallriverproperties@frontiernet.net](mailto:fallriverproperties@frontiernet.net)



### SARA SMALL

Real Estate Agent  
BRE# 02145262

Office: (530) 336-6869

Cell: (530) 262-2942

[sarasmall1996@gmail.com](mailto:sarasmall1996@gmail.com)