

Leavitt Lake Ranch

Lassen County, California

\$3,900,000 | 1,360.00 Acres

470-100 Buffum Lane
 Susanville, California

Expansive working cattle and hay ranch, including a large commercial feedlot. This ranch is certified organic in both crop and beef production. This one of a kind property is located at the end of a private gravel road and backs to a State Wildlife Area.



PROPERTY HIGHLIGHTS

- 650 acres of irrigated hayland
- 5 Center Pivots
- 5 Ag Wells (production range from 1200 gpm to 400 gpm)
- 350 water shares from Lassen Irrigation Company at \$38/share
- 160 acres of free water from Lassen Irrigation Company
- 1 cubic feet per second of Susan River water
- Large commercial feedlot
- Includes Leavitt Lake frontage and lake
- Backs up to State Wildlife Area
- Custom, remodeled farm house

