



OUTDOOR PROPERTIES

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Constantia Ranch

4,872.24 ± Acres | Lassen County, CA



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DRE# 01838294



Introduction



Located just 40 minutes north of Reno, NV, and five miles south of Doyle, CA right off Highway 395 in Lassen County lies the historic 4,872.24 ± acre Constantia Ranch. The majority of the property including the homestead, sits around 4,400 feet in elevation, with approximately 1,180 acres of the ranch situated at the eastern foot of the Sierra Nevada mountains bordering the Plumas National Forest and rising to about 6,000 feet in elevation.

The ranch encompasses 1,325 ± irrigated acres and over 3,547 ± acres of dry pasture, making Constantia Ranch ideal for a turnkey high-yielding hay and livestock operation. Water is plentiful on the property with 12 center pivots, 1 lateral, and 4 wheel lines that support alfalfa, corn, small grain, and teff hay crops. There are 6 ag wells, all with variable frequency drives. In addition to crops, the ranch supports approximately 100 pair of livestock over a typical six-month grazing season.

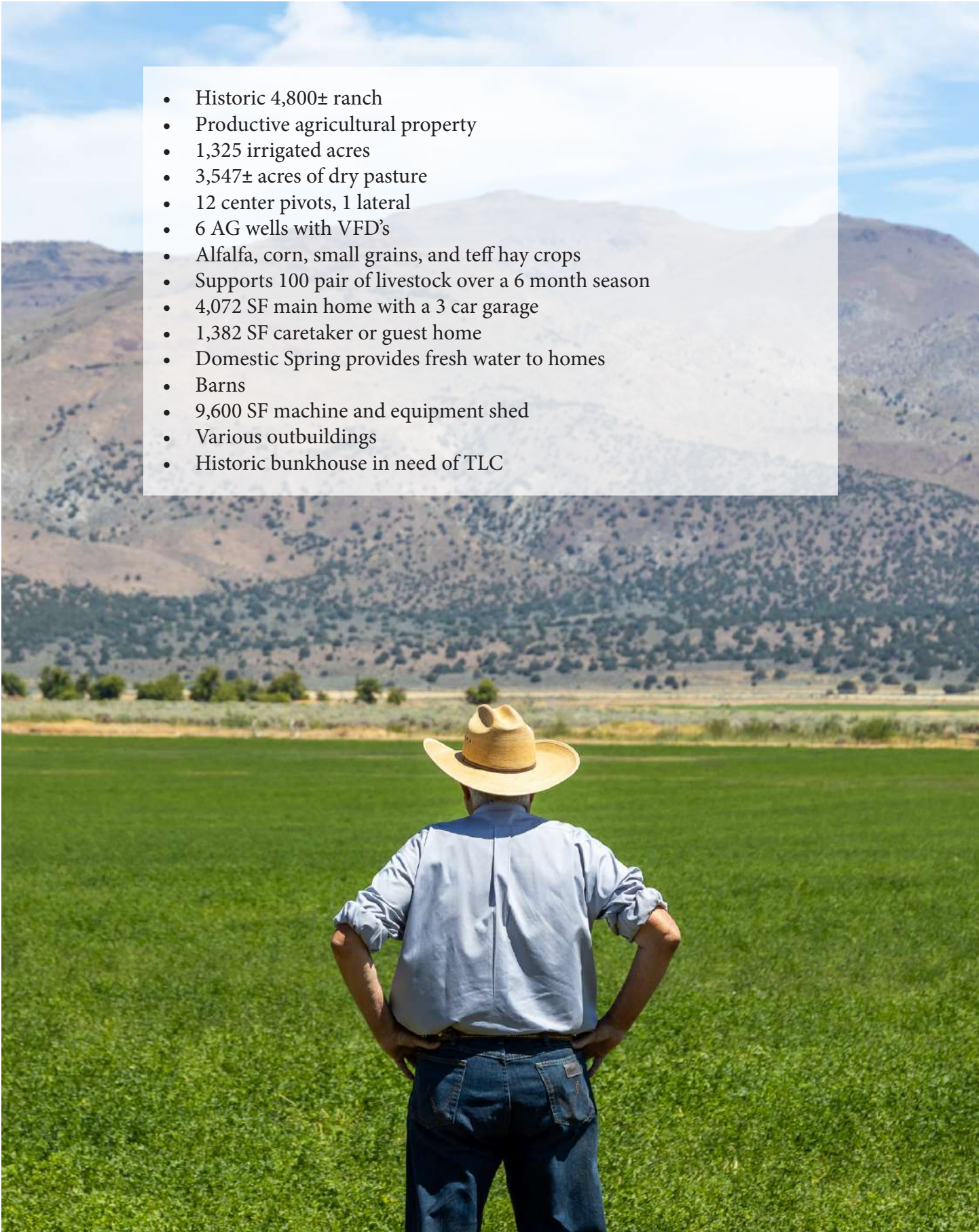
Improvements on the ranch include a 4,072-square-foot main home, a 1,382-square-foot caretaker home, a barn, a newer 9,600-square-foot machine and equipment shed, various outbuildings, and a history-rich bunkhouse in need of TLC.

With an abundance of irrigated acreage, coupled with a primary residence, caretaker home, and a machine and equipment shed, Constantia Ranch has all the necessary ranching infrastructure needed for a productive agricultural property.



Highlights

- Historic 4,800± ranch
- Productive agricultural property
- 1,325 irrigated acres
- 3,547± acres of dry pasture
- 12 center pivots, 1 lateral
- 6 AG wells with VFD's
- Alfalfa, corn, small grains, and teff hay crops
- Supports 100 pair of livestock over a 6 month season
- 4,072 SF main home with a 3 car garage
- 1,382 SF caretaker or guest home
- Domestic Spring provides fresh water to homes
- Barns
- 9,600 SF machine and equipment shed
- Various outbuildings
- Historic bunkhouse in need of TLC



History of the Ranch



The town of Constantia, now vanished, preserves vivid memories of its heyday when the Ross mansion, called the 'White House', graced Long Valley. Albert Ross acquired the property in 1863 from his brother and, strategically located along the old stage route, the ranch benefited from the N-C-O railroad's emergence. The Ross brothers, William Laws Ross, Robert Emory Ross, and Albert Elijah Ross, fostered the community's growth. In 1874, a grand 17-room mansion, costing \$14,000, began construction after a fire had razed the earlier home. The Ross family held optimistic expectations for the region, as the valley saw the presence of both beef and dairy cattle. Renowned for its reliability, the water system drew pristine water from the mountain above through pipes, even facilitating the operation of a grindstone. The landscape featured abundant orchards and flourishing gardens, creating a picturesque and prosperous environment. With



extensive orchards, gardens, and a renowned water system, Constantia flourished. However, personal tragedies including the death of their 6 year old daughter Rose Ross and changing times led to the Ross family's departure. The property was sold to Henry Butters who was a wealthy railroad owner and South African mine owner. Henry Butters then enriched the estate, renaming it 'Constantia' after a lush wine growing region in South Africa. He expanded the mansion and transformed it into a small town with a chapel, store, and more. Despite subsequent ownership changes, including that of Nevada Senator Patrick Flanigan, financial woes and political ambitions left the mansion largely vacant. Vandalism led to the mansion's destruction in 1964, but the memory of Constantia endures, with a monument honoring Rose Ross (pictured above on left), a reminder of its past. (Photo below: the 'White House' courtesy of the Lassen Historical Society)



Hay



The property is a highly productive alfalfa, corn, small grain, and teff hay ranch. There are currently 12 center pivots, 1 lateral, and 4 wheel lines. The pivots are Valley 8000 series pivots. There are 6 AG wells supporting this farming operation.

Pivot Name	Field Size	Year Placed	Crop	Year Planted
EP1	36 ± acres	2021	Alfalfa	2023
EP2	42 ± acres	2021	Alfalfa	2023
EP3	44 ± acres	2021	Alfalfa	2023
EP4	109 ± acres	2021	Alfalfa	2023
EP5	40 ± acres	2021	Alfalfa	2022
EP6	147 ± acres	2021	Alfalfa	2022
EP7	183 ± acres	2021	Alfalfa	2022
EP8	115 ± acres	2023	Open	TBD
EP9	156 ± acres	2023	Open	TBD
EP10	105 ± acres	2023	Open	TBD
WP1	26 ± acres	2007	Open	TBD
WP2	155 ± acres	2007	Open	TBD
WP3 Linear	92 ± acres	2018	Grass seed	Fall 2023
Wheel Lines	75 ± acres	2018	Alfalfa	2021





Water

About 1,325 ± acres are under irrigation. There are 6 AG wells and a domestic spring that feeds fresh water to the homes on the property. There are approximately 790.40 acres of water righted ground as indicated by the Long Valley Creek Adjudication. Along with Long Valley Creek, the ranch also includes Dry Valley Creek, a spring, multiple seeps, subbing areas, and creeks.



Adj./Riparian	Stream Name	CFS/Volume
Adjudicated	Long Valley Creek	790.40 acres



Well Information

The average static water level is 22.17 ft. (Feet below land surface)

Well Name	Depth	Production
Well 1A	880 ft.	1,645 GPM
Well 2	862 ft.	1,313 GPM
Well 3	880 ft.	940 GPM
Well 4	985 ft.	1,900 GPM
Well 5	573 ft.	1,100 GPM
Well 6A	1,030 ft.	2,685 GPM

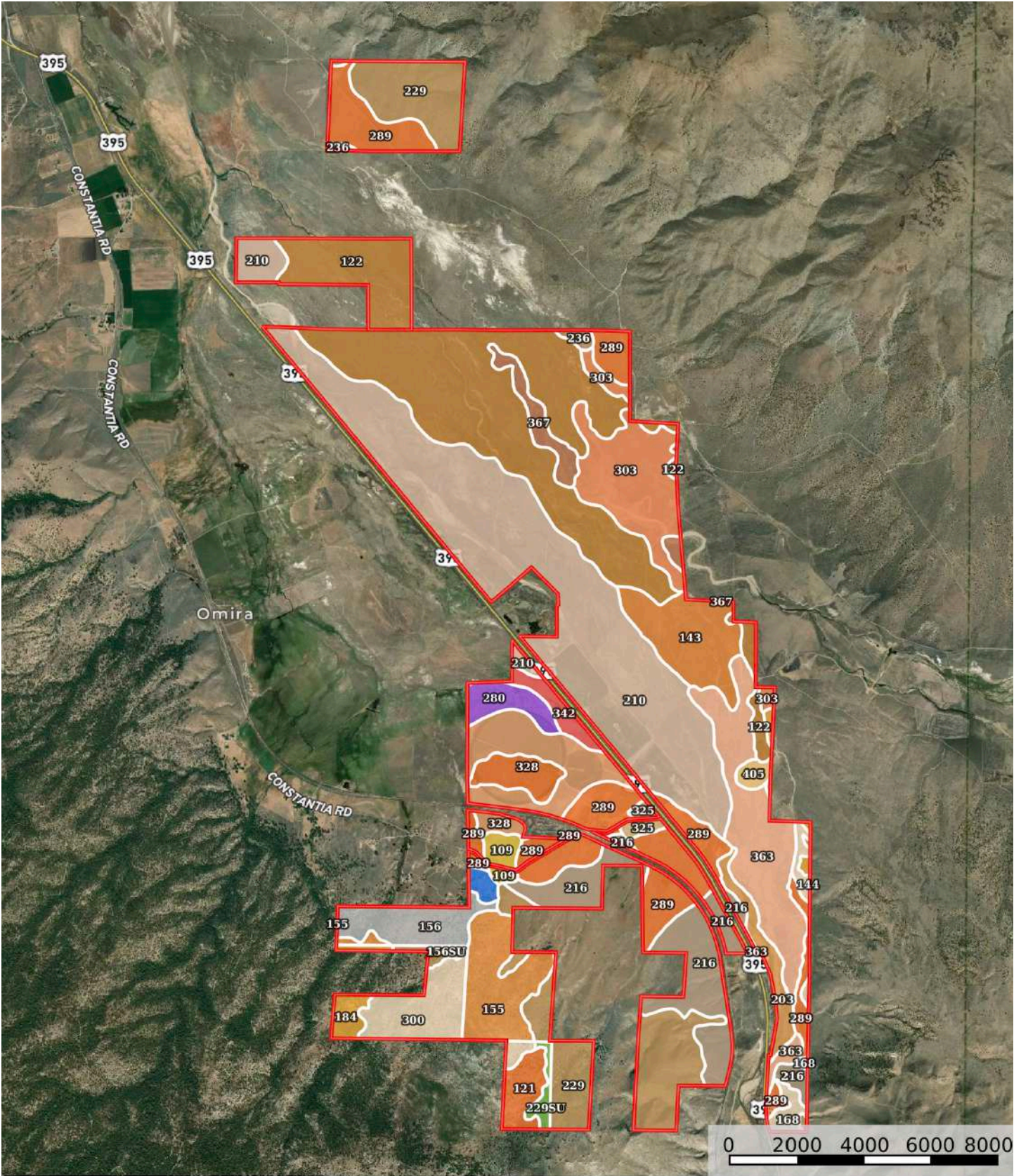


Well Information Cont'd

Below is a map showing pivot layout and well site locations.



Soil Map



For a more in-depth soils report, please contact our office

Soil Map Legend

Map Unit Symbol	Acres in AOI	Classification
121	54.1 acres	NA / 7e
156su	15.4 acres	NA / 6e
184	34.3 acres	NA / 7e
229su	18.9 acres	NA / 7e
300	129.9 acres	NA / 7e
109	30.8 acres	4w / 4w
122	888.1 acres	4s / 7s
143	165.9 acres	2e / 4e
144	13.1 acres	2e / 4e
155	167.6 acres	NA / 7e
156	104.8 acres	NA / 6e
168	44.4 acres	NA / 7e
203	60.7 acres	NA / 8
210	1,021.3 acres	NA / 6w
215	0.1 acres	2e / 6e
216	267.5 acres	3e / 6e
217	16.4 acres	4e / 6s
229	412.4 acres	NA / 7e
236	13.1 acres	3s / 7s
280	55.2 acres	3w / 4w
289	494.8 acres	3e / 6e
303	236.4 acres	2e / 6e
325	17.3 acres	NA / 8
328	186.4 acres	3e / 4e
342	37.9 acres	3w / 6w
363	278.9 acres	3w / 4w
367	62.4 acres	2e / 6e
405	17.2 acres	NA / 5w

Cattle & Recreation

The ranch supports approximately 100 pair of livestock over a typical six-month grazing season. Cattle support equipment include a squeeze chute, loading chute, and fencing. The meadow below the carriage barn has perennial water which can provide water to a 40-acre pasture year-round.



The Constantia Ranch has great nearby recreational activities. There is fishing at Honey Lake, Pyramid Lake, Antelope Lake, Last Chance Creek, Eagle Lake, and the Susan River. Immerse yourself in the natural beauty of the neighboring Plumas National Forest, where camping and hiking opportunities await. Embark on exhilarating mountain biking trails, explore the terrain on ATVs, or experience the scenic allure of horseback riding— all attainable within close proximity. The property is also only 40 miles to the vibrant city of Reno, Nevada.

Improvements



The ranch has undergone significant enhancements, showcasing a thoughtfully designed 4,072-square-foot primary residence accompanied by a spacious three-car garage. An additional 1,382-square-foot caretaker home ensures comprehensive on-site management. Further contributing to the property's functionality is a well-appointed barn, a 9,600-square-foot machinery and equipment shed, and various outbuildings. An intriguing historical aspect of the property is embodied by a charming bunkhouse, steeped in heritage, albeit currently requiring a measure of TLC to fully rejuvenate its essence.



4,072 SF Main house with 3 car garage



1,382 SF Caretaker home

Improvements Cont'd



Size & Zoning

Constantia Ranch consists of 25 parcels totaling 4,872.24 acres. There are 3,026.55 acres under the Williamson Act Contract. The total taxes from the year 2023 were \$50,137.16.

APN	ACREAGE	LAND USE	WILLIAMSON ACT	TAXES (2023)
141-280-012	49	Pasture	No	\$323.46
141-280-021	1,028	Vacant Land (NEC)	Yes	\$890.92
141-280-022	422.95	Vacant Land (NEC)	Yes	\$1,676.24
141-280-024	80	Pasture	No	\$535.42
141-040-006	50	Pasture	No	\$212.22
143-040-007	4.8	Pasture	No	\$2.12
143-040-009	235	Misc. Improvements	Yes	\$1,160.10
143-040-010	256	Vacant Land (NEC)	Yes	\$3,536.18
143-040-011	429	Misc. Improvements	Yes	\$6,285.84
143-040-014	353	Misc. Improvements	Yes	\$6,080.66
143-040-015	90	Pasture	No	\$602.34
143-040-018	220	Agricultural (NEC)	No	\$3,129.00
143-040-028	40	Pasture	No	\$267.68
143-040-031	176	Tax Exempt	No	\$16,442.80
143-040-022	120	Pasture	No	\$803.14
143-040-032	4.50	SFR	No	\$2,813.74
143-070-008	145	Vacant Land (NEC)	Yes	\$412.36
143-070-002	320	Pasture	No	\$2,141.76
143-070-003	160	Pasture	No	\$1,070.86
143-070-006	230	Pasture	No	\$1,539.40
143-040-053	17.6	Vacant Land (NEC)	Yes	\$15.24
141-240-012	240	Vacant Land (NEC)	Yes	\$106.66
141-270-011	41.39	Pasture	No	\$17.94
141-280-001	80	Pasture	No	\$35.54
141-280-003	80	Vacant Land (NEC)	Yes	\$35.54
TOTAL	4,872.24			\$50,137.16

“The Williamson Act, also known as the California Land Conservation Act of 1965, enables local governments to enter into contracts with private landowners for the purpose of restricting specific parcels of land to agricultural or related open space use. In return, landowners receive property tax assessments which are much lower than normal because they are based upon farming and open space uses as opposed to full market value.” – from the California Department of Conservation

Location



About Doyle, CA:

Doyle is a small rural town in Lassen County located about 40 miles southeast of Susanville and 45 miles northwest of Reno, Nevada. As of the 2020 US Census, the population is 536. The small town received its name from Oscar Doyle, who settled at the site in the 1870s and donated land for the town.

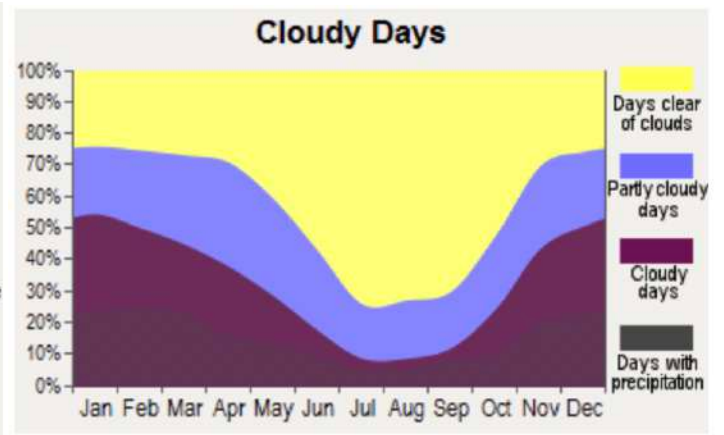
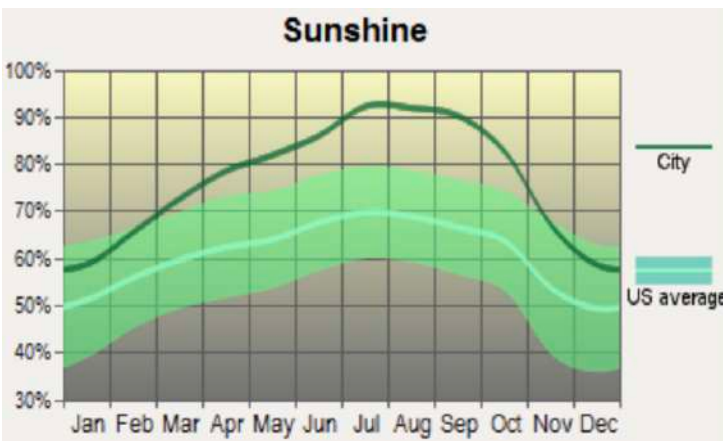
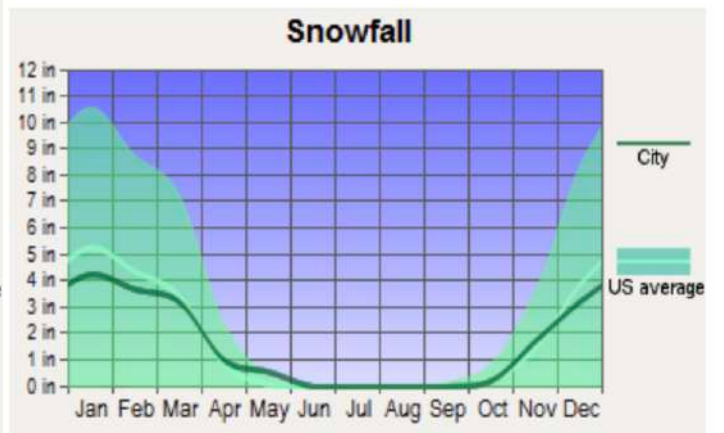
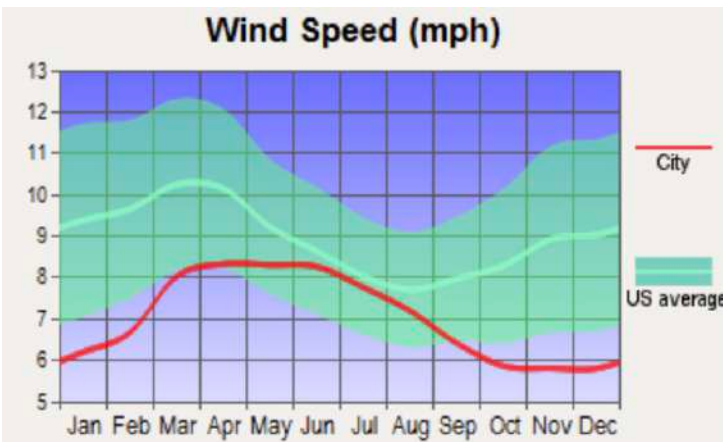
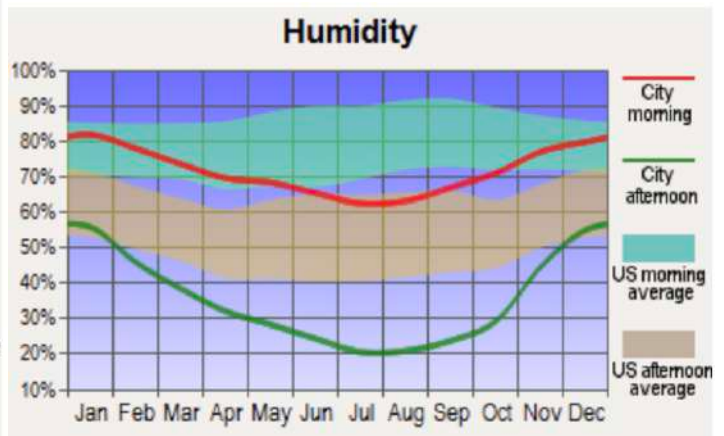
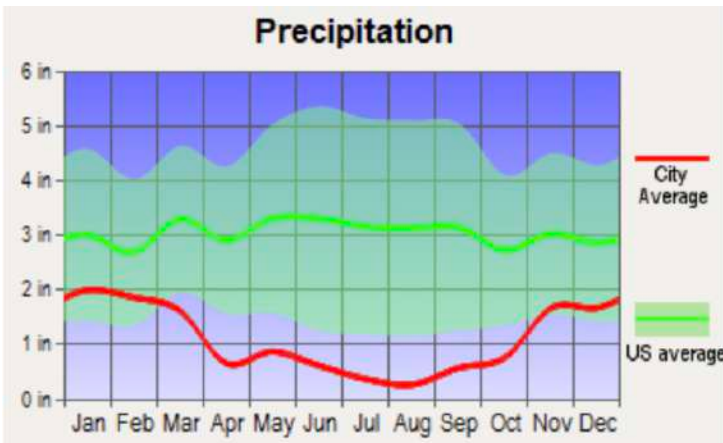
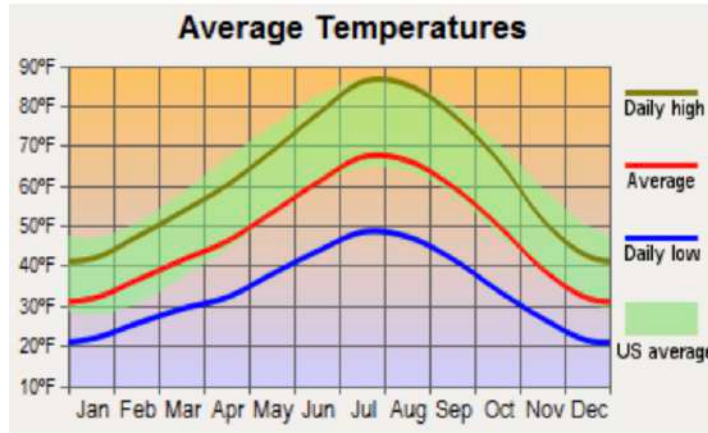
Nearby airports: *Susanville Municipal Airport (43 miles from the ranch) which is about 5 miles southeast of Susanville with two runways. Runway one is 4,051 x 75 ft with an asphalt surface and the other is 2,180 x 60 ft with a dirt surface. It also has two helipads; H1 is 120 x 120 ft and H2 is 65 x 65 ft. International airport is the Reno-Tahoe International Airport (40.3 miles from the ranch)*

About Lassen County, CA:

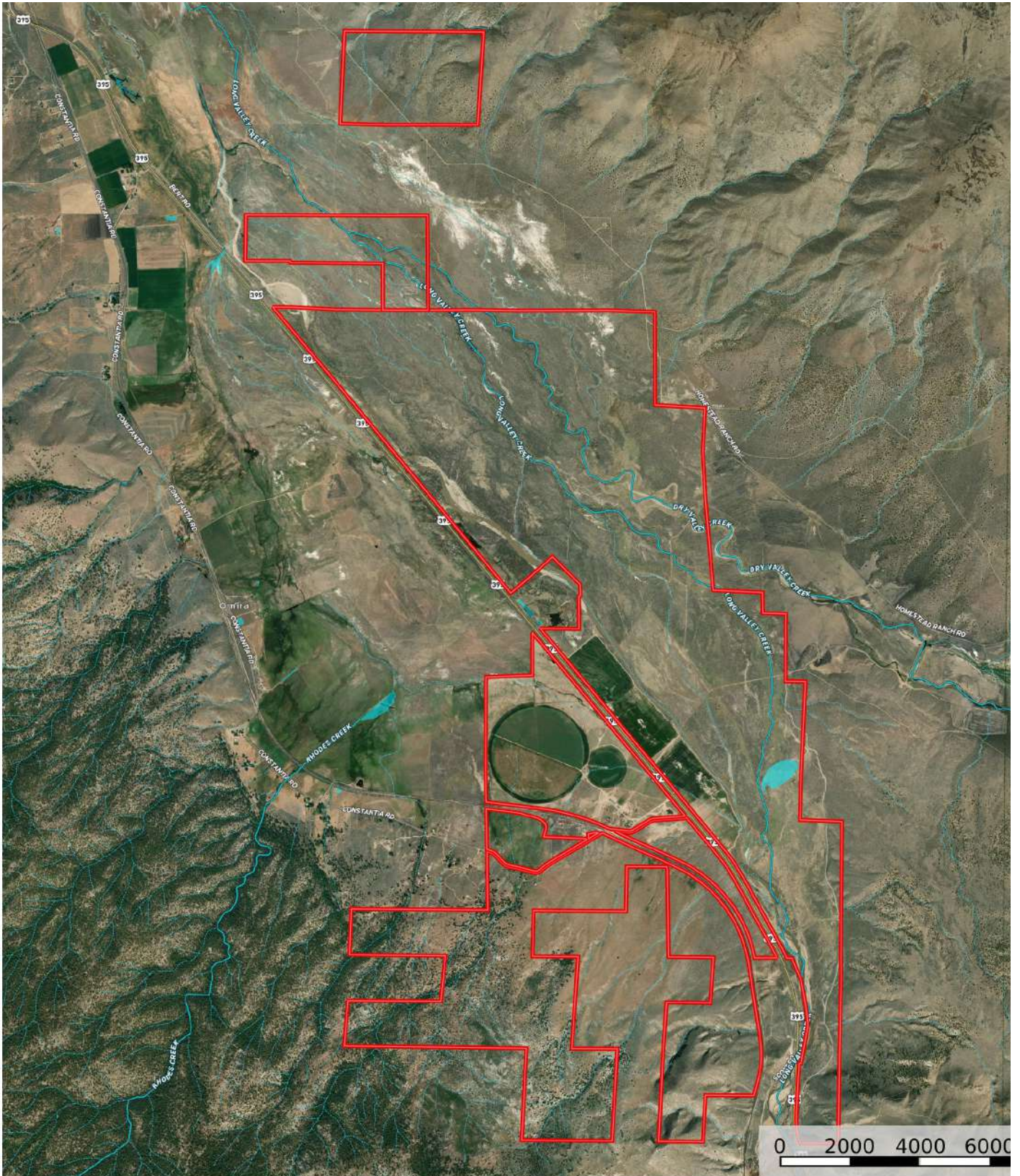
Lassen County is located on the northeast portion of California, bordering Nevada. The population was 32,730 as of the 2020 census. It is characterized by its stunning natural landscapes and historical significance. With Susanville as its county seat, the region boasts a diverse terrain that includes lush forests, picturesque lakes, and the mighty Lassen Peak, a dormant volcano. This area holds a deep history, notably as part of the California Trail and as a center of early exploration and settlement. The county's namesake, Peter Lassen, was a Danish-American rancher and prospector who played a crucial role in the region's development during the Gold Rush era. Today, Lassen County offers a blend of outdoor recreation, including hiking, camping, and fishing, along with a glimpse into its storied past through historic sites and landmarks.



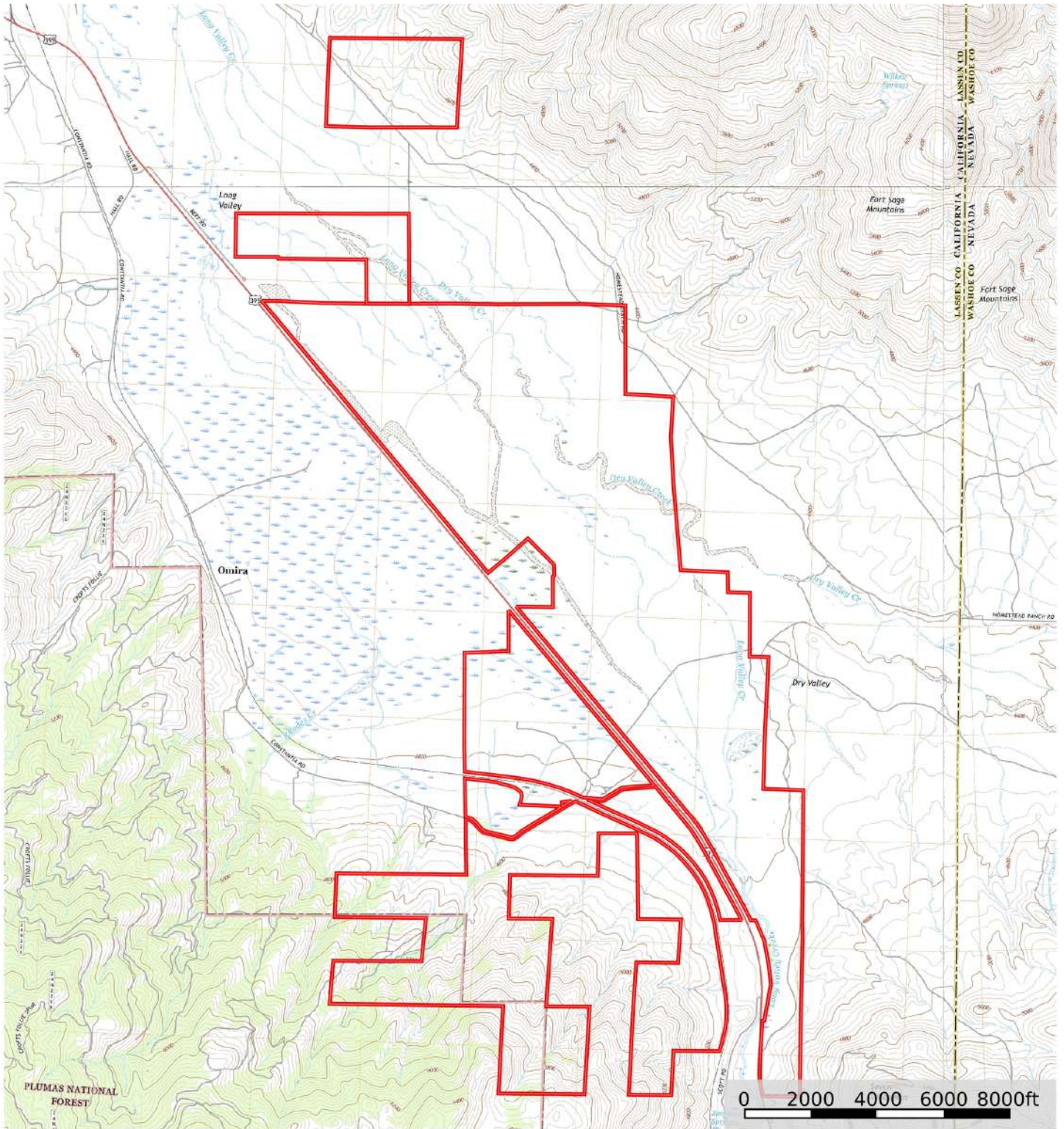
Weather



MB Satellite Map



Topo Map





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