

**Kiar Ranch**  
446-305 Highway 395  
Milford, CA 96121

**\$750,000**  
120± Acres  
Lassen County





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

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**SUMMARY**

**Address**

446-305 Highway 395

**City, State Zip**

Milford, CA 96121

**County**

Lassen County

**Type**

Ranches, Residential Property

**Latitude / Longitude**

40.130606 / -120.273211

**Dwelling Square Feet**

2200

**Bedrooms / Bathrooms**

3 / 2

**Acreage**

120

**Price**

\$750,000

**Property Website**

<https://www.landleader.com/property/kiar-ranch-lassen-california/40830>



## **PROPERTY DESCRIPTION**

120 acres on a pine covered plateau at the base of the Sierras and with sweeping panoramic views across Honey Lake and mountains beyond. The spacious log sided home and matching 1800 sf shop offers working space for just about any endeavor. This three-bedroom two bath home features a large sunroom, two covered decks, a basement with an 8'x10' concrete and steel firearms vault, as well as an unfinished upstairs hobby room. There is also a small 10' x 20 cabin with a bathroom. Outside the yard has green grass, a cement pond and pad for patio furniture or future gazebo. Plenty of room to run a few cows and/or horses. Backing to public land huge mature pine and various other trees give the property the feeling of being a world away while only an hour out of Reno.

### Property Highlights:

- 120 acres with large pines, meadow and a million dollar view of Honey Lake Valley!
- 2,200 sq. ft 3-bedroom 2 bath house with decks, sunroom, log siding
- Garage/shop; 1,800 sq. ft., log siding to match the home
- 1,000 sq. ft. original barn
- 10x20 sq. ft. cabin w/t bathroom, but needs some tlc.
- Big 18 panel solar array that is rated at 3.5KV+/-, Net zero system
- 120 ft Domestic well
- Natural seasonal spring that feeds the property, 3 GPM in the spring
- The home has 8'x10' concrete firearms vault with a steel door
- Pipe corral, loading chute
- Fenced
- Private yet easy access off Hwy 395. Just an hour to Reno.



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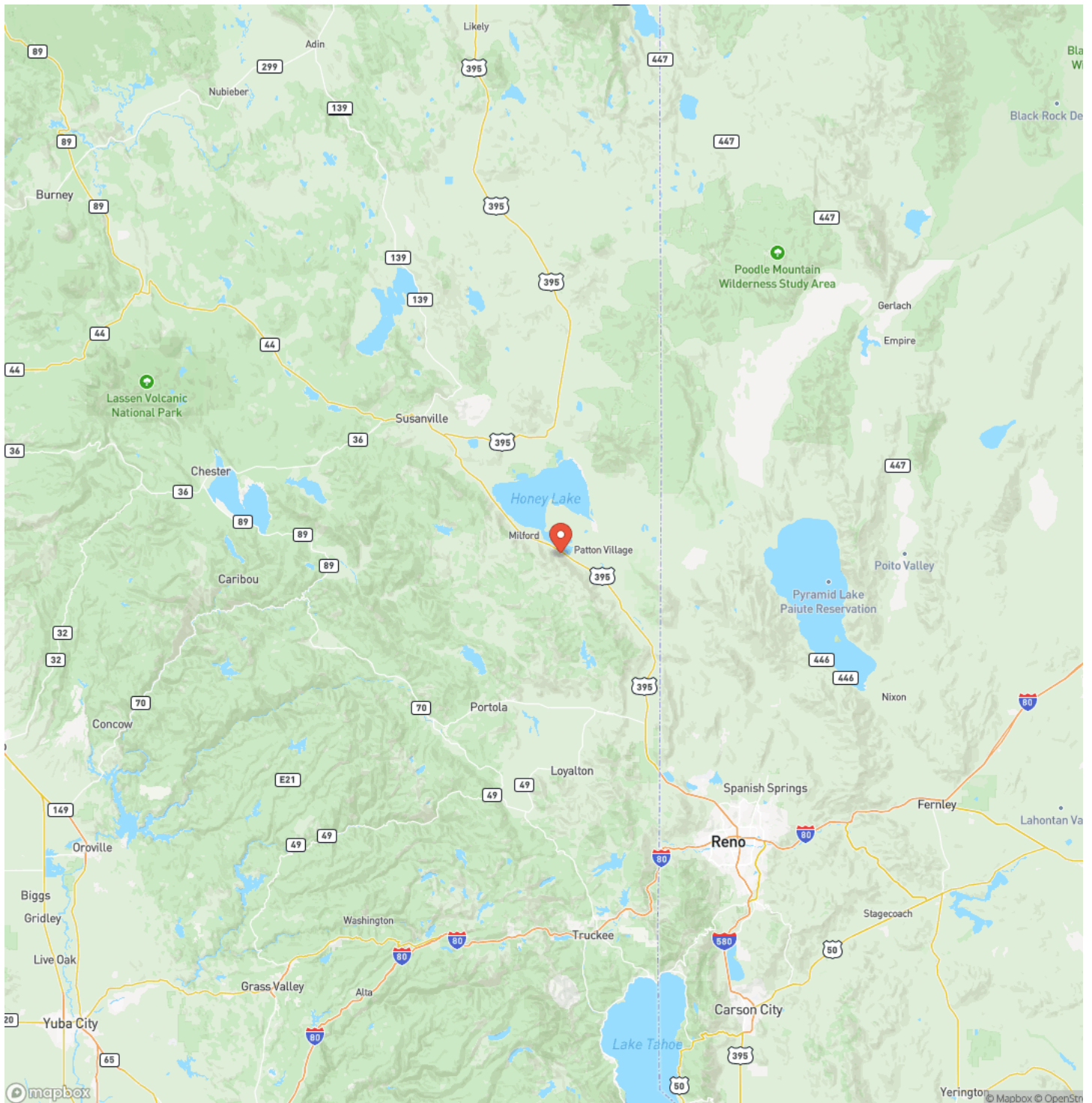


## Locator Map





## Locator Map





## Satellite Map





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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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