

Fox Ranch

Lassen County, California

\$1,500,000 | 511.00 Acres

718-360 Hemphill Road
 Janesville, California

Located in the Honey Lake Valley this 511 acre ranch is adjacent to Fish and Game property and has panoramic views in every direction. With excellent alfalfa production and fall cattle grazing the ranch offers a good living and lifestyle for those lucky enough to live there and call it home!



PROPERTY HIGHLIGHTS

- 164 +/- acres are irrigated by a center pivot with an end gun
- 90 level acres are flood irrigated by using checks having an underground mainline and individual risers
- 40 acres of meadow
- Fall grazing for 200 +/- pair cow/calf, 3 months
- Nice feedlot pasture at north end of ranch
- Plenty of water! 3 ag wells, 1 residential well
- Newer 60' X 80" metal barn with horse stalls and hay storage of 60+/-T
- Perimeter and cross fenced; roping



MARLENE BOGGS

Broker Associate
 BRE# 01139616

Cell: (530) 412-2897
marleneboggs@gmail.com



SCOTT ULCH

Real Estate Agent
 BRE# 01382010

Office: (775) 424-1952
 Cell: (775) 240-3668
scottulch@sbcglobal.net