

## Dixie Valley Ranch

Lassen County, California

\$16,999,999 | 120,000.00 Acres

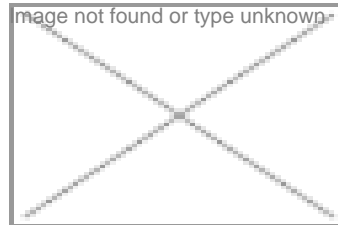
663-150 Dixie Ranch Road  
 Little Valley, California

The historic Dixie Valley Ranch is one of the finest combination cattle and recreational ranches in California. It supports cattle year round on 120,000 acres (17,075 deeded and 30,000 BLM lease and 73,000 USFS lease). The headquarters ranch is located in Northeastern California in Lassen County and has 11,973 acres deeded with 103,000 acres of leased land out the back gate. The win...



### PROPERTY HIGHLIGHTS

- WATER -The beauty of this ranch is its water. The owners have determined that 9,280 acres of the main portion of the Headquarters Ranch to be riparian to Indian Creek, Horse Creek, Davis Creek, and their various tributaries. The headquarters ranch has pre-1914 appropriative water rights for 63.876 acre feet per year. It also has post-1914 appropriative water rights for 5,250 acre feet in Coyote Reservoir and for the irrigation of 3,280 acres.
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