

**Humphrey Ranch**  
727-150 Old Highway 395  
Milford, CA 96121

**\$5,500,000**  
2,100± Acres  
Lassen County





**Humphrey Ranch**  
**Milford, CA / Lassen County**

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**SUMMARY**

**Address**

727-150 Old Highway 395

**City, State Zip**

Milford, CA 96121

**County**

Lassen County

**Type**

Ranches

**Latitude / Longitude**

40.135 / -120.287

**Dwelling Square Feet**

1650

**Bedrooms / Bathrooms**

3 / 2

**Acreage**

2,100

**Price**

\$5,500,000

**Property Website**

<https://www.landleader.com/property/humphrey-ranch-lassen-california/35795>



**PROPERTY DESCRIPTION**

1898! Jim Humphrey rode over the Sierra and started the Humphrey Ranch. It has been in the same family for 125 years! The pioneers took up the very best! This is a balanced cattle operation. The diversity of the topography allows for a completely inside cattle and hay operation in a setting that is unsurpassed in natural beauty. The ranch has 2,100+/- acres. and runs in one unbroken block from USFS lands high up on the eastern slope of the Sierra and down to the shores of Honey Lake. The upper end of the ranch borders the Plumas National Forest high in the Ponderosa pines. There is 200+ acres of native meadow that can be hayed or grazed and lots of sub-irrigated meadows. The property has two 140-acre pivots and a 2,200 GPM well. The well test pumped at 3,000 when drilled. The pump is currently powered by diesel. The owner is putting in an electric line to convert the well. The ranch has a nice, old Victorian style ranch house. There is a newer metal shop building with a concrete floor. This is a 300-cow outfit that can be run year round or converted to a hay farm with cattle grazing for summer.

Property Highlights:

- Over 2,100+/-contiguous acres cattle ranch
- Ranch has been in the same family for 125 years
- Historically ran as a year-round cattle ranch
- Great irrigation well according to owner, 3,000 GPM+/-, 610' deep with a 14" casing. The pump is driven by a diesel motor and the water drives two 147-acre center pivots. The pivots are on some of the valleys best sandy loam soils. Recent drought may have affected output. with another well, two more pivots could be installed.
- Large native meadow, irrigated from springs and creeks
- Currently the owner is working on an electric line for the irrigation well
- A well-balanced ranch for a year-round inside operation
- Could be converted to summer grazing and hay sales ranch
- Newer shop
- Solid 300 cow operation in a normal year
- McDermott Creek starts on the ranch and ends on the ranch at the lake. The ranch owns all the water from this creek and doesn't have to share with anyone.
- This ranch comes with 2 landowner deer tags. The ranch is in both X6a and X6b and has had many, many, trophy Mule Deer bucks harvested over the years. There are Antelope, Ducks, Geese and Quail all located right on the ranch. You can have your choice of either, two X6a deer tags or two X6b deer tags.
- The upper part of the ranch is a beautiful pine and oak forest with mountain meadows, springs, and buck brush patches.
- The central portion of the ranch is hay meadows, rock formations of large granite boulders and scattered pines. This is where the HQs is located. The views from here are amazing. You can see the entire Honey Lake Valley.
- The lower portion of the ranch is level to rolling and is all good sandy loam soils. This is where the farmland and center pivots are located.
- The house was built in 1900 and could use considerable TLC.

- None of this ranch is in the Williamson Act or Ag Preserve.





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## Locator Map

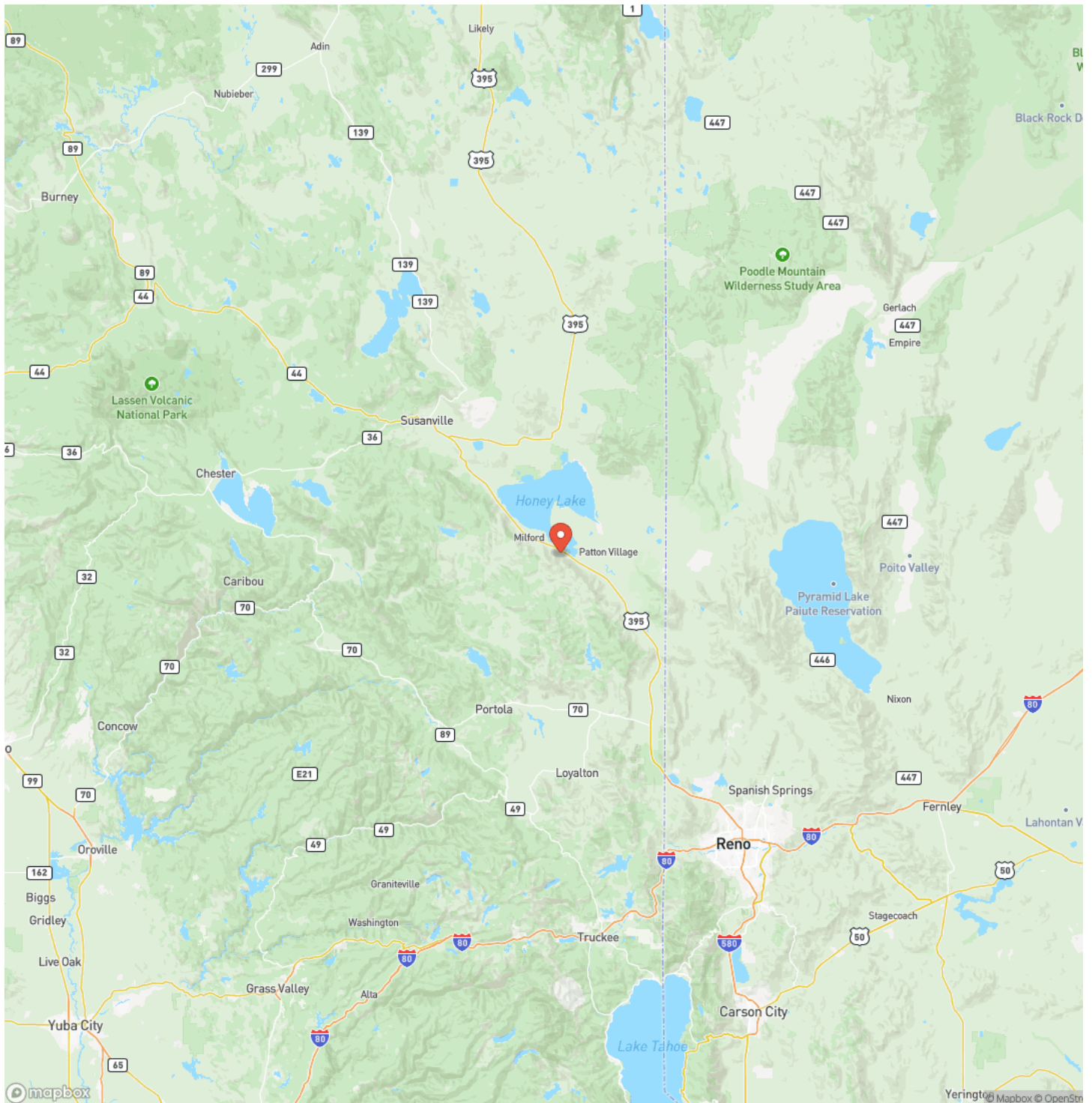


**MORE INFO ONLINE:**





## Locator Map





## Satellite Map





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## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Scott Ulch

## Mobile

(775) 240-3668

## Email

scottulch@scbglobal.net

**Address**

707 Merchant Street

## City / State / Zip

Vacaville, CA 95688

## NOTES



## 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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