

Sky Ridge Ranch

Lassen County, California

\$4,400,000 | 2,551.52 Acres

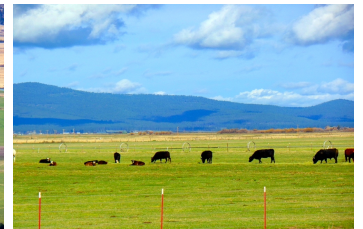
545-795 Pankin Center Road
 Bieber, California

The Sky Ridge Ranch consists of 2,551+ acres in the Williamson Act with 725 acres under production irrigated with 6 pivots & one linear, with an additional 125 acres in dry land pivot corners & 15 acres in irrigated pasture. "In the Works" is a new 35+ acre field. There are 4 wells producing a total of 7,700 GPM, all connected with underground mainline.



PROPERTY HIGHLIGHTS

- There are three, 2000 - 2200 ton pole barns, one older hay barn, nice 3 bay shop and corrals. All improvements take less than 4 acres of this prime ranch.
- The comfortable 2 bedroom, 2 bath ranch house has a fantastic vaulted great room. Also a cozy 1 bedroom, 1 bath bunk house with full kitchen.
- The remaining acreage consists of hillside and is perfect for cattle grazing with several springs and a small year round spring fed lake.
- There is a



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