

Smithneck Creek Meadows

Sierra County, California

\$1,495,000 | 355.86 Acres

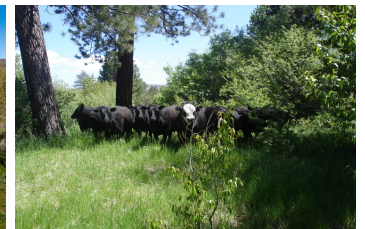
000 Smithneck Rd
 Loyalton, California

Located in the highly desirable Sierra Valley, this beautiful parcel of 355.86 acres bordering USFS lands boasts diversified terrain with meadows, creeks, ponds, trees, and developed natural springs. 195 acres are zoned Ag and General Forest, and 160 forested acres are in TPZ zoning. Year-round Smithneck Creek runs through the property. Cattle graze for 30 pairs +/- seasonally.



PROPERTY HIGHLIGHTS

- Gorgeous diversified topography
- Abundant wildlife with deer, bears, and migratory birds.
- Easy access on a paved and plowed County road
- Spring-fed Smithneck Creek flows year-round and runs through the property for a half-mile
- Metal bridge for crossing the creek
- Natural springs
- Spring fed Duck ponds
- 355.86 acres total, with about 50 acres that have grown Alfalfa previously
- Summer grazing for 30+ pair seasonally



PEGGI VERNON
 Real Estate Agent
 BRE# 02069320
 Cell: (775) 225-8177
PeggiVernon@yahoo.com



SCOTT ULCH
 Real Estate Agent
 BRE# 01382010
 Office: (775) 424-1952
 Cell: (775) 240-3668
scottulch@sbcglobal.net