

## MJ Pivot Ranch

Lassen County, California

\$4,350,000 | 2,551.52 Acres

545-795 Punkin Center Road  
 Bieber, California

The MJ Pivot 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.



### PROPERTY HIGHLIGHTS

- There are 4 wells producing a total of 7,700 GPM, all connected with underground mainline.
- Power comes from SPV grid for low costs.
- WATER, WATER, WATER!!! There is plenty of water to run all irrigation and then some.
- There are three, 2000 ton pole barns, one older hay barn, shop and corrals.
- 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.



**DONNA UTTERBACK**

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