

Trumball Ranch  
732-995 Trumball Rd  
Litchfield, CA 96117

**\$3,500,000**  
1,173± Acres  
Lassen County



**Trumball Ranch**  
**Litchfield, CA / Lassen County**

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**SUMMARY**

**Address**

732-995 Trumball Rd

**City, State Zip**

Litchfield, CA 96117

**County**

Lassen County

**Type**

Farms

**Latitude / Longitude**

40.578517 / -120.262832

**Dwelling Square Feet**

1400

**Bedrooms / Bathrooms**

4 / 2

**Acreage**

1,173

**Price**

\$3,500,000

**Property Website**

<https://www.landleader.com/property/trumball-ranch-lassen-california/41008>



## Trumball Ranch Litchfield, CA / Lassen County

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### **PROPERTY DESCRIPTION**

1170+/- acre Hay Ranch in Lassen County. Five Center Pivots with alfalfa under two and alfalfa pasture mix under three pivots. 4 Ag wells two of which were recently reconditioned. New well pump on well number 4. NRCS put in main line in 2019 with lower sprinkler heads for water conservation. Pumps are currently on newer diesel motors. Center pivots are electric generators. The ranch is outfitted with pipe corrals, loading

chute and cattle scale. There is room for 3000 feeders with water to each pen. On the ranch is a hay barn, 4800 sq ft. metal shop, and 2007 Palm Harbor 4-bedroom 2 bath manufactured home on a Solar panel system. This valley is known for ground water consistency. If you are looking for a hay ranch, this is it!

#### Property Highlights:

- 1173+/- acre Hay ranch in Lassen County
- 4 Ag wells two of which has been recently reconditioned
- Newer engine on pump number 4. Center pivots are electric generators
- Newer main line put in by NRCS with lower sprinkler heads for water conservation
- Reconditioned irrigation engine
- 500 acres under 5 center pivots. Each pivot is pasture plus three more pastures that are fenced
- Perimeter has good fencing and cross fencing.
- 1400 Sq Ft manufactured Palm Harbor home set in 2007
- Hay barn, 4800 sq ft. metal shop and bunk house
- Pipe corrals, loading chute and cattle scales. Room for 3000 feeders with water to each pen
- Ground water does not fluctuate
- Pumps are currently on diesel motors
- No BLM rights to range
- Sale is conditional to Sellers IRS 1031 exchange



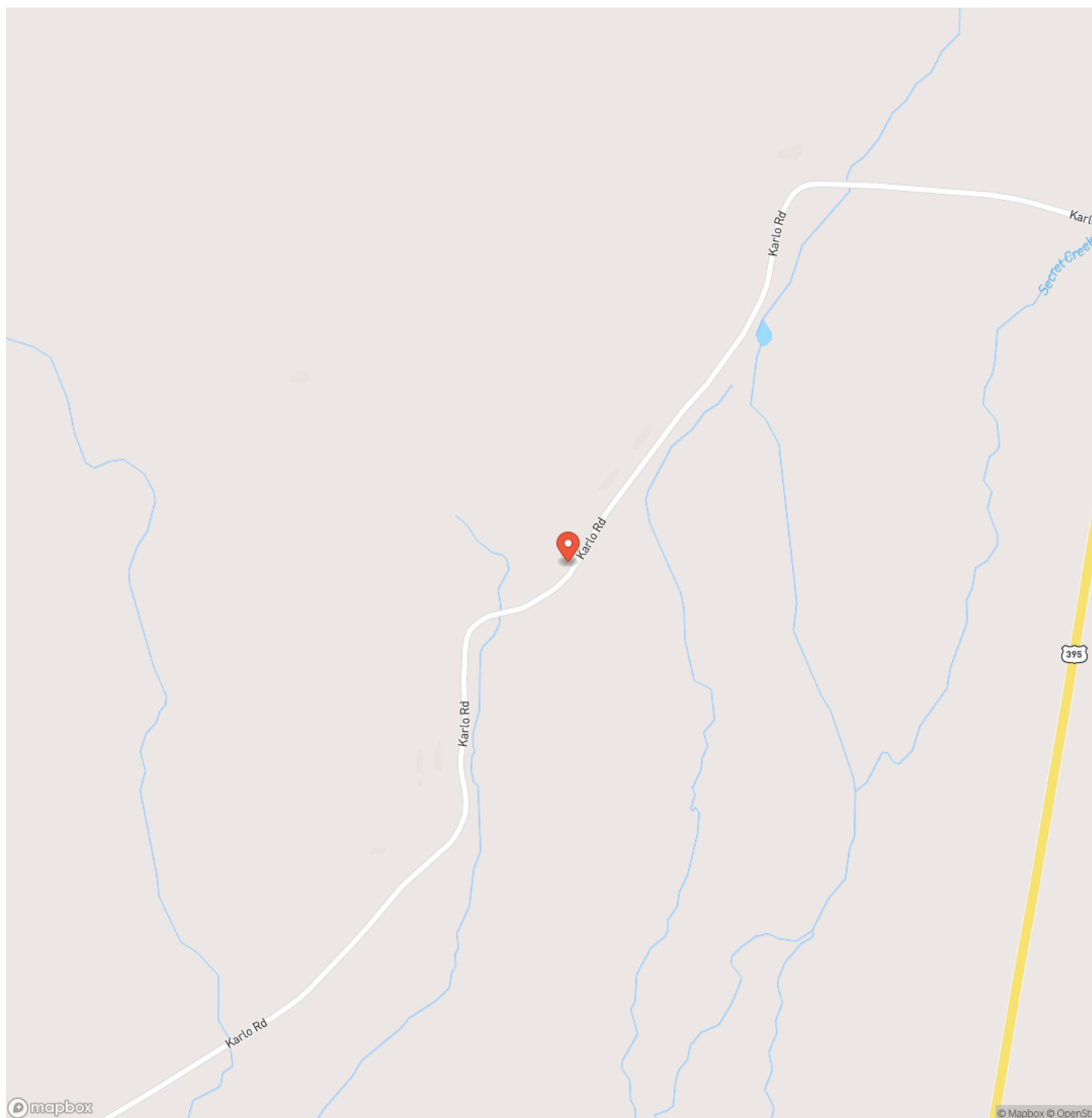


Trumbull Ranch  
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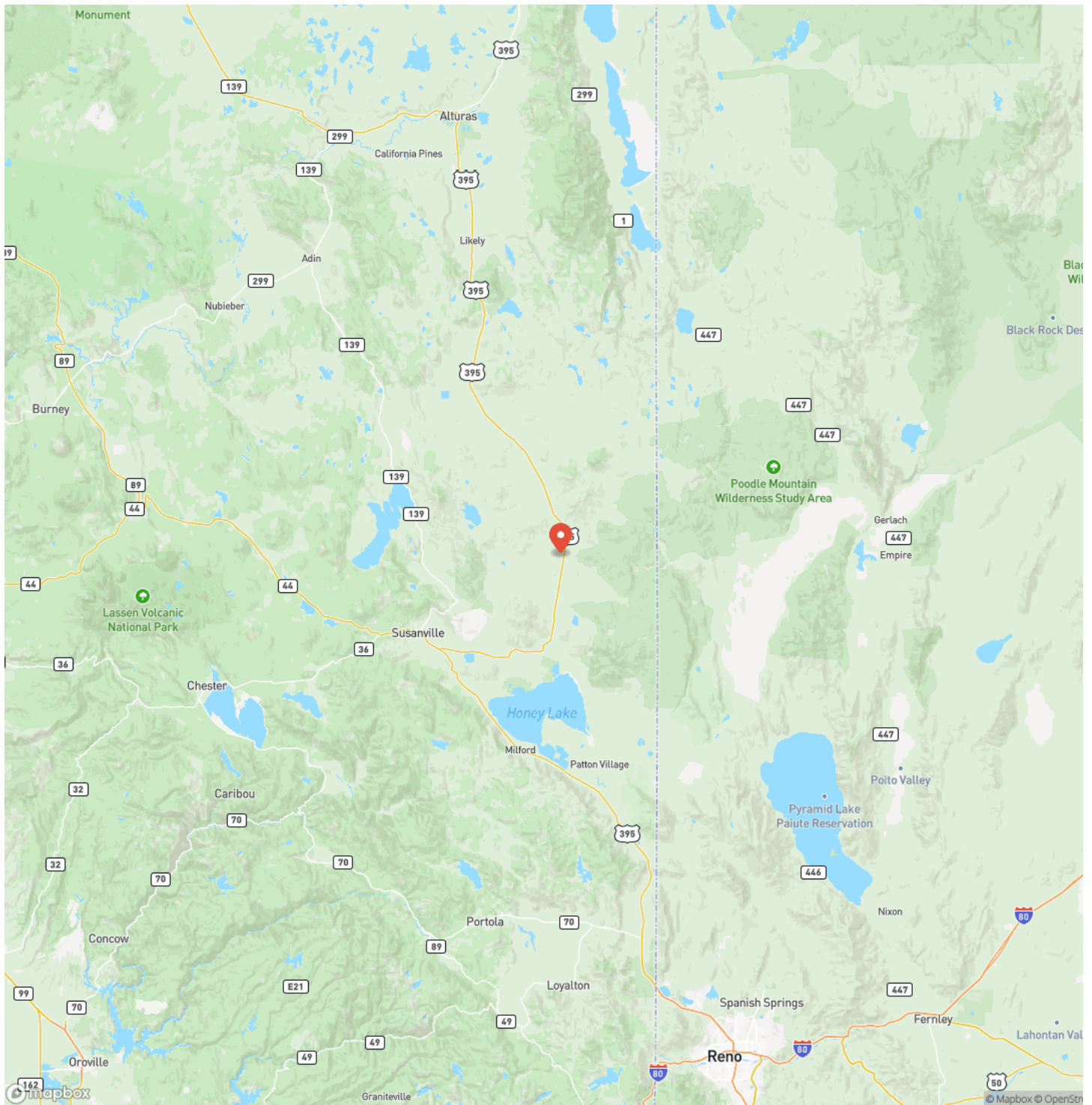


## Locator Map



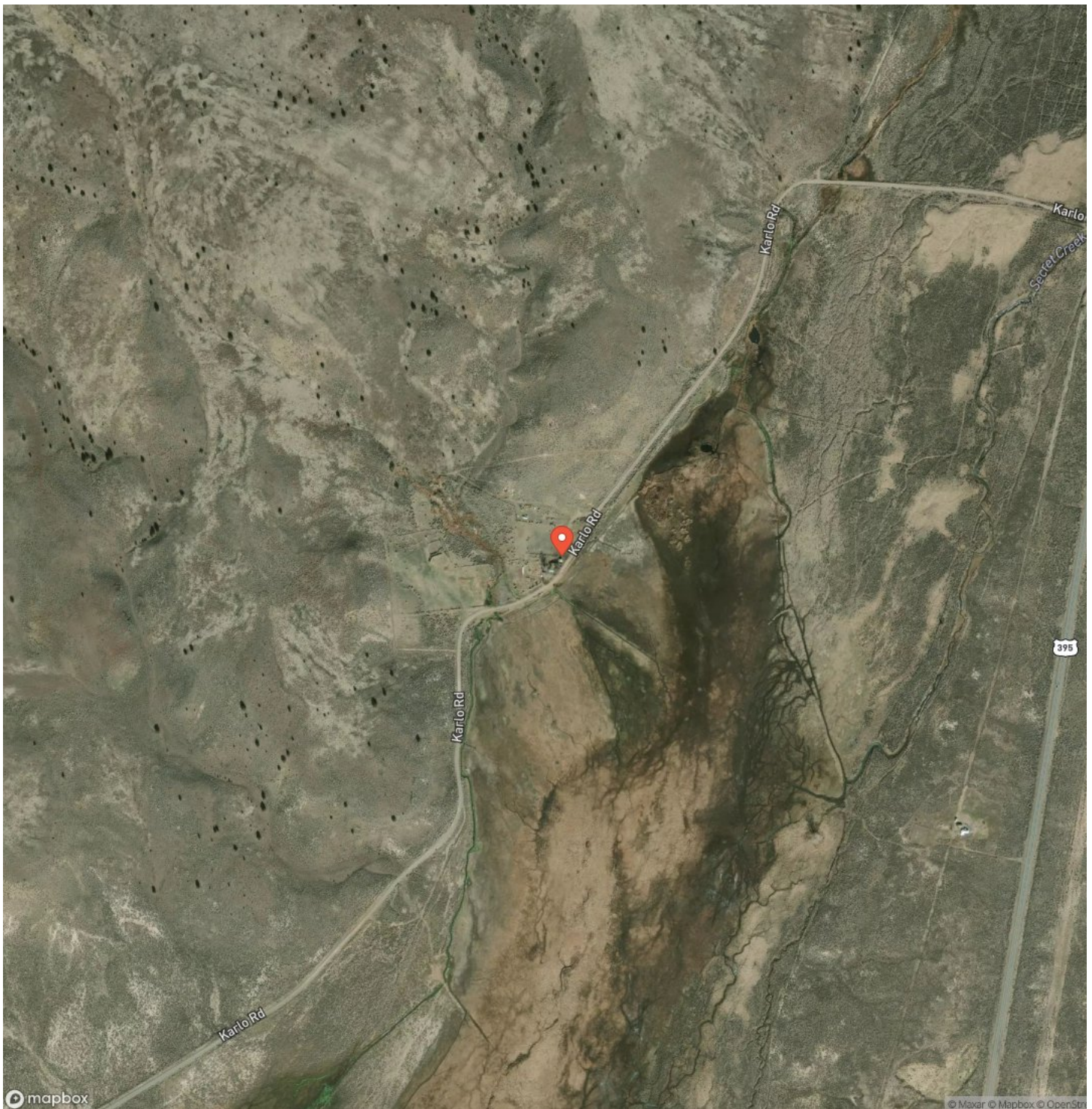


## Locator Map





## Satellite Map







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