

# South Creek Ranch

Sierra County, California

\$2,750,000 | 336.91 Acres

400 Green Gulch Ranch Road  
Long Valley, California

South Creek Ranch is a profitable working cattle and hay ranch nestling against the eastern slope of the Sierra Nevada Mountains. Just west of the California/Nevada border, it is only 17 miles from downtown Reno, NV. Historically the headquarters for a larger ranching operation it includes a full set of working corrals, complete with a loading chute and squeeze chute.



## PROPERTY HIGHLIGHTS

- 336.91 acres inside working hay and cattle ranch
- Fenced and cross-fenced
- Adjudicated water rights for 288.10 acres
- Currently running 60+head of pairs as well as replacement heifers and bulls
- 200 ac irrigated meadow hay & 71 ac irrigated pasture
- 48.8 ac native grazing
- 17-acre farmstead with 3 homes, barns, and multiple ancillary outbuildings
- Beautiful private setting with huge mature shade trees



### MARLENE BOGGS

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