



FARMS | RANCHES | RECREATIONAL PROPERTIES | LAND | LUXURY ESTATES



# Wallace Ranch

1,493.20 ± Acres | Sierra County, CA



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DRE# 01838294





# Introduction



The 1,493.2 ± acre Wallace Ranch located in the beautiful Sierra Valley at 5,000 ft. elevation is a short 45-minute drive west of Reno, NV, and a one-hour drive north of Lake Tahoe.

An income-generating livestock and productive hay ranch with some of Sierra Valley's most coveted water rights that irrigate the grazing pastures and high-capacity ag wells that provide irrigation to harvest up to 1,200 to 1,500 tons of hay a year. Approximately 293 acres of the hay crop are pivot irrigated and 47 acres are wheel-line irrigated.

The ranch currently supports 300 cows year-round with 653.2 acres of irrigated pasture, 500 acres of dry pasture, 51,931 permitted acres of US Forest Service allotments, and an additional 597.73 permitted acres of BLM allotment. During the winter months, the cattle are fed supplemental hay. Necessary ranching infrastructure includes fencing and cross-fencing, corrals, chutes, barns, shop, & outbuildings. Two pole barns provide ample hay storage.

Four well-equipped homes in the southern portion of the ranch, along with two homes in the northern portion, all boast 360-degree views of Sierra Valley and the mighty Sierra Nevada mountains. The homes provide abundant accommodations for family, friends, ranch manager/labor housing, or income-generating opportunities for leasing.

Opportunities to purchase ranches do not come along often in Sierra Valley. Seize the rare opportunity to acquire Wallace Ranch today.





# Highlights

- Income-generating livestock and hay ranch
- Coveted water rights for irrigating 653.20 ± acres of grazing pastures
- Up to 1,200 to 1,500 tons of hay harvested annually
- 340 acres of irrigated cropland
- Supports 300 cows year-round
- 51,931 permitted acres of US Forest Service allotments
- 597.73 permitted acres of BLM allotment
- Pond with bass, catfish, and bluegill
- Four well-equipped homes in the “Home” ranch area
- Two homes in the “North” ranch area
- Year-round Recreation: Hunting, fishing, horseback riding, ATVing, hiking, camping
- Abundant wildlife: deer, elk, bear, antelope, and diverse birdlife
- Beautiful Sierra Valley at 5,000 ft. elevation
- Short 45-minute drive west of Reno, NV
- One-hour drive north of Lake Tahoe



# Water

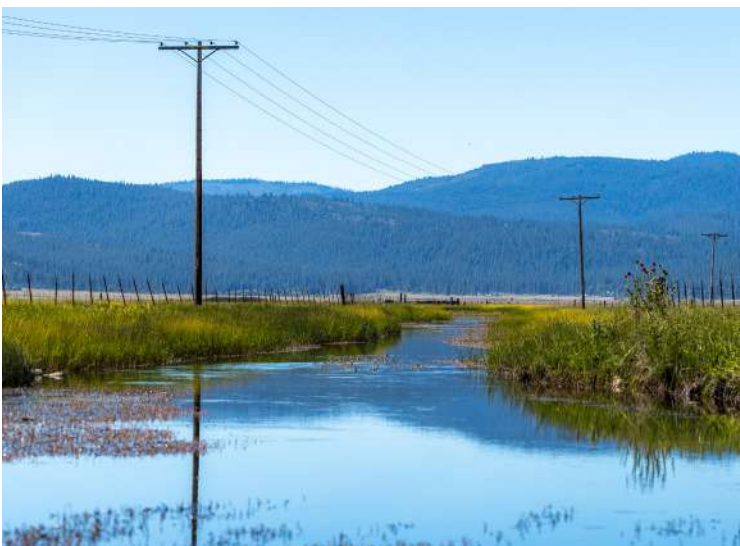
The ranch benefits from valuable water rights in Sierra Valley used to irrigate approximately 653.2 acres of grazing pastures including:

- 500 shares, 4.86 cfs, with the Sierra Valley Water Company Little Truckee River water to Middle Fork Feather River stream system.
- 8.657 cfs decreed water rights from Decree No. 3095
- When available and with Watermaster approval, two centrifugal pumps (one pump at 89-acre feet & another pump @ 184-acre feet) for excess surface water provide additional irrigation for the grazing pasture.

To irrigate approximately 340 acres of cropland:

- The “North Ranch” has a high-capacity 900 to 1,000 GPM irrigation well, 150 HP, with VFD in 2000. A Valley 8000 pivot and Zimmatic pivot irrigate 140 acres of cropland.
- The “Home Ranch” has a high-capacity 1,000 to 1,250 GPM irrigation well, 125 HP, with VFD in 2009. Two Valley part circle pivots and balance wheel-lines irrigate 200 acres of cropland.
  - \* The “Home Ranch” also has the option to activate an existing agricultural irrigation well and pump (currently inactive), subject to approval from the local water district, that can expand the irrigated cropland acreage.

There is also a pond with bass, catfish, and bluegill (seen on bottom right) as well as a spring fed tank.









# Hay

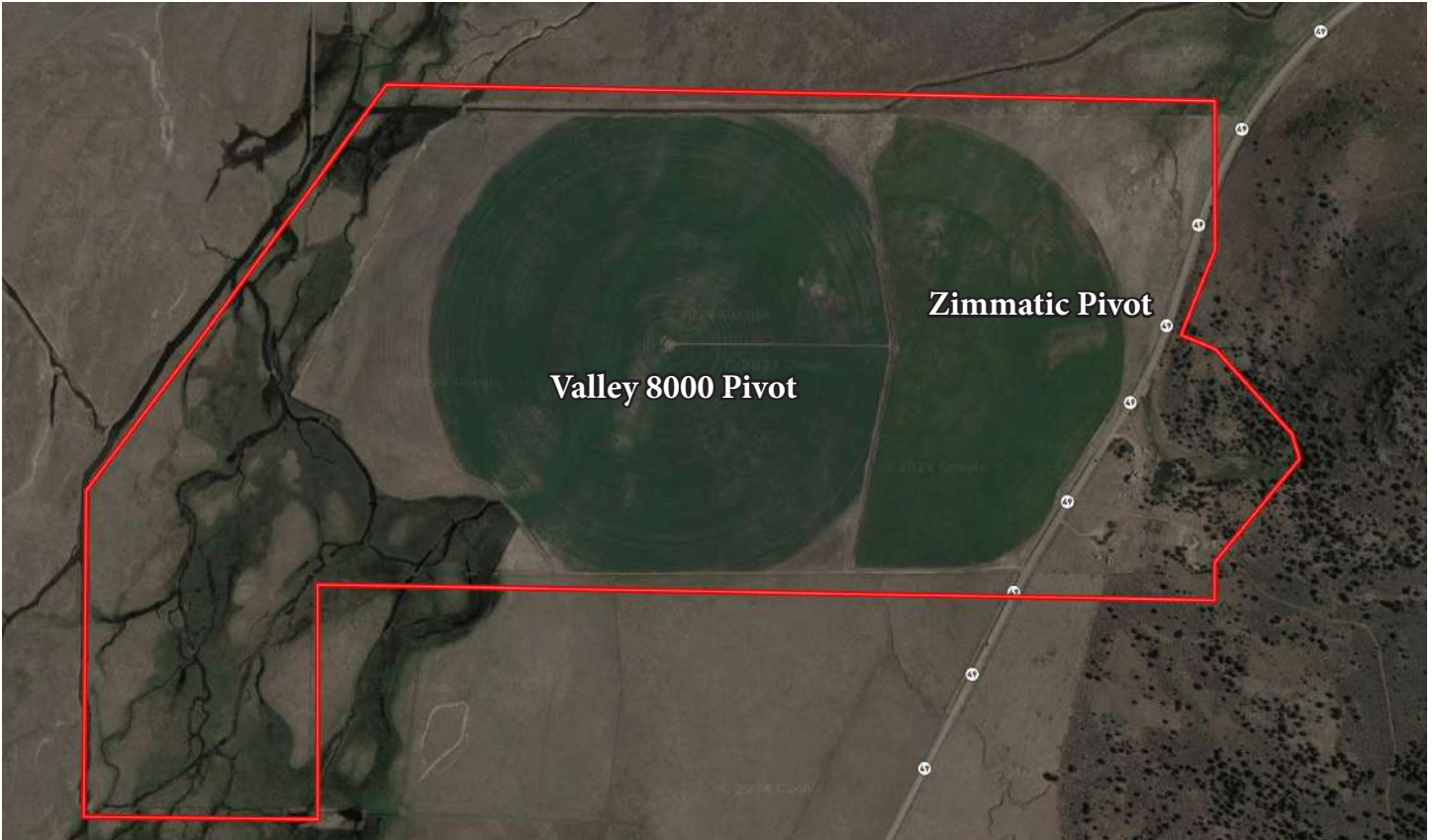


This productive hay ranch utilizes high-capacity ag wells to irrigate its 340 acres of cropland, producing 1,200 - 1,500 tons of hay annually. The harvest includes three cuttings of alfalfa @ 4.5-5 tons per acre, one cutting of grain @ three tons per acre, & two to three cuttings of orchard grass @ 3-3.5 tons per acre. Approximately 293 acres of the hay crop are pivot irrigated and the remaining 47 acres are balance wheel-line irrigated. For hay storage, the “Home Ranch” boasts two pole barns measuring 14,256 SF and the other 3,000 SF.





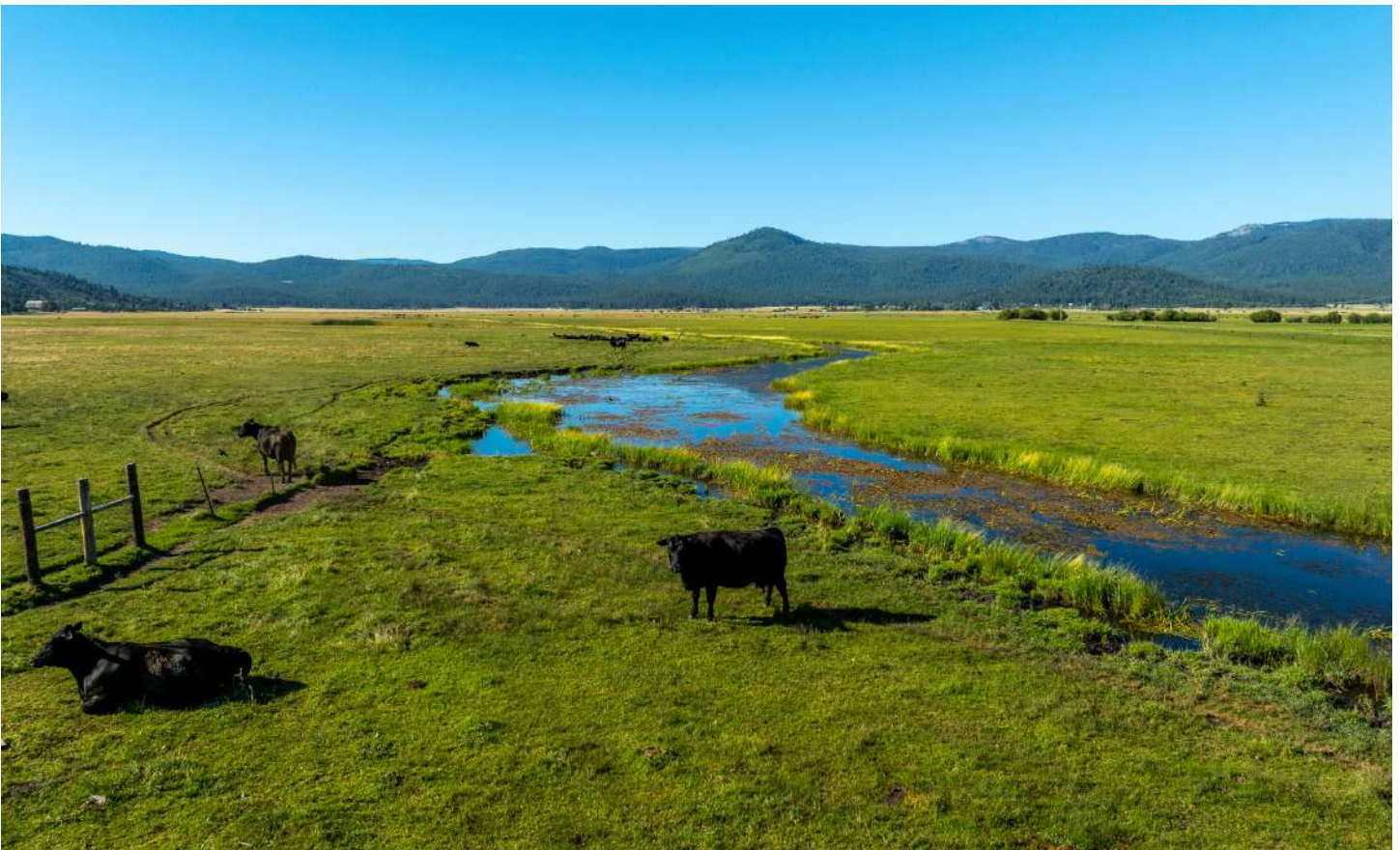
# Hay Cont'd





# Cattle

The ranch currently supports 300 cows year-round, but with high precipitation years has supported up to 360 cows year-round. During the winter months, the cattle are fed supplemental hay. There are 653.2 acres of irrigated pasture and 500 acres of dry pasture on Wallace Ranch. Additionally, there are 51,931 acres of permitted US Forest Service (USFS) cattle grazing allotments and 597.73 acres of permitted Bureau of Land Management (BLM) cattle grazing allotment as well. Necessary cattle equipment include fencing and cross-fencing, corrals, and chutes.





# Cattle Cont'd

See below for 2023 Annual Operating Instructions for USFS cattle grazing allotments.

## 2023 US Forest Service Permitted Numbers and Period of Use:

USFS Grazing Allotment	Livestock			Period of Use	
	Number	Kind	Class	From	To
Antelope (12,267 acres)	75*	Cattle	Dry	4/25	6/26
Bear Valley (14,003 acres)	100	Cattle	Cow/Calf	6/1	9/1
Harding Point (4,104 acres)	60*	Cattle	Dry	5/16	6/15
English (21,557 acres) <i>includes some private ground w/Sierra Pacific Industries &amp; Seller Bros.</i>	150*	Cattle	Cow/Calf	7/1	9/30

### \*Notes\*:

**Antelope:** Approximately 51% (38 dry cows) of the permitted use occurs “ON” National Forest. Total number of head permitted on the allotment (“ON” and “OFF” portions) is 75.

**Harding Point:** Approximately 33% (20 dry cows) of the permitted use occurs “ON” National Forest. Total number of head permitted on the allotment (“ON” and “OFF” portions) is 60.

**English:** Approximately 56% (84 cow/calf pairs) of the permitted use occurs “ON” National Forest. Total number of head permitted on the allotment (“ON” and “OFF” portions) is 150.

Season of use is approximate. The on and off dates can and should be adjusted depending on range readiness and compliance with permit standards and guidelines. Due to above average snow amounts, the on date may be pushed back.

## Bureau of Land Management (BLM) Allotment:

BLM Allotment	Livestock			Period of Use	
	Number	Kind	Class	From	To
Mello Canyon (597.73 acres)	20	Cattle	Dry	05/01	6/30





# Recreation



Enjoy year-round recreation at Wallace Ranch and the surrounding area. Whether you prefer summer activities like hiking, camping, or fishing, fall adventures like horseback riding or ATV trails, or winter sports like skiing, snowboarding, and snowmobiling, Wallace Ranch has something for everyone.

The ranch boasts sightings of deer, elk, bear, and antelope. The existing owners have applied for and received two private landowner X7a deer tags, making it a prime location for hunters. Birders will find Sierra Valley a paradise, with a variety of birds migrating along the Pacific Flyway.





# Improvements

There are four well-equipped homes in the southern portion of the ranch, along with two homes in the northern portion of the ranch. All homes boast 360-degree views of Sierra Valley and the mighty Sierra Nevada mountains.

## 50744 Highway 49

- 2,100 SF two story home with porch; 4 bedroom, 3 bathrooms
- Built in 1999



## 50776 Highway 49

- 2,100 SF single story home with porch; 3 bedroom, 2.5 bathrooms
- Built in 2002 and has an attached garage





# Improvements Cont'd

## 50766 Highway 49

- 2,300 SF single story home; 4 bedroom, 2 bathrooms
- Built in the 1950's



## 50777 Highway 49

- 1,700 SF manufactured home; 3 bedroom, 2 bathrooms
- Not on permanent foundation





# Improvements Cont'd

## 53844 Highway 49

- 1,766 SF two story home; 3 bedroom, 1 bath
- New roof 2021



## 53976 Highway 49

- 1,144 SF single story home; 2 bedroom, 2 bath





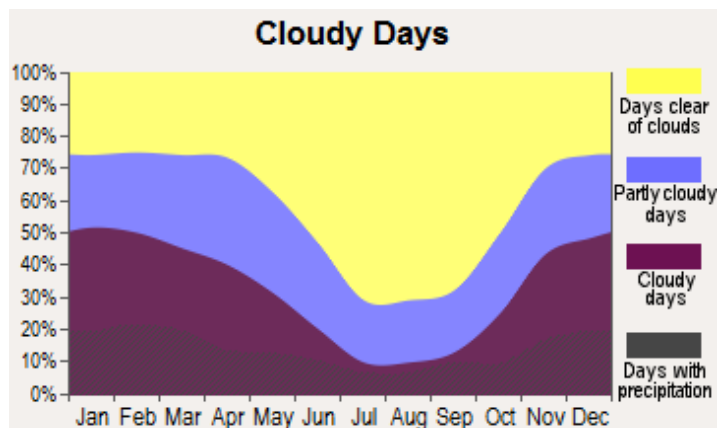
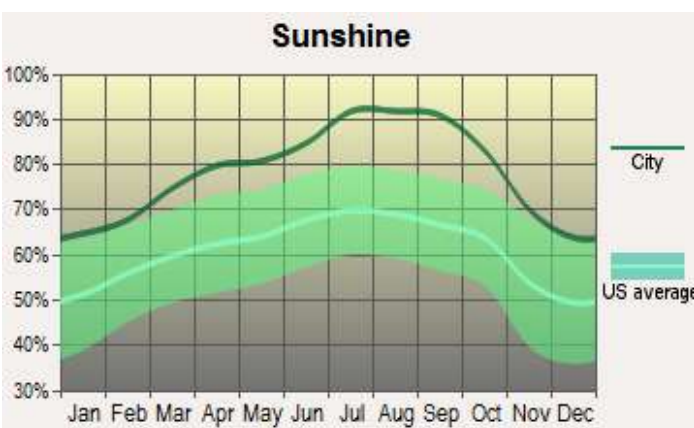
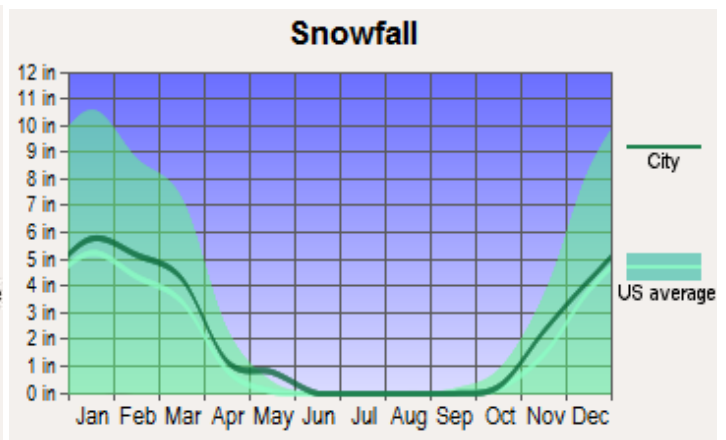
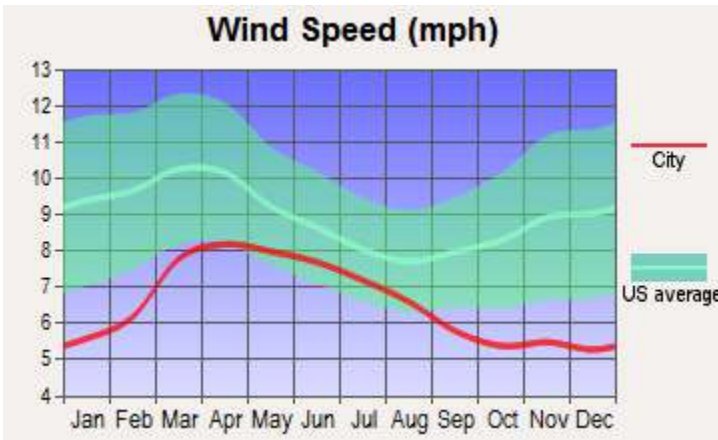
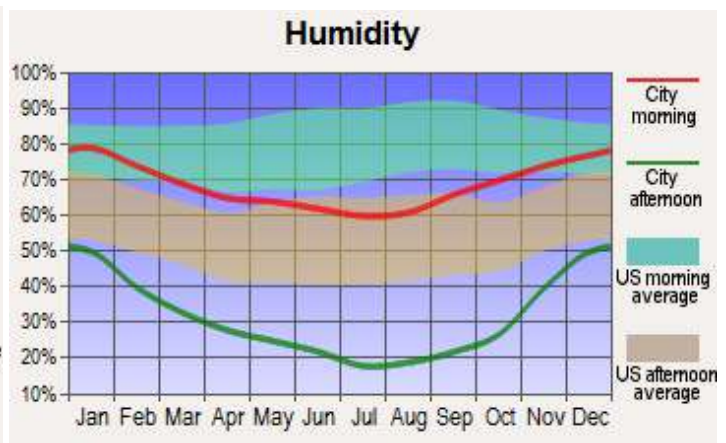
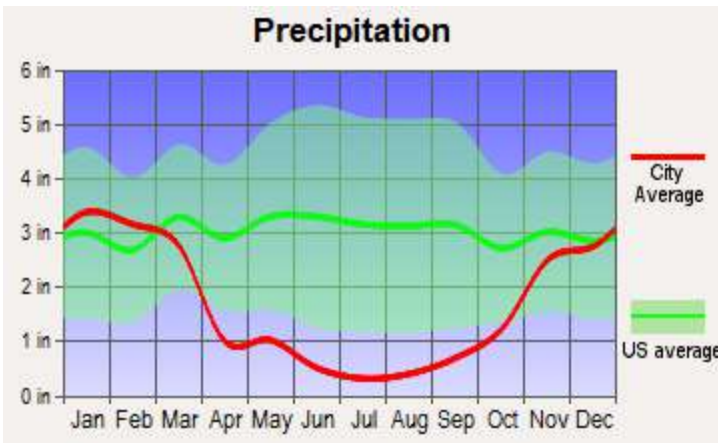
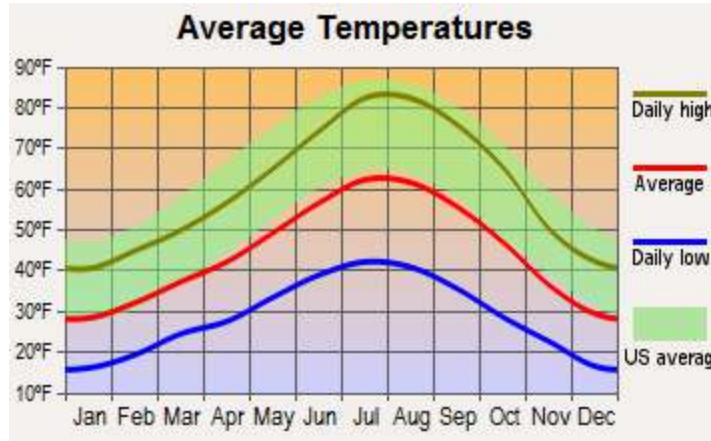
# Improvements Cont'd

Remaining shop, barns, and outbuildings





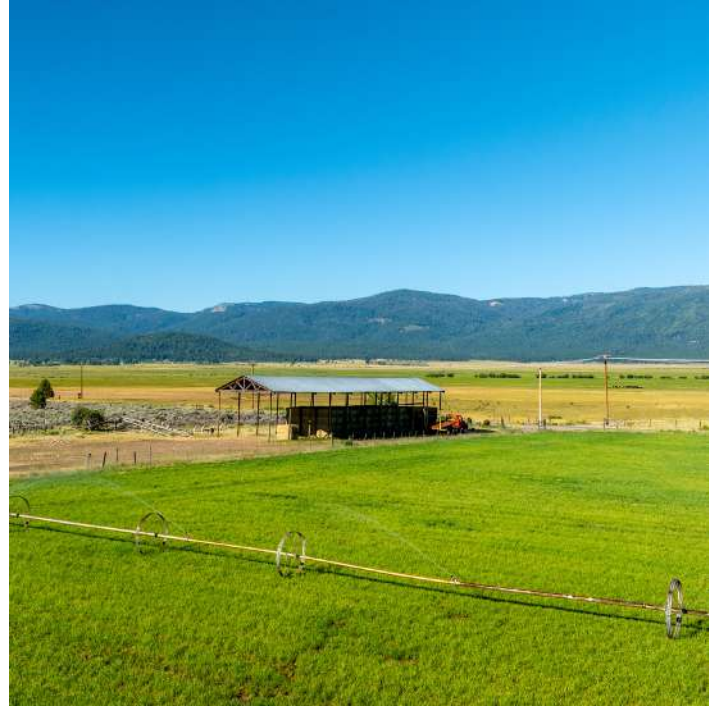
# Weather for Loyalton, CA





# Location

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## **About Loyalton, CA:**

Nestled in the Sierra Valley in California is Loyalton. The city was founded in the late 1850s by Swiss and Italian immigrants who established farms in the Sierra Valley. Its name, chosen during the Civil War, reflects the town's unwavering support for the Union cause. Today, Loyalton remains the most populous town in Sierra County, with a population of around 740 residents. The community boasts a mix of ranchers, loggers (both current and former), and those seeking a quieter pace of life, including suburbanites who have relocated from bustling areas like the San Francisco Bay Area, Sacramento, or the Reno-Tahoe region. Loyalton's location is a key part of its appeal. Situated along the iconic State Route 49, also known as the Gold Country Highway, the town is easily accessible for visitors seeking a taste of California's gold rush era.

## **About Sierra County, CA:**

Established in 1852, Sierra County, California, intertwines a rich history with breathtaking natural beauty. Originally inhabited by the Maidu and Washoe people for millennia, the discovery of gold in 1848 transformed the landscape. Mining towns sprouted along the Yuba River, leaving behind a legacy of historic sites and ghost towns that captivate visitors today.

The diverse landscape extends beyond the gold rush era. The eastern Sierra Valley, once an ancient lake bed, stretches out majestically. The western slopes climb towards the Sierra Nevada crest, offering a paradise for outdoor enthusiasts with activities like hiking, fishing, camping, and mountain biking. Sierra County's charm extends to its roughly 3,200 residents, where agriculture thrives with cattle ranching and hay production. Tourism also flourishes, drawing visitors eager to explore historical sites, embrace outdoor activities, and soak in the peaceful mountain atmosphere.





# Size & Zoning

The Wallace Ranch consists of 11 parcels with an acreage totaling 1,493.20. There are 1,170.20 acres enrolled in the Williamson Act. The taxes for 2023 were \$37,035.

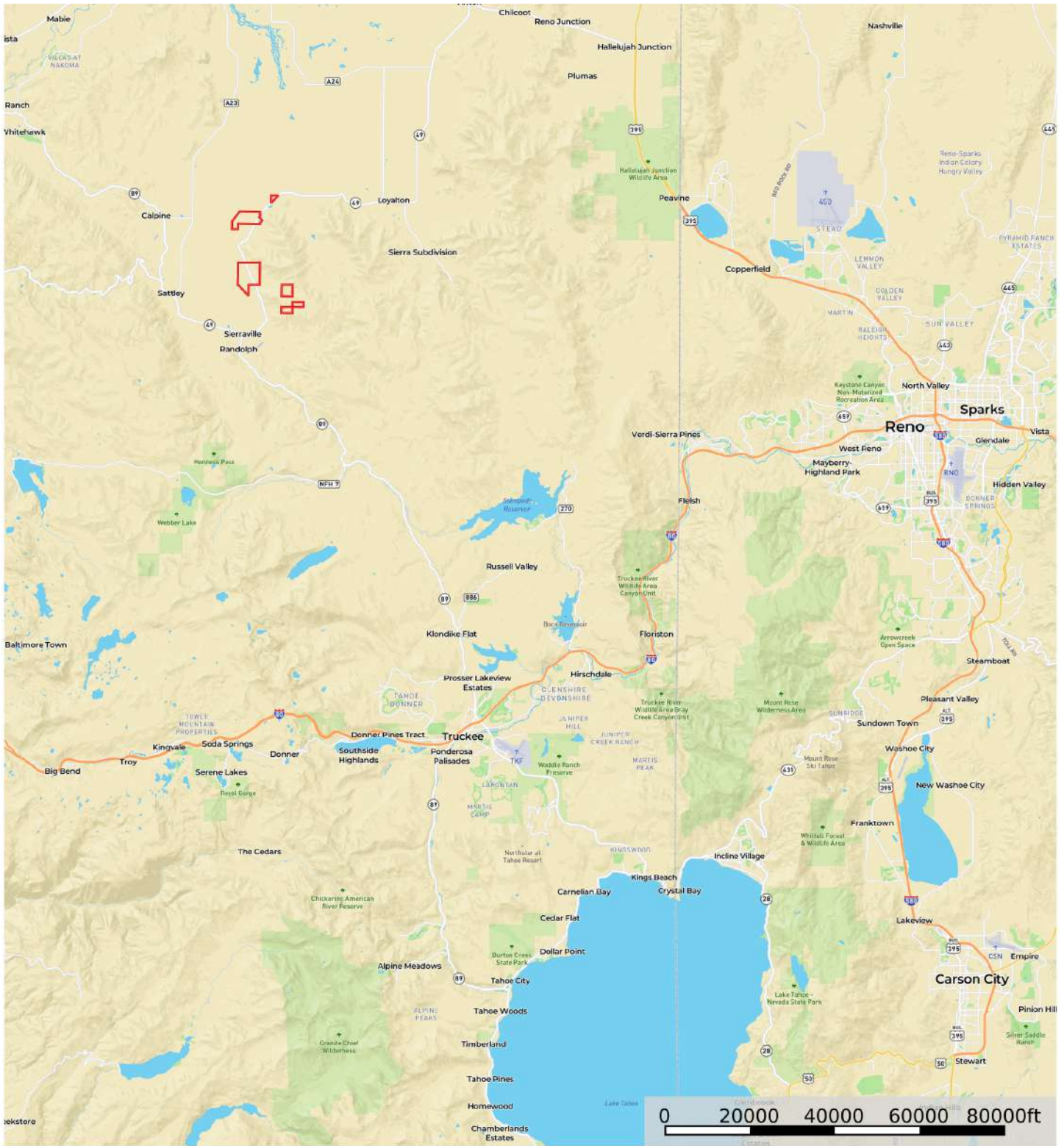
APN	ACRES	ZONING	WILLIAMSON ACT (Y/N)	TAXES (2023)
012-130-019	227	AG PRES	Y	\$9,978
012-130-024	182	AG PRES	Y	\$4,137
012-150-015	640	AGRICULTURE	Y	\$21,260
012-150-023	3	A-1	N	\$52
013-090-006	80	AG PRES	Y	\$1,004
016-030-029	5	AG PRES	Y	\$24
016-030-031	5.2	AG PRES	Y	\$24
016-030-032	31	AG PRES	Y	\$355
018-010-005	160	TPZ	N	\$101
018-010-008	80	TPZ	N	\$50
018-010-013	80	TPZ	N	\$50
<b>TOTAL</b>	<b>1,493.20</b>			<b>\$37,035</b>



“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



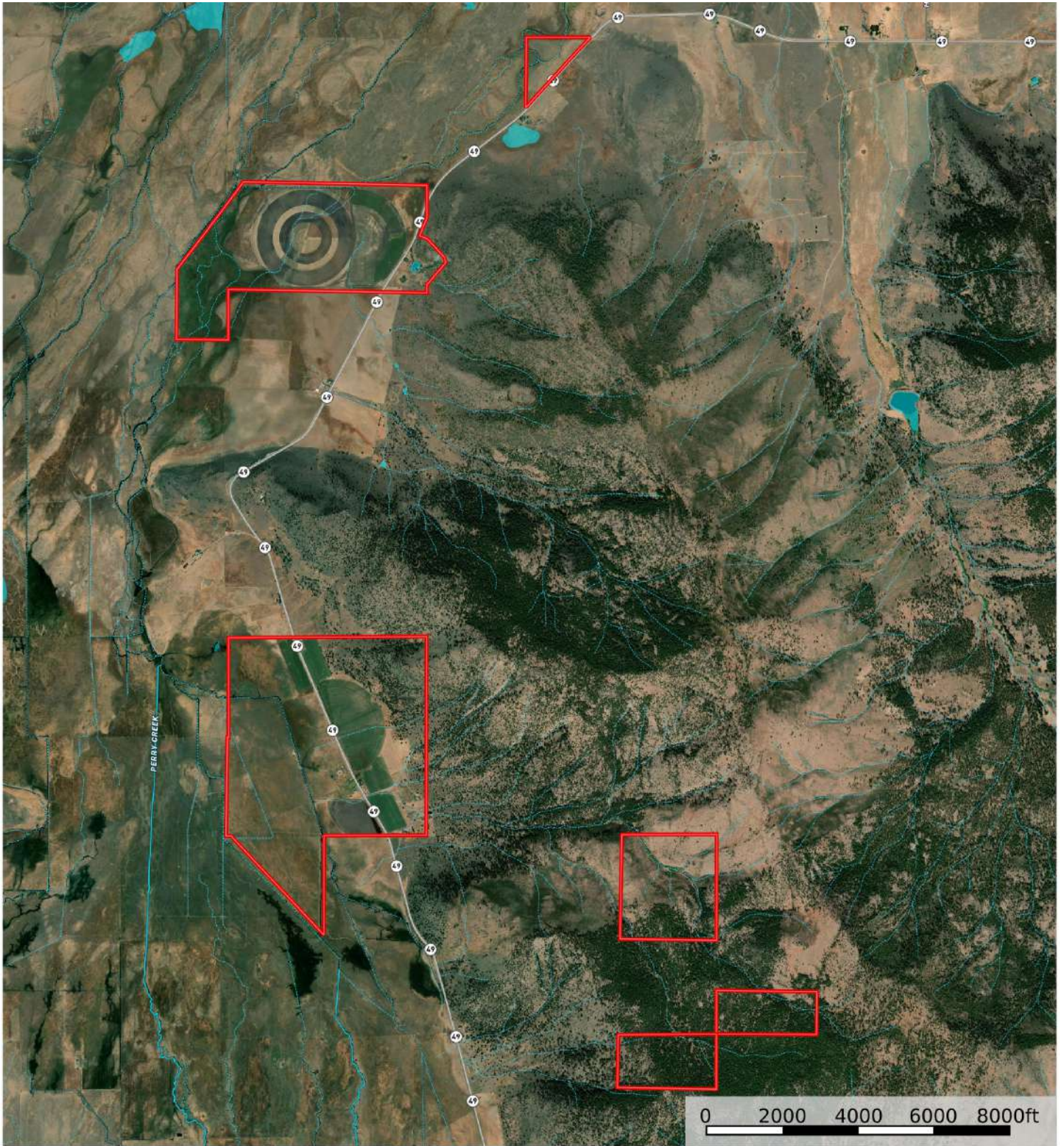
# Street Map



Boundary



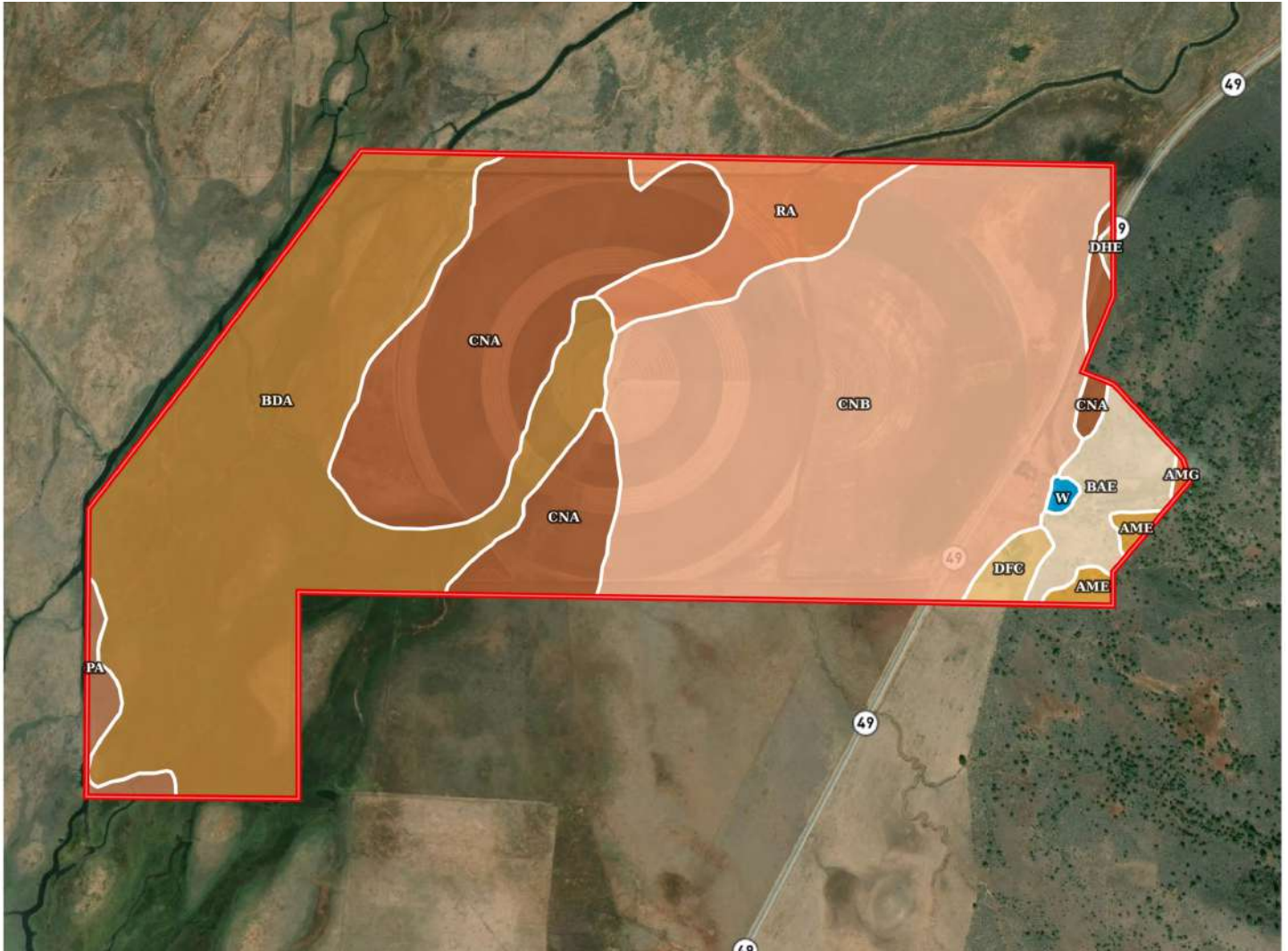
# MB Satellite Map



Boundary Stream, Intermittent River/Creek Water Body



# Soil Map

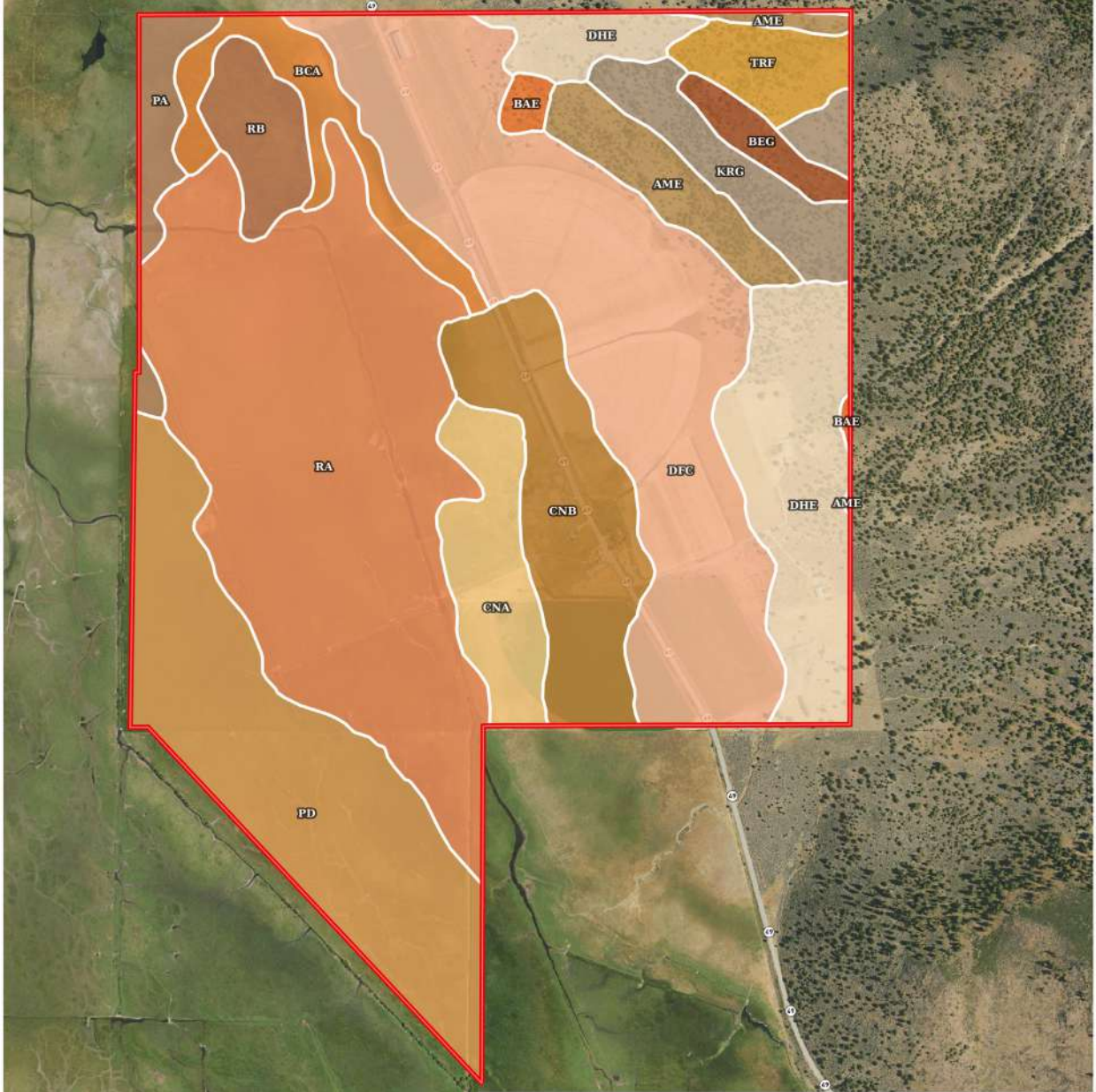


SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
CnB	Coolbrith silt loam, 2 to 5 percent slopes	159.17	37.01	0	50	3c
BdA	Balman-Ramelli complex, 0 to 2 percent slopes	136.35	31.71	0	13	3w
CnA	Coolbrith silt loam, 0 to 2 percent slopes	86.06	20.01	0	51	3c
Ra	Ramelli clay	21.33	4.96	0	46	3w
BaE	Badenaugh very cobbly sandy loam, 2 to 30 percent slopes	13.83	3.22	0	30	4s
Pa	Pasquetti mucky silty clay	4.82	1.12	0	17	6w
DFC	Dotta sandy loam, 2 to 9 percent slopes	3.73	0.87	0	48	3e
AmE	Aldax-Millich complex, 5 to 30 percent slopes	2.99	0.7	0	20	7s
W	Areas under water in ponds and reservoirs complex	0.85	0.2	0	-	-
DhE	Dotta cobbly sandy loam, 2 to 30 percent slopes	0.47	0.11	0	43	6e
AmG	Aldax-Millich complex, 30 to 75 percent slopes	0.45	0.1	0	7	7s
TOTALS		430.05(*)	100%	-	36.88	3.1

*For more detailed soil reports, please contact our office*



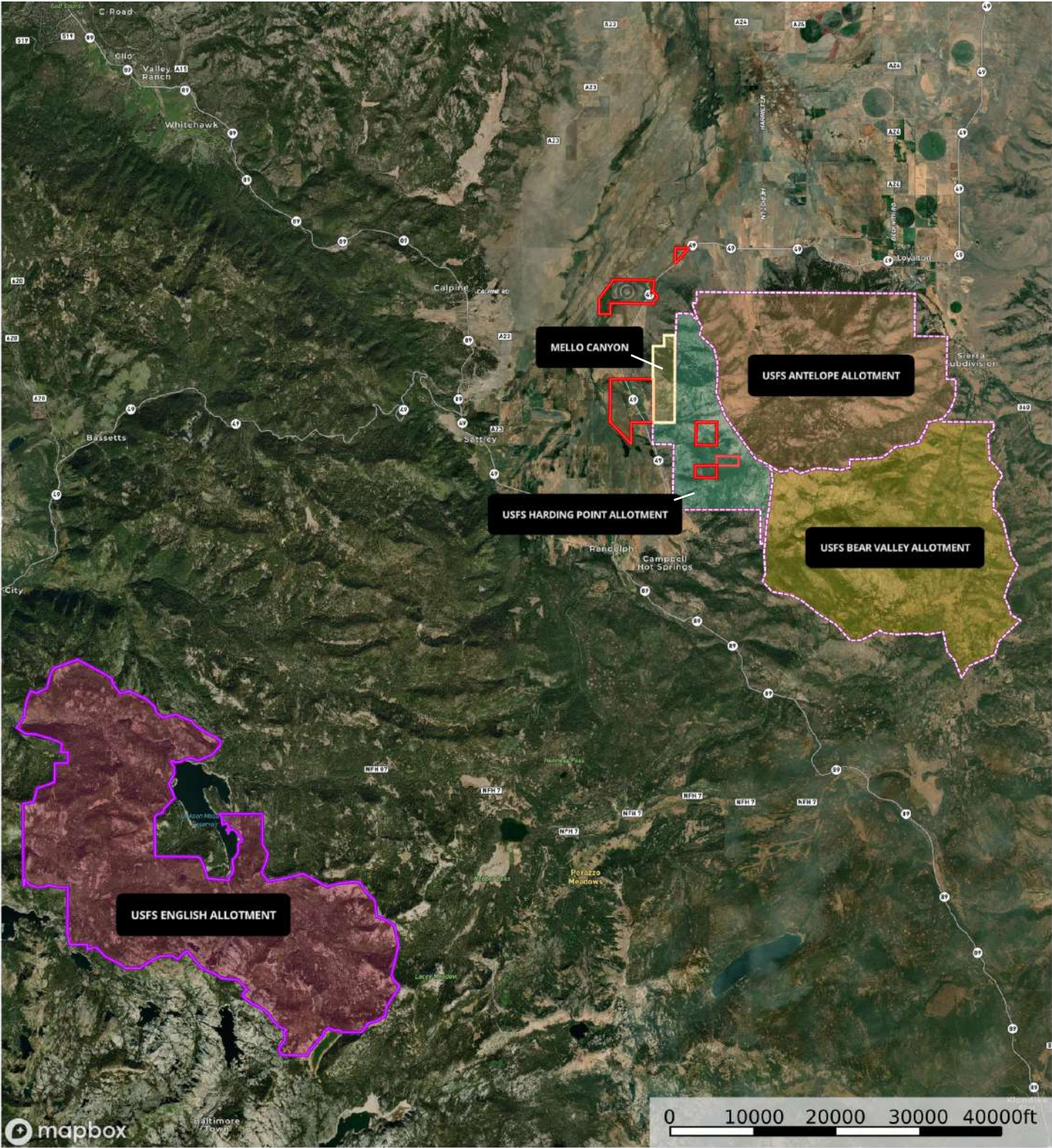
# Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Ra	Ramelli clay	178.4 1	25.34	0	46	3w
DfC	Dotta sandy loam, 2 to 9 percent slopes	147.6 2	20.97	0	48	3e
Pd	Pasquetti mucky silty clay, thick surface	99.49	14.13	0	6	5w
DhE	Dotta cobbly sandy loam, 2 to 30 percent slopes	64.92	9.22	0	43	6e
CnB	Coolbrith silt loam, 2 to 5 percent slopes	54.12	7.69	0	50	3c
CnA	Coolbrith silt loam, 0 to 2 percent slopes	28.87	4.1	0	51	3c
KRG	Aldi-Kyburz-Rock outcrop complex, 30 to 75 percent slopes	26.42	3.75	0	19	7e
AmE	Aldax-Millich complex, 5 to 30 percent slopes	22.89	3.25	0	20	7s
BcA	Balman loam, 0 to 2 percent slopes	22.51	3.2	0	13	4s
Rb	Ramelli clay, very poorly drained	17.53	2.49	0	7	6w
TrF	Trojan stony sandy loam, 30 to 50 percent slopes	15.42	2.19	0	45	7e
Pa	Pasquetti mucky silty clay	13.44	1.91	0	17	6w
BeG	Basic rock land	8.66	1.23	0	-	8
BaE	Badenaugh very cobbly sandy loam, 2 to 30 percent slopes	3.72	0.53	0	30	4s
TOTALS		704.0 2(*)	100%	-	35.89	4.16

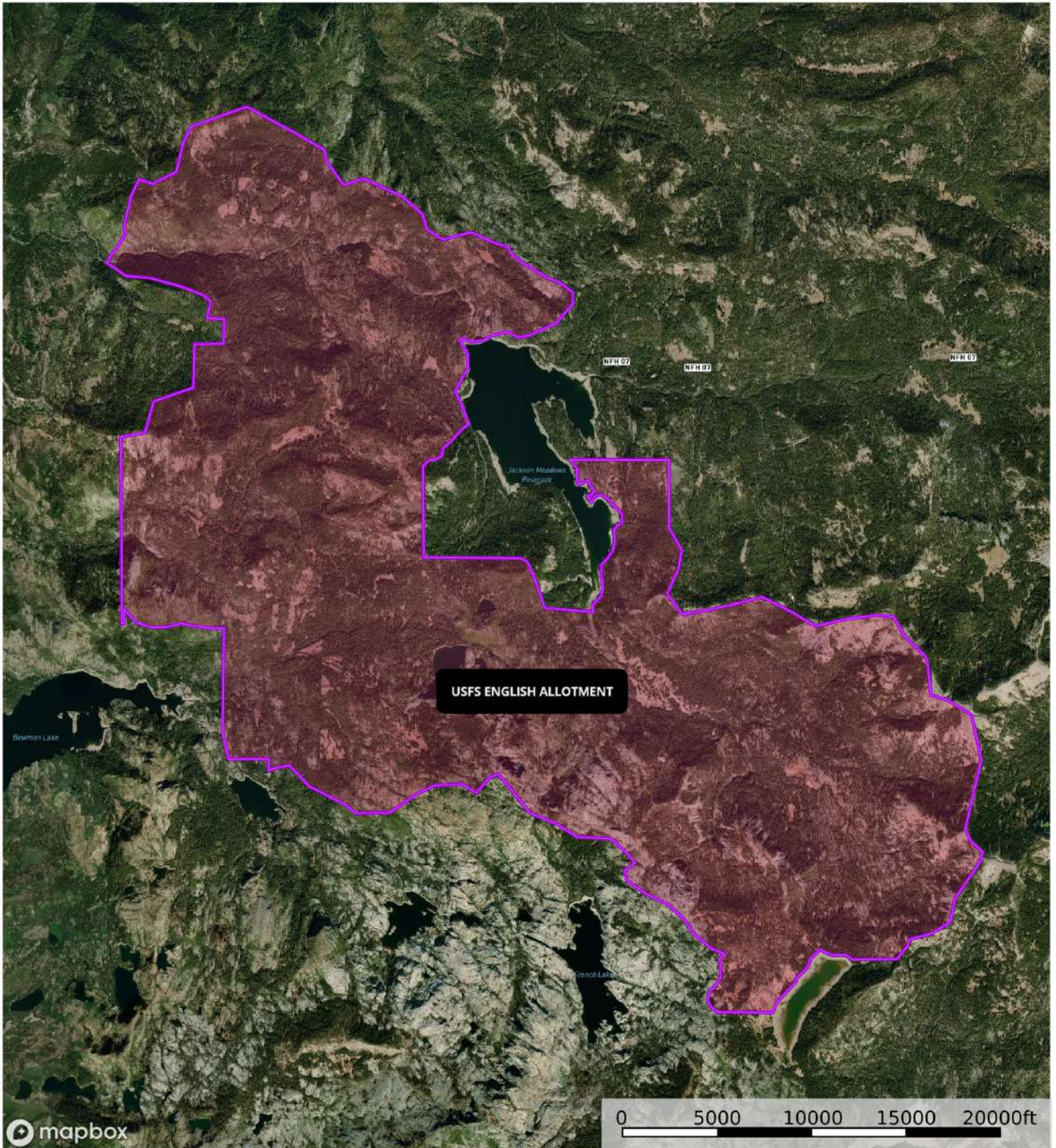


# Overview USFS & BLM Grazing Allotments Map



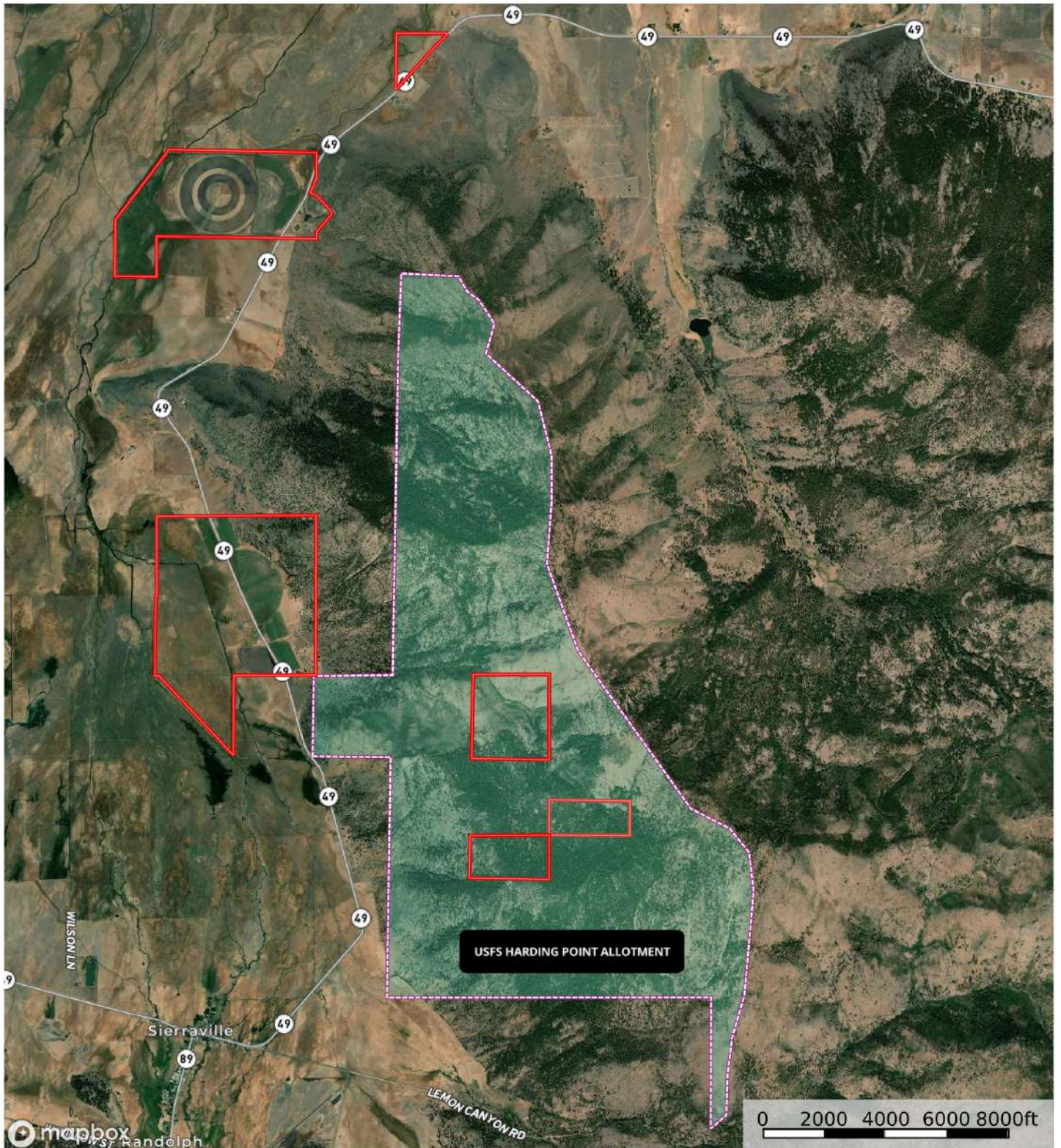


# USFS English Grazing Allotment Map



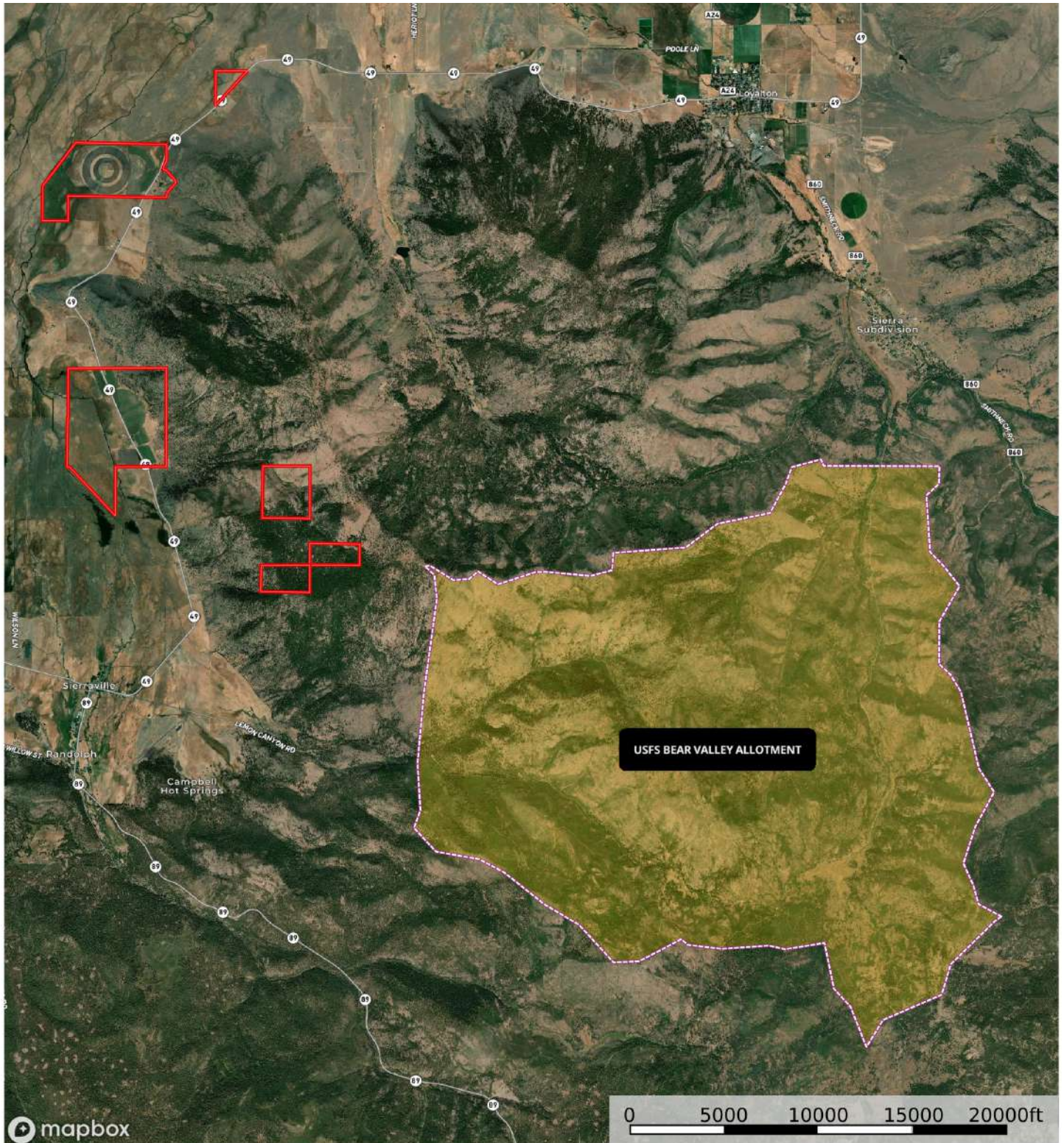


# USFS Harding Point Grazing Allotment Map



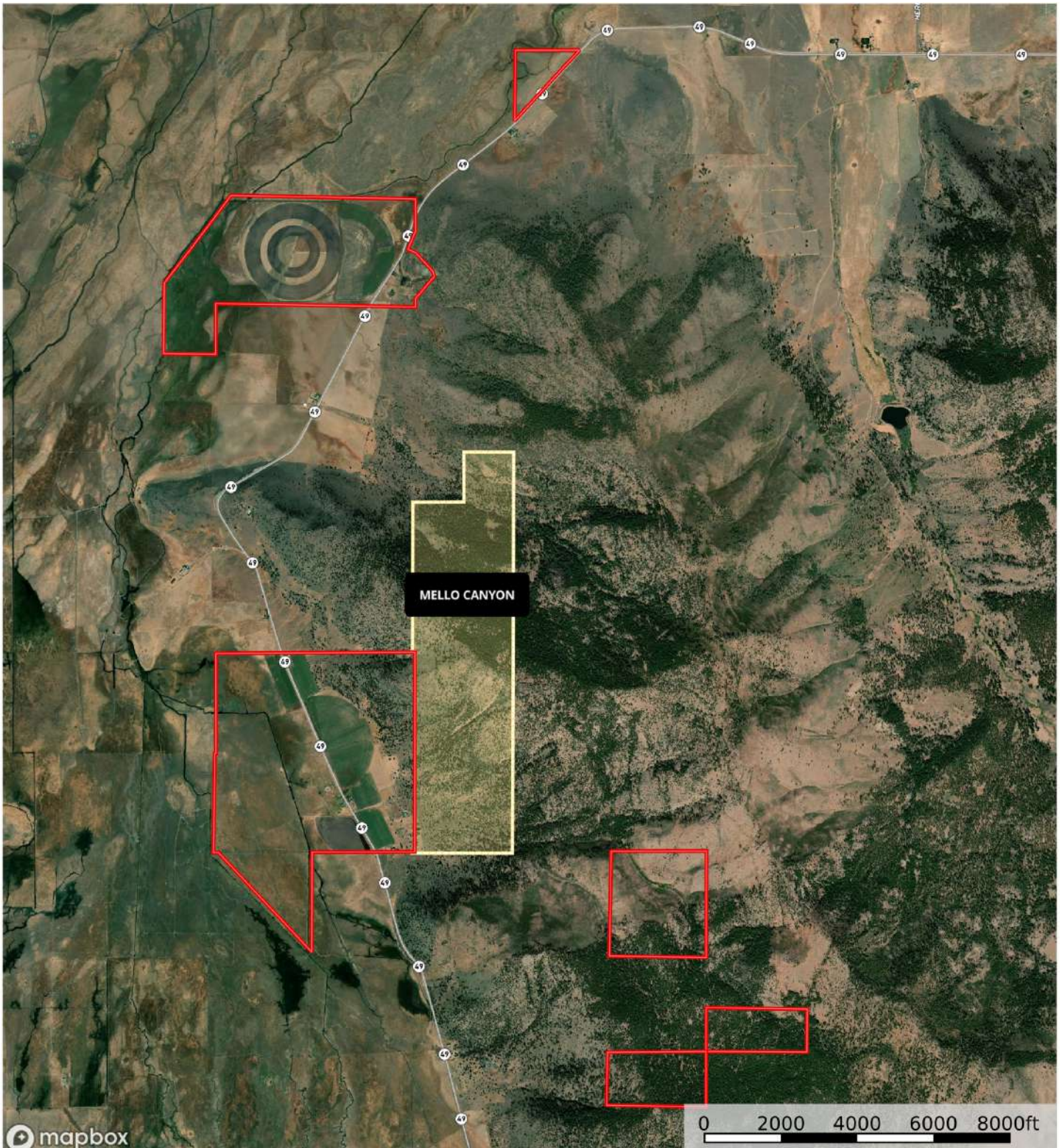


# USFS Bear Valley Grazing Allotment Map



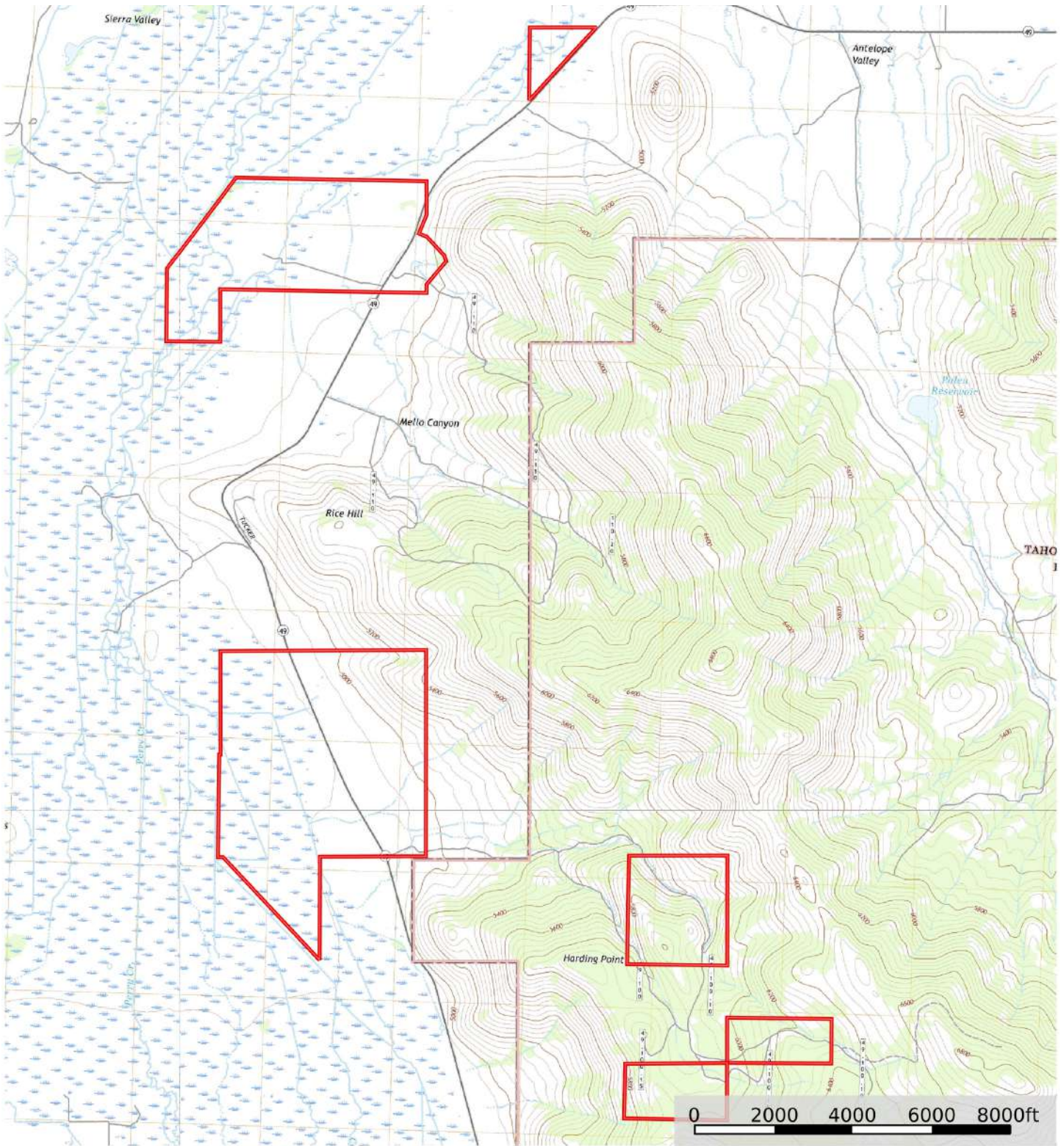



# Mello Canyon BLM Grazing Allotment Map





# Topo Map



 Boundary





California Outdoor Properties, Inc. is pleased to have been selected as the Exclusive Agent for the seller of this offering. All information has been obtained from sources deemed reliable by California Outdoor Properties, Inc. However, the accuracy of this information is not guaranteed or warranted by either California Outdoor Properties, Inc., or the sellers. Prospective buyers are charged with making and are expected to conduct their own independent investigation of the information contained herein. This offering is subject to prior sale, price change, correction or withdrawal without notice, and any offer presented does not have to be accepted.

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EXCLUSIVE PARTNER OF

