

# The Legacy Ranch

Tehama County, California

\$1,295,000 | 975.31 Acres

12800 Round Valley Rd  
 Paskenta, California

This fifth-generation homestead includes over 975 acres of ranch land with a rich history. In addition to range land, in years past approximately 35-40 acres of pasture were irrigated for hay. The ranch features land on both sides of substantial Thomes Creek (including water rights), a couple of deep swimming holes, multiple stock ponds and springs, and a convenient location...



## PROPERTY HIGHLIGHTS

- 975+ acres
- In the Williamson Act
- Mostly flat to rolling hills
- Thomes Creek transcends the northernmost portion of the property
  - Property has water rights for irrigation
  - Plenty of swimming spots on the property
- 40 have been irrigated in the past for hay
- Property has structures already on in
  - Power, water, septic are on property
- Historically runs up to 90 pair for winter grazing
- Fully fenced and cross-fen



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