

Smithneck Ranch
000 Smithneck Rd
Loyalton, CA 96118

\$1,550,000
355.860± Acres
Sierra County



Smithneck Ranch
Loyalton, CA / Sierra County

SUMMARY

Address

000 Smithneck Rd

City, State Zip

Loyalton, CA 96118

County

Sierra County

Type

Ranches

Latitude / Longitude

39.654 / -120.227

Acreage

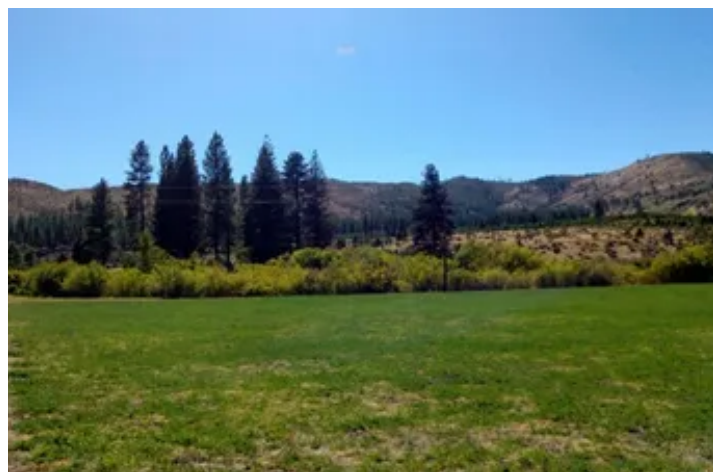
355.860

Price

\$1,550,000

Property Website

<https://www.landleader.com/property/smithneck-ranch-sierra-california/35745>



Smithneck Ranch

Loyalton, CA / Sierra County

PROPERTY DESCRIPTION

With 355.86 gorgeous acres situated at the edge of the Sierra Valley and surrounding mountains, Smithneck Ranch is a rare offering for those with a love of the land and unimproved nature at its best! Suitable for agriculture and/or simply a beautiful home and/or retreat. The lay of the land, with its privacy and adjacent ag lands, offers a natural legacy for generations to come.

Smithneck Ranch consists of 195.86 acres zoned Agriculture/General Forest. The remaining 160 acres are zoned TPZ (Timber Production Zone). Smithneck Creek flows through with 1st and 3rd Riparian water rights for irrigation. All mineral rights are included as well. About 50+/- acres supported alfalfa production in the past. Currently, a local cattle rancher has a grazing lease (ending 12/31/2023) supporting 30+/- pair for the season. Year-round Smithneck Creek also feeds a couple of duck ponds before continuing downstream. One can only imagine the expansive meadows, natural springs, pine forests, and the abundant wildlife they support!

Bordering USFS lands, opportunities for outdoor recreational activities abound! i.e., hunting, fishing, hiking, camping, equestrian, etc. Less than an hour away are Reno, Tahoe/Truckee, Graeagle, the Lakes Basin, Frenchman's Lake, and Lake Davis....all of which offer their own amenities to add to the list. Access to the ranch is on a paved and plowed road and is just a couple of miles from the town of Loyalton.

Property Highlights:

- 355.86 acres total
- 195.86 acres are zoned AG & General Forest
- 160 acres are zoned TPZ (Timber Production Zone)
- Year-round Smithneck Creek flows through the property
- Riparian rights for irrigating from the creek
- Cattle grazing for 30 pair +/- seasonally
- 50 +/- acres have produced alfalfa in the past
- Expansive meadows, views, and pine forest
- Abundant wildlife
- Metal bridge for crossing the creek
- Duck ponds
- Natural springs
- Located just out of Loyalton, CA
- Less than an hour to Reno or Truckee, Lakes Basin, Lake Davis, Frenchman's Lake

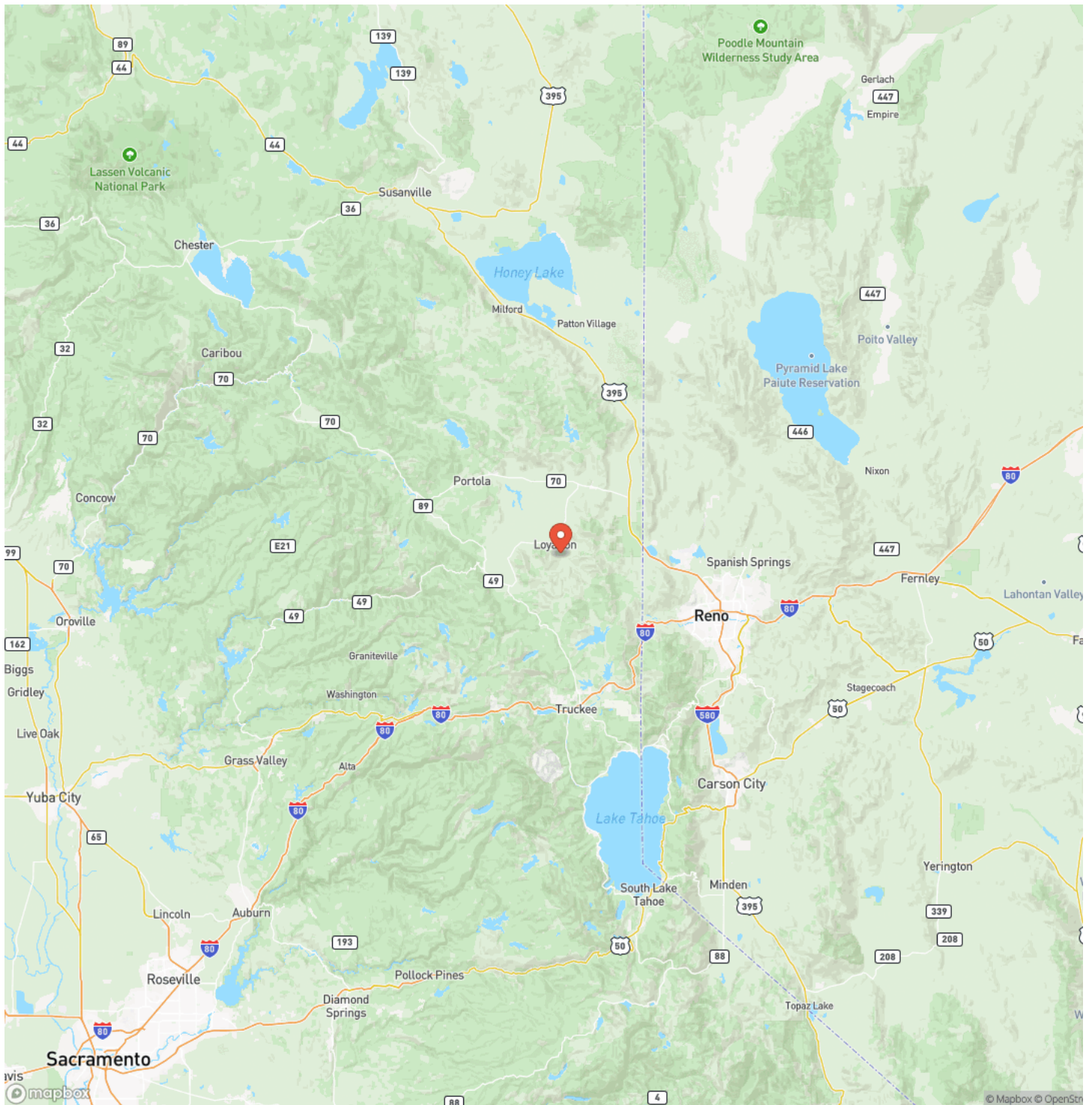




Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Marlene Boggs

Mobile

(530) 412-2897

Email

marleneboggs@gmail.com

Address

707 Merchant Street

City / State / Zip

Vacaville, CA 95688

NOTES

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This image shows a single sheet of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



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DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



California Outdoor Properties, Inc
Serving California
Vacaville, CA 95688
(707) 455-4444
californiaoutdoorproperties.com

