

# Pit River Cattle Ranch

\$3,950,000 | 1,850 ± ACRES | LASSEN COUNTY

BIEBER, CALIFORNIA



## **ADDRESS**

0000 PUNKIN CENTER ROAD  
BIEBER, CALIFORNIA

## **COORDINATES**

41.0885432N, 121W

## **LOCATION/DIRECTIONS**

TURN OFF HWY 299 IN BIEBER ONTO BRIDGE STREET,  
WHICH TURNS INTO PUNKIN CENTER ROAD.  
TURN RIGHT AT STOP SIGN, PROPERTY IS ON THE RIGHT

## **TAXES**

\$14,530/YEAR (2023)



# What a

# Ranch

APN'S

001-530-007	160 ACRES
001-530-015	320 ACRES
001-530-017	160 ACRES
001-530-018	640 ACRES
001-530-019	320 ACRES
001-530-023	90 ACRES



# FOR THE CATTLE RANCHER

*Dreams come true*

1850 ACRES OF LEVEL GRAZING LAND, WITH APPROXIMATELY 1200 ACRES IRRIGATED

ADD A RIVER RUNNING THROUGH THE LENGTH OF THE PROPERTY FOR 1.5 MILES, TWO SETS OF CORRALS, AND CROSS FENCING; YOU'RE LOOKING AT A WELL-SET-UP OPERATION FOR AROUND 400 PAIR AND 100 +/- YEARLINGS.

THAT'S NOT ALL; THE RANCH ALSO OFFERS APPROXIMATELY 150 ACRES OF FARM GROUND IRRIGATED WITH WHEEL LINES. RECREATIONAL OPPORTUNITIES ARE ABUNDANT. THE RANCH QUALIFIES FOR TWO LANDOWNER TAGS IN THE X1 DEER ZONE, AND THERE ARE SEVERAL DUCK BLINDS ALONG THE RIVER, WHICH IS PERFECT FOR THE AVID WATERFOWL HUNTER. THE RIVER ALSO PROVIDES GREAT FISHING. MOST OF THE RANCH IS IN THE WILLIAMSON ACT FOR LOWER TAX RATES. THIS PROPERTY HAS BEEN OWNED BY THE SAME FAMILY SINCE THE EARLY 1920S AND HAS BEEN USED FOR GRAZING, HAY, AND RECREATION THROUGHOUT HISTORY.





400 PAIR PLUS

100 YEARLINGS

*from*

MAY TO EARLY  
NOVEMBER

# GRAZING

The ranch has  
supported  
1200 yearlings  
*for the*  
season in the past

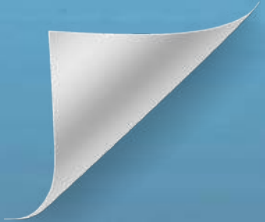


# Water

ADJUDICATED WATER RIGHTS

PIT RIVER AND PIT RIVER OVERFLOWS  
IVERSON RESERVOIR

TWO DAMS CONTROL THE WATER DISTRIBUTION



# CROPS

The farm ground is excellent for all hay  
it has even grown strawberry rootstock..



# RECREATION

LANDOWNER TAGS CAN BE OBTAINED THROUGH FISH AND WILDLIFE

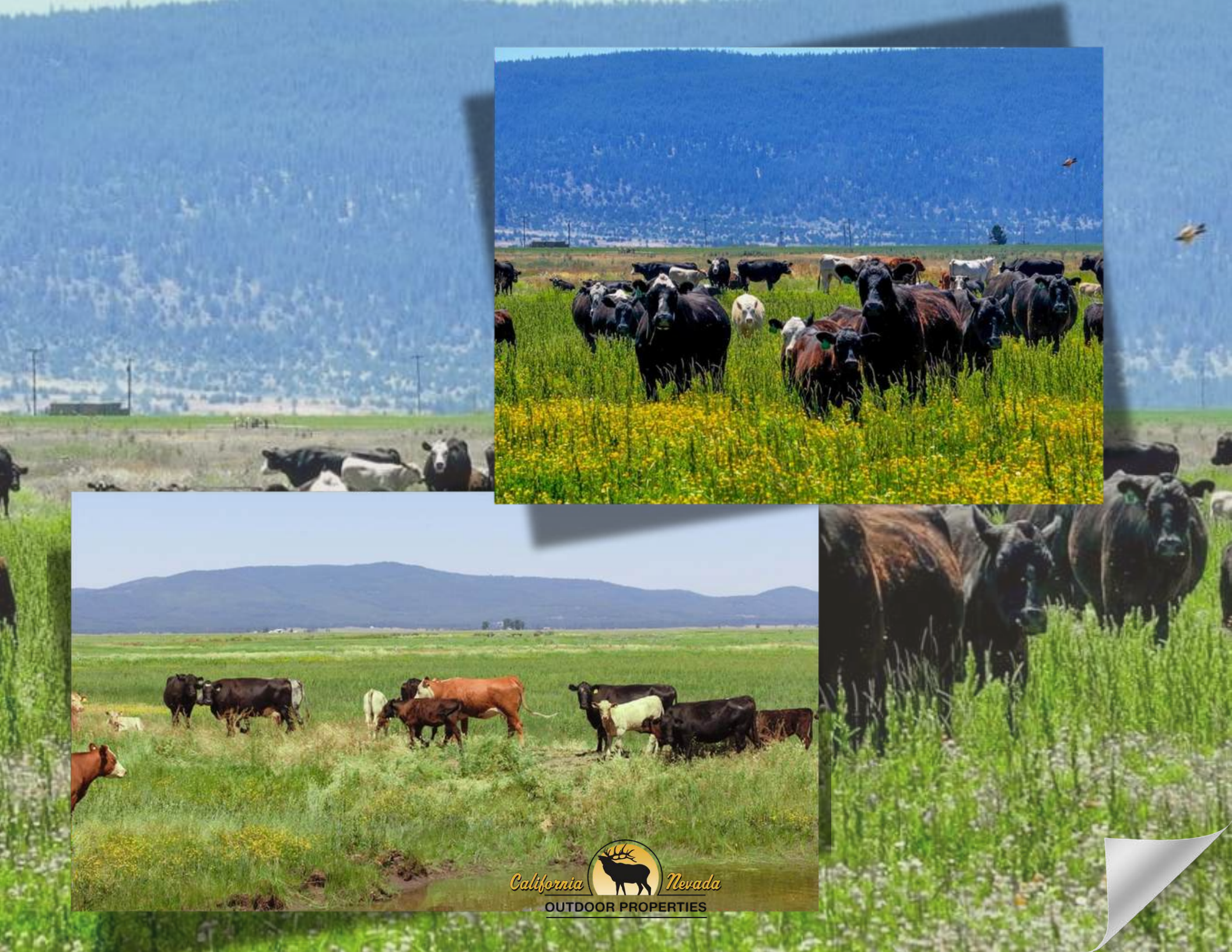
FISHING FOR BASS, CATFISH, AND CRAPPIE  
UPLAND BIRD HUNTING, PHEASANT AND QUAIL  
HOME TO SEVERAL MAJESTIC BALD EAGLES  
240 ACRES ARE IN A WRP EASEMENT

LOCATED IN BIG VALLEY NEAR THE TOWN OF BIEBER, AT AN ELEVATION  
OF 4100 FT. THE RANCH HAS TWO ACCESS ROADS.

DERICK ROAD IS DIRECTLY OFF HWY 299 JUST WEST OF BIEBER AND  
PUNKIN CENTER ROAD, DRIVING THROUGH TOWN AND HEADING  
SOUTH ON THE RIGHT-HAND SIDE

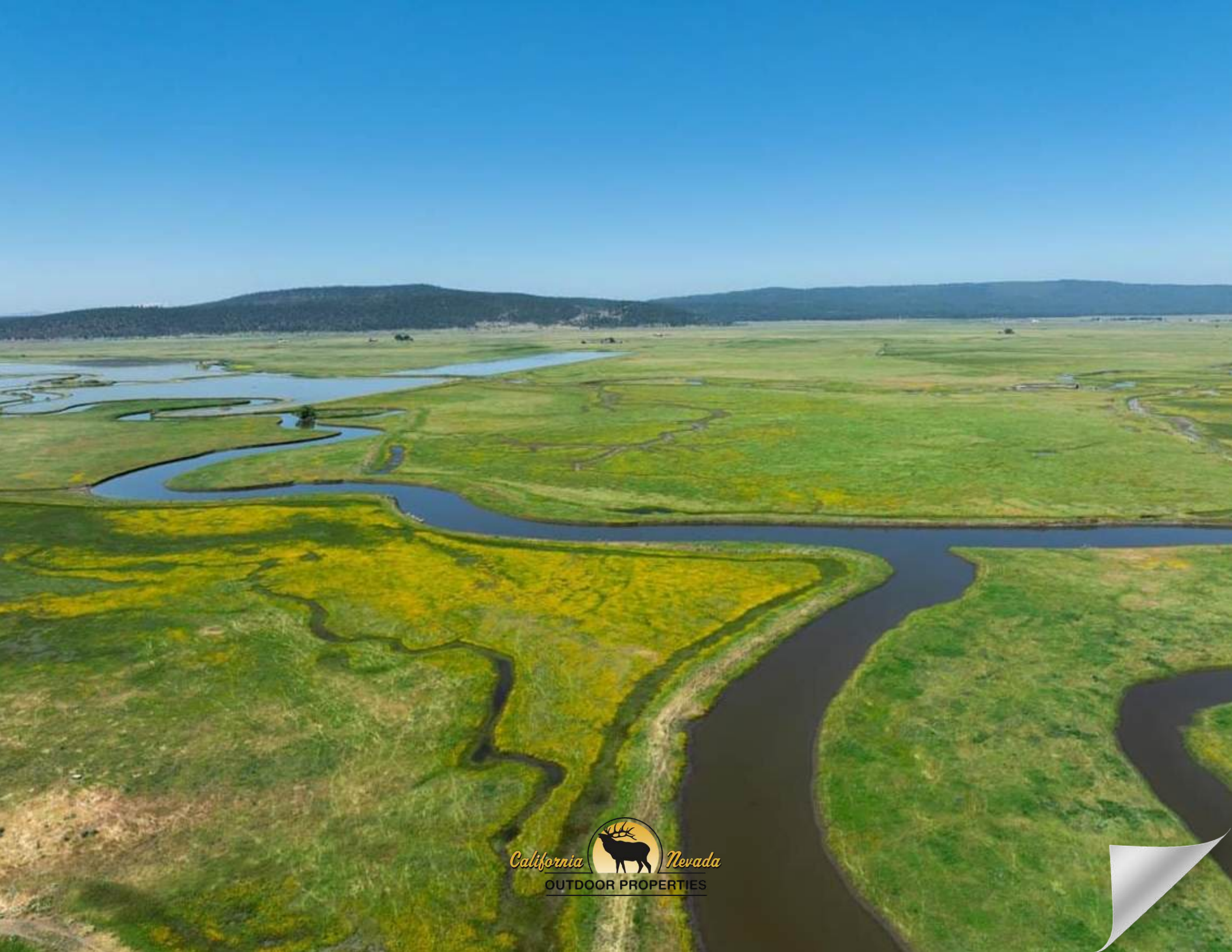






California  Nevada  
OUTDOOR PROPERTIES

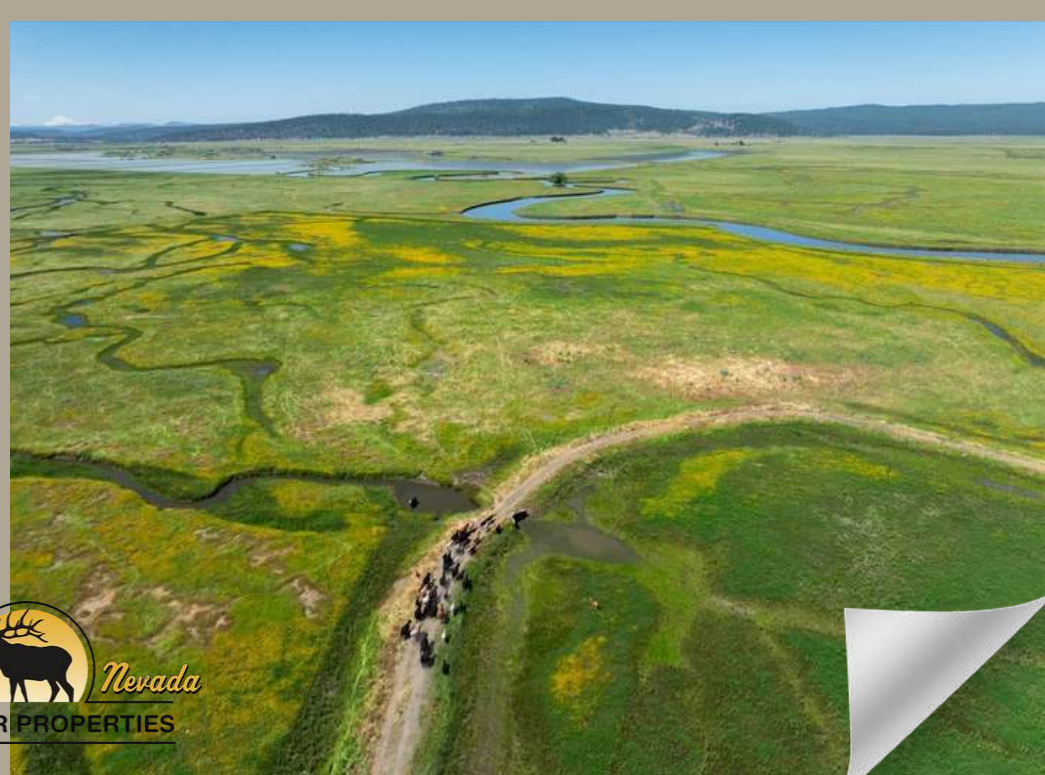
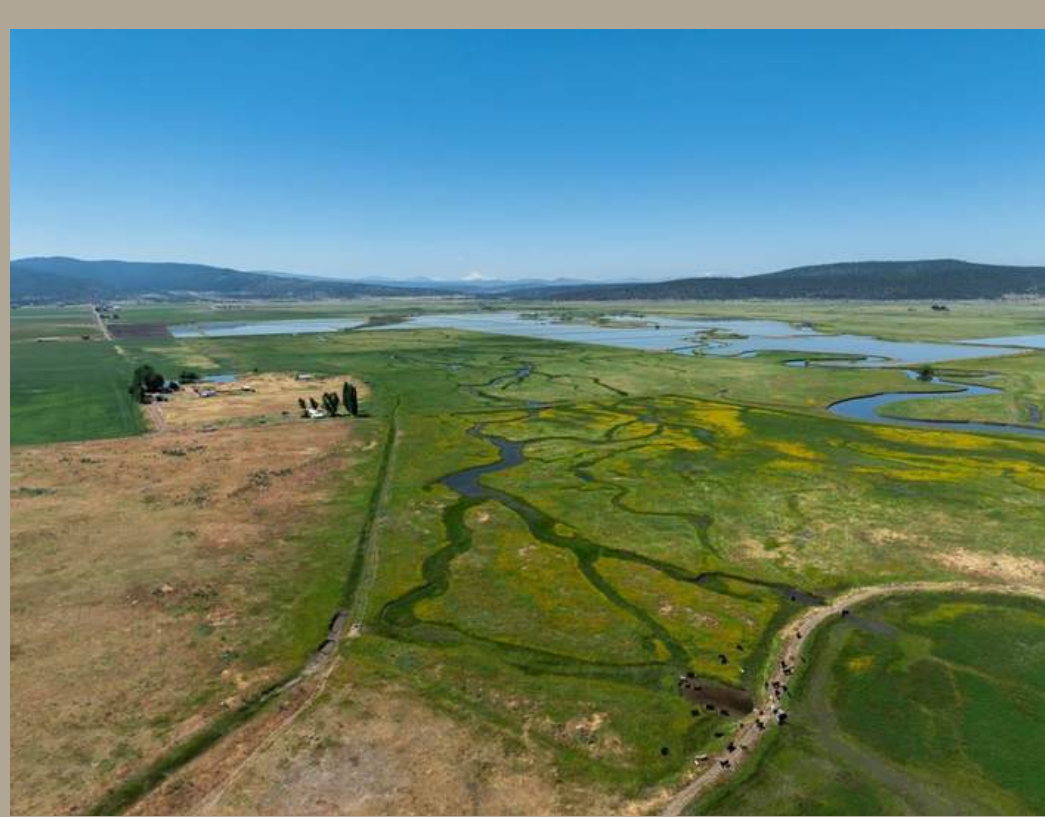






# Water FOUL

Waterfowl hunting...several duck blinds







# IRRIGATION

AG WELL WITH 50 HP PUMP DELIVERS WATER  
TO 150+/- ACRES  
DELIVERED BY UNDERGROUND  
MAINLINE TO WHEEL LINES  
SURPRISE VALLEY ELECTRIC IS A HUGE PLUS



WATER RIGHTS PROVIDE  
THE WATER FOR GRAVITY  
FLOW FLOOD IRRIGATION  
FOR GRAZING,  
COVERING 1200+/- ACRES  
OF NATIVE PASTURE



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