

## Organic Alfalfa Ranch

Lassen County, California

\$689,000 | 174.69 Acres

718-275 Hemphill Road  
 Janesville, California

Beautiful organic alfalfa and grass hay operation located in the heart of Honey Lake Valley. This ranch has 169 acres in full production producing 500 tons of hay per year. The large ag well was tested at 2400 gallons per minute with a static water level of only 37 feet. They also have another well that produces 500 gallons per minute. The domestic well for the house provides 15 gallo...



### PROPERTY HIGHLIGHTS

- 2400 gpm ag well
- Water rights off Baxter Creek
- Newer Center Pivot Irrigation System
- 98 acres in alfalfa
- 20 acres in grain
- 51 acres of grass/alfalfa or grass/cover hay & pasture
- Certified Organic Operation
- 500 tons per year production
- Home with a geothermal heating/cooling system which is self-contained so no power bills
- Three bedroom/two bath home, 1294 square feet
- Large 35'x48' shop/barn
- Potential hunting for ph

