

## Sugar Loaf Ag Land

Plumas County, California

\$699,000 | 316.50 Acres

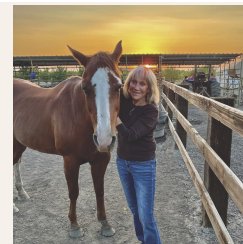
Maddalena Rd. South  
 Beckwourth, California

The ranch features 316.5 acres of pasture land ready to go for the entrepreneur to install wells, center pivots, & alfalfa seed to make this an income generating property!



### PROPERTY HIGHLIGHTS

- Not only great ag land, this ranch has the location and setting to build a wonderful home.
- 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.
- 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



#### MARLENE BOGGS

Broker Associate

BRE# 01139616

Cell: (530) 412-2897

[marleneboggs@gmail.com](mailto:marleneboggs@gmail.com)



#### SCOTT ULCH

Real Estate Agent

BRE# 01382010

Office: (775) 424-1952

Cell: (775) 240-3668

[scottulch@sbcglobal.net](mailto:scottulch@sbcglobal.net)