

## Little Sierra Valley Ag Land

Plumas County, California

\$999,000 | 475.48 Acres

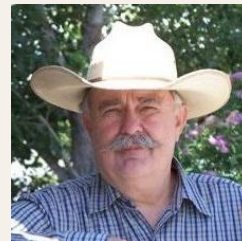
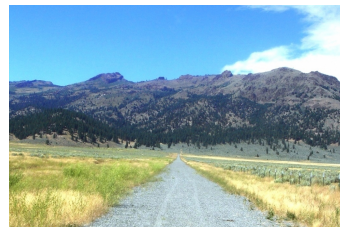
1650 23n65  
 Beckworth, California

The ranch features 475 acres of pasture land ready to go for the entrepreneur to install wells, center pivots, & alfalfa seed to make this an income generating property! The owner will sell all or part! You choose between 160 acres, 320 acres or all 475 acres. The ranch is located just 45 miles northwest of Reno-Tahoe International Airport at the north end of the Sierra Valley, n...



### PROPERTY HIGHLIGHTS

- The ranch is situated outside the Sierra Valley Ground Water Management District eliminating restrictions on the amount of ground water drawn! Neighboring Farms Ag wells are producing 2000-3000 gpm. There is also an existing AG well on the property that produces 600 gpm.
- The Sierra Valley is the largest high alpine wetlands in California featuring an amazing tributary system of small streams, rivers and small lakes in the mist of high alpine pastur



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