

Gates Ranch

Nevada County, California

\$2,498,000 | 317.00 Acres

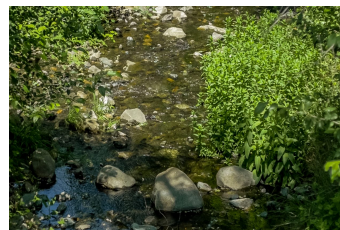
11590 Lazy Valley Rd
 Penn Valley, California

The Gates Ranch is a beautiful historic property in the Sierra Foothills. This 317 acre property nestled in Lazy Valley is an exceptional, unique, piece of Nevada County. Only 1 mile from the charming town of Penn Valley and 7 miles to Grass Valley, you will feel miles away from everything, but are minutes to any amenity.



PROPERTY HIGHLIGHTS

- In California water is gold, and the Gates Ranch has plenty of it. The ranch has deeded access to 15 miners inches of Nevada Irrigation water and 6 productive wells throughout the property.
- There is a large seasonal pond and year round creek that provides water for livestock and an abundance of wild game. The property is irrigated by both sprinkler pipe and flood irrigation. With lots of open acreage there are opportunities for vineyards,



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