

Susan River Irrigated Pasture

Lassen County, California

\$99,000 | 31.68 Acres

473-555 Johnstonville Rd
 Susanville, California

A river runs through it! There are 25 acres of irrigated pasture, plus the Susan River runs through the property and your own private pond. This land could be used for waterfowl hunting, upland game birds and fishing. If you are interested in potential for wetland mitigation, there are several acres suitable for this too.



PROPERTY HIGHLIGHTS

- .146 cfs of water rights from Susan River
- Susan River runs through the property with access to fishing, swimming and kayaking
- Year round pond located on the property
- Irrigated pasture on approximately 20-25 acres
- Potential for wetland or riparian mitigation
- Pasture has been used by cattle and sheep during a 6 month summer grazing season

