



OUTDOOR PROPERTIES

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Clark's Valley Ranch

1,760 ± Acres | Lassen County, CA



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DRE# 01838294



Introduction



Clark's Valley Ranch offers a substantial 1,760± acres of prime rangeland, located 45 minutes east of Madeline, California, in Lassen County. The heart of this property has been in the family since 1946. This 6,200-foot elevation property boasts a gently rolling terrain, ideal for efficient livestock management.

Watered by a network of multiple springs and a pond, the ranch provides ample feed for livestock. Its high-altitude setting makes it ideal for seasonal grazing, with consistent forage throughout the grazing season. The ranch is equipped with perimeter and cross-fencing, along with community cattle handling facilities. Currently, the ranch runs 150 pair from mid-May to November. There is a year-to-year cattle lease in place. A unique advantage of the property is the 980 ± acres of BLM land that is fenced in with the property, significantly expanding grazing potential. All fencing on the property and BLM land is new. There are about 2,740 ± acres fenced in total.

Clark's Valley Ranch also features recreational possibilities. Deer, antelope, elk, and a variety of birds find sanctuary here. As a Zone X5b property in the Private Lands Management (PLM) program, hunters enjoy exclusive access to one marketable deer tag every year and one marketable Pronghorn Antelope tag every other year.

If you're looking for seasonal livestock grazing ground with water, hunting land, or an agricultural land investment, consider Clark's Valley Ranch.



Highlights

- 1,760± acres of prime rangeland
- 45 minutes east of Madeline, CA
- Great summer rangeland
- Currently runs 150 pair for the season
- Cattle lease in place; Year-to-year
- Water includes multiple springs and a pond
- High altitude setting makes it ideal for grazing due to more consistent forage throughout the season
- New perimeter and cross fencing
- Fenced in with BLM land (980 ± acres)
- Approximately 2,740 ± acres fenced in total
- Community cattle handling facilities: corrals, loading chute, and scale
- Good hunting: Zone X5b with Private Lands Management (PLM), one marketable deer tag every year & one marketable Pronghorn Antelope tag every other year
- Deer, antelope, elk, quail, doves, ducks, etc.



Water

Clark's Valley Ranch is watered with multiple springs and a pond. Two springs flow year-round, while others provide seasonal water. The pond collects runoff as well as being spring-fed.



Cattle



This is a prime cattle ranch. The higher elevation of the ranch ensures consistent, quality forage throughout the grazing season. Conveniently located on Clarks Valley Road, there are community cattle handling facilities with a set of corrals, a scale, and a loading chute. The ranch currently supports 150 pair from mid-May to November, with income being generated through a cattle lease. The property is fully fenced and cross-fenced, including the entire permitted BLM acreage. All the fencing is new. This creates approximately 2,740 ± fenced acres, significantly expanding grazing opportunities.



Recreation

The ranch offers good hunting opportunities. Deer, antelope, and elk inhabit the property, and a variety of bird species can be found here. As a Zone X5b property in the Private Lands Management (PLM) program, hunters have access to one marketable deer tag (every year) and one marketable Pronghorn Antelope tag (every other year). Both tags are highly sought after.

Beyond the ranch, the surrounding area offers abundant recreational opportunities. Lassen, Shasta, and Plumas National Forests are all within easy reach, providing endless possibilities for hiking, camping, biking, and winter sports. Just a few miles to the north, discover the South Warner Wilderness, along with fishing opportunities in the region.



Location



About Madeline, CA:

Madeline is a small unincorporated community nestled within Lassen County, California. Situated at an elevation of 5,321 feet, the town provides residents and visitors alike with stunning views of the surrounding natural beauty. It is located about 72 miles north-northeast of Susanville. As of the 2020 US census, the population is 21. Back in the day, Madeline was a former stop on the now abandoned Nevada-California-Oregon Railway.

Nearby airports: For private jet & charter flights there is *Ravendale Airport (20.6 miles from Madeline, CA) with a 2607 x 30 ft. asphalt runway.* *Alturas Municipal Airport (32.6 miles from Madeline, CA) is a city-owned public-use airport located in Alturas. It has two asphalt paved runways: 13/31 is 4,228 x 50 feet and 3/21 is 2,506 x 60 feet.* *Susanville Municipal Airport (68.8 miles from Madeline, CA) 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 (141 miles from Madeline, CA).*

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.



Size & Zoning

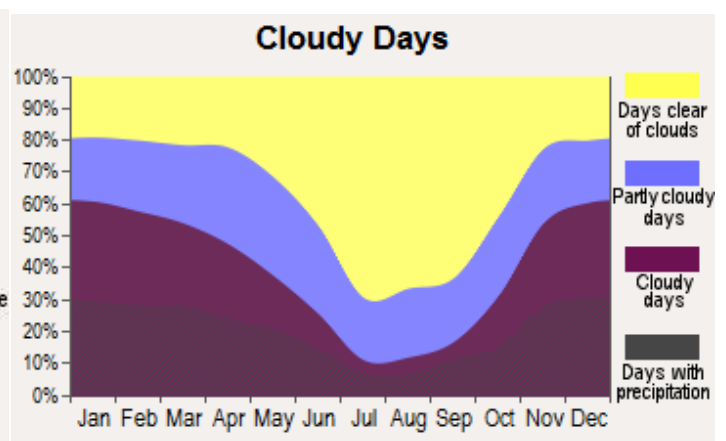
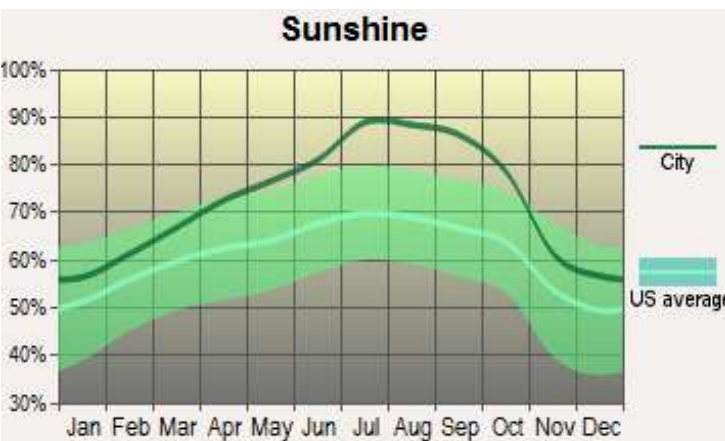
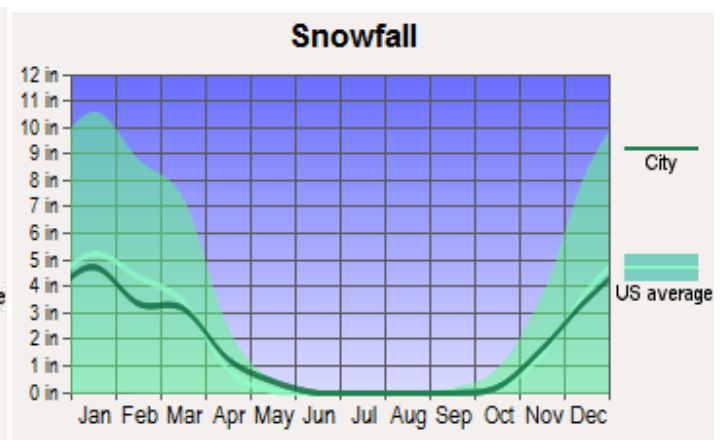
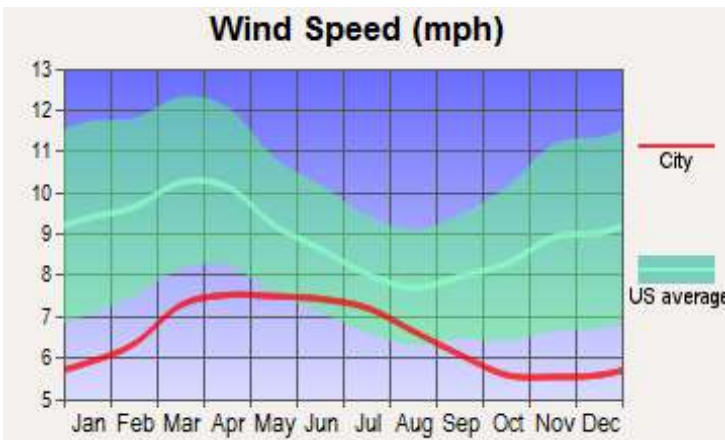
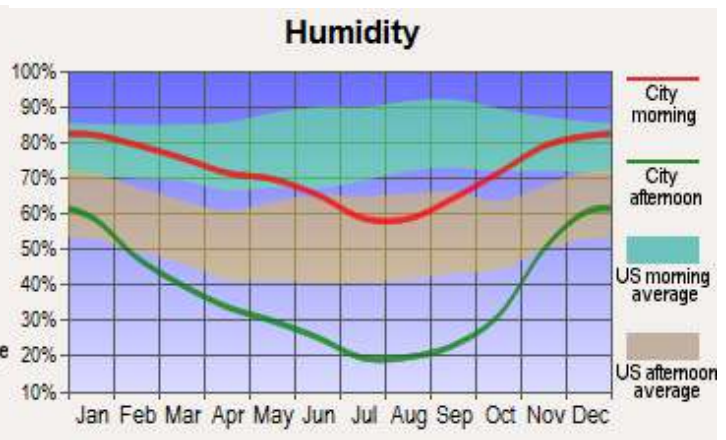
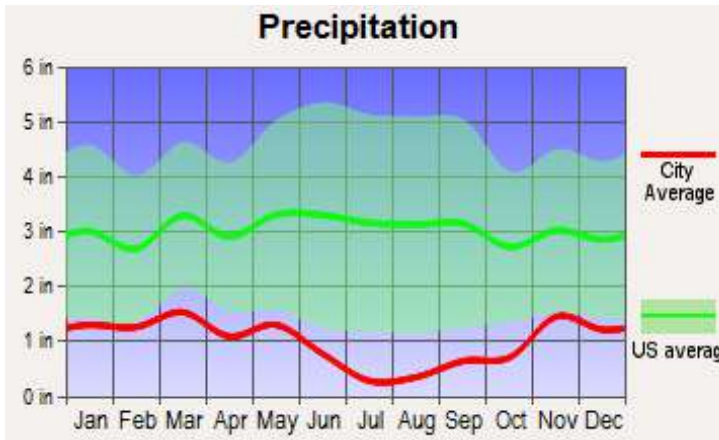
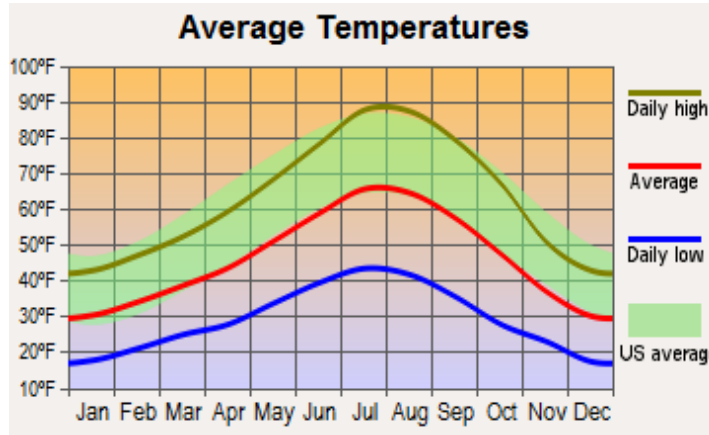
Clark's Valley Ranch consists of 3 parcels totaling 1,760 acres. The property is enrolled in the Williamson Act for lower property taxes. The total taxes from the year 2023 were \$1,793.06.

APN	ACREAGE	LAND USE	WILLIAMSON ACT (Y/N)	TAXES (2023)
021-100-013	840 acres	Vacant	Y	\$1,501.06
021-100-008	280 acres	Vacant	Y	\$185.00
021-100-012	640 acres	Vacant	Y	\$107.00
TOTAL	1,760 acres			\$1,793.06

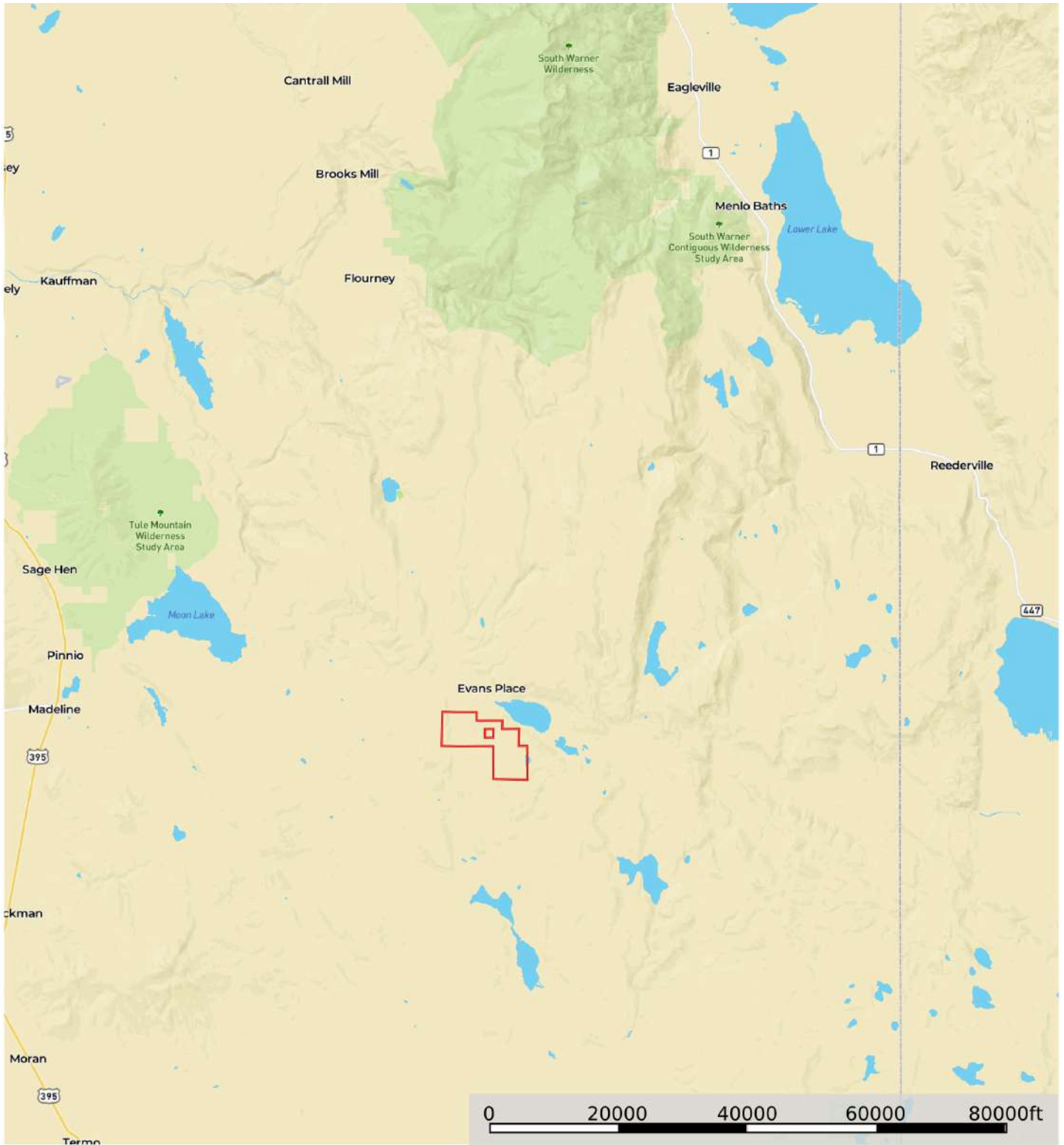


“The Williamson Act, also known as the California Land Conservation Act of 1965, enables local governments to enter into contracts with private landowners for the purpose of restricting specific parcels of land to agricultural or related open space use. In return, landowners receive property tax assessments 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

Weather for Alturas*

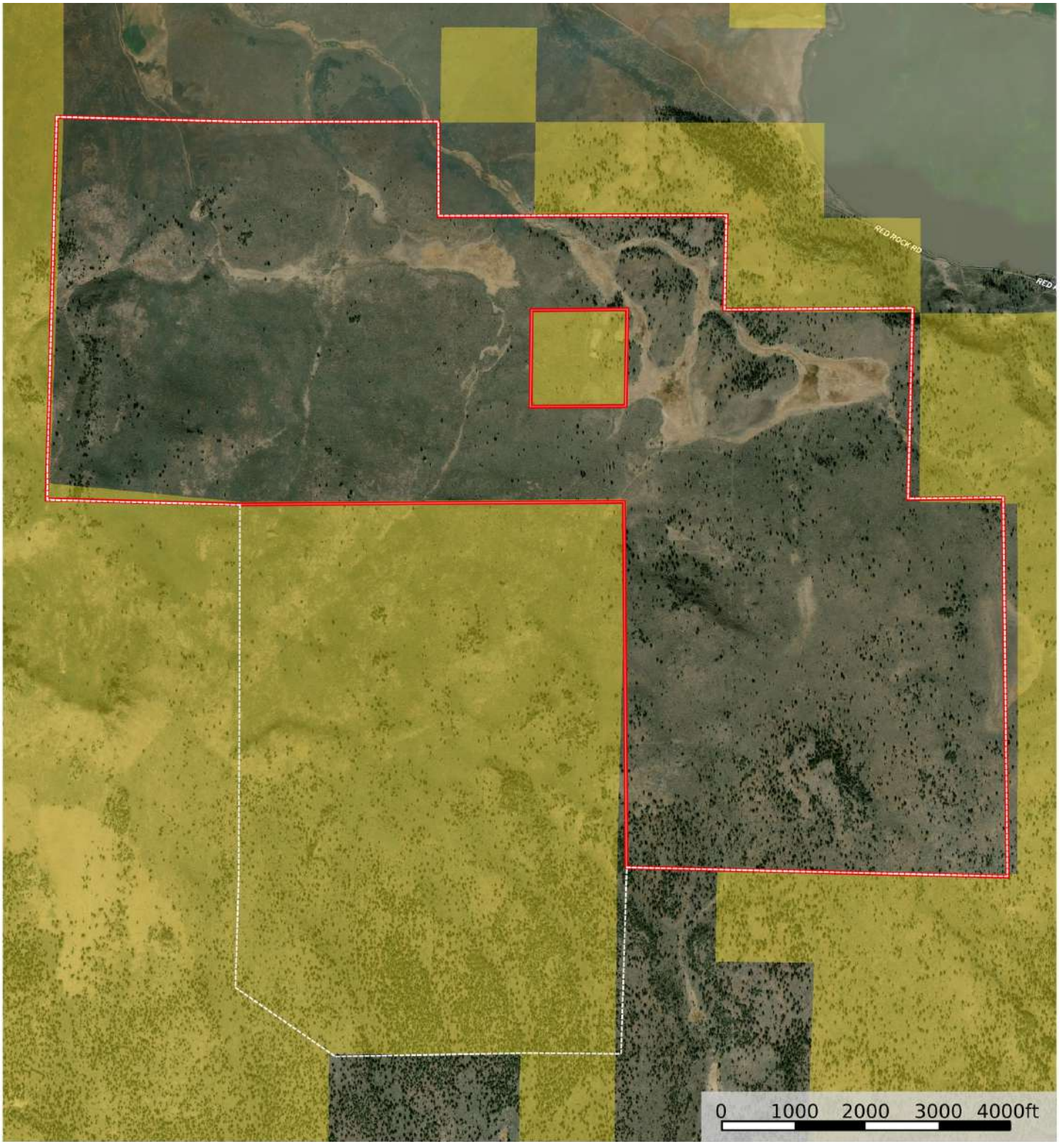


Street Map



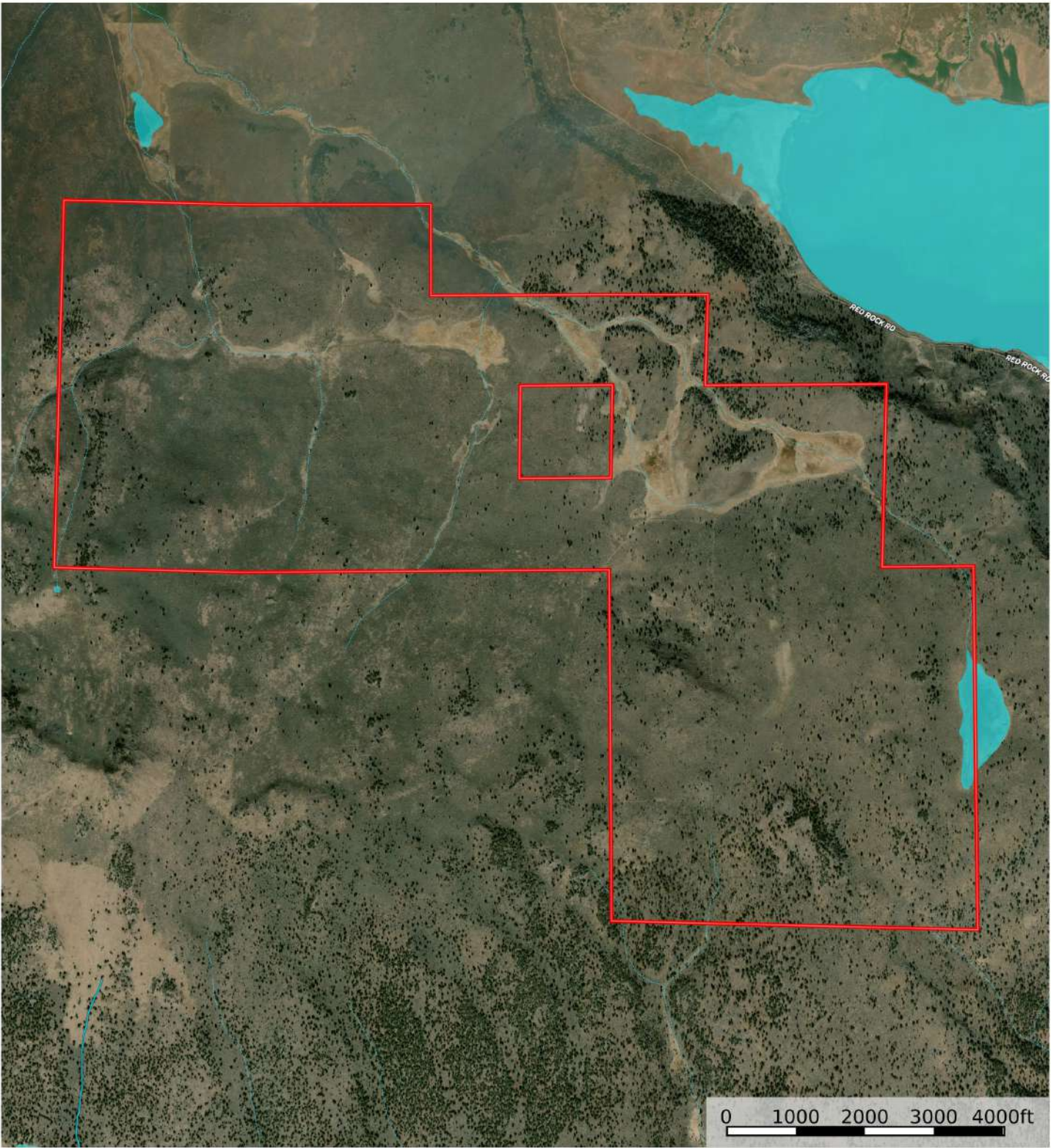
 Boundary

BLM Map



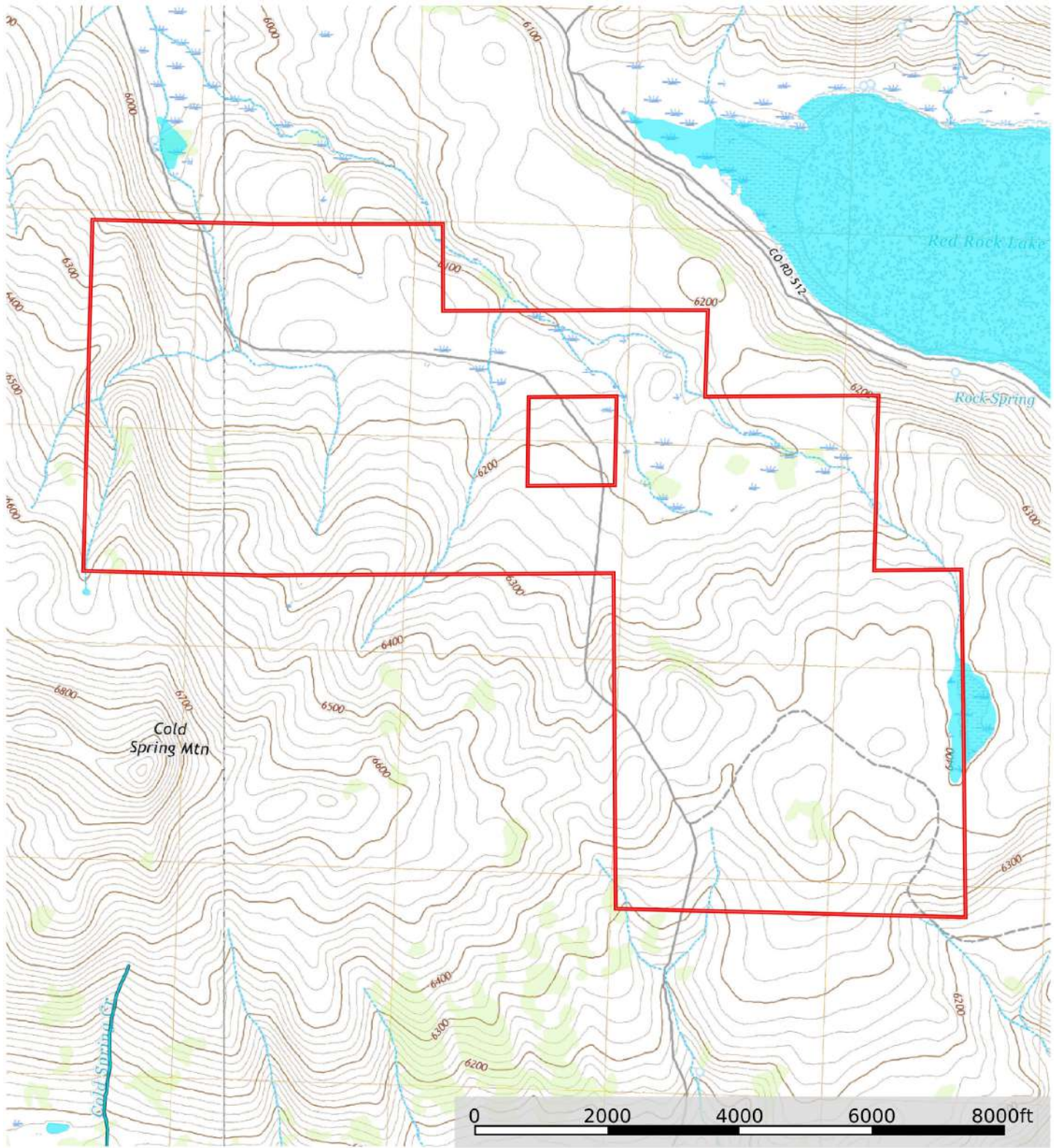
- Fence
- Boundary
- Forest Service
- State Land
- Fish and Wildlife
- National Park
- Other
- BLM
- Local Government

Satellite Map



Boundary Stream, Intermittent River/Creek Water Body

Topo Map





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