

Horse Creek Ranch
530-375 Little Valley Road
Little Valley, CA 96056

\$180,000
36.320± Acres
Lassen County



Horse Creek Ranch
Little Valley, CA / Lassen County

SUMMARY

Address

530-375 Little Valley Road

City, State Zip

Little Valley, CA 96056

County

Lassen County

Type

Recreational Land, Residential Property

Latitude / Longitude

40.893973 / -121.181484

Dwelling Square Feet

2000

Bedrooms / Bathrooms

2 / 1.5

Acreage

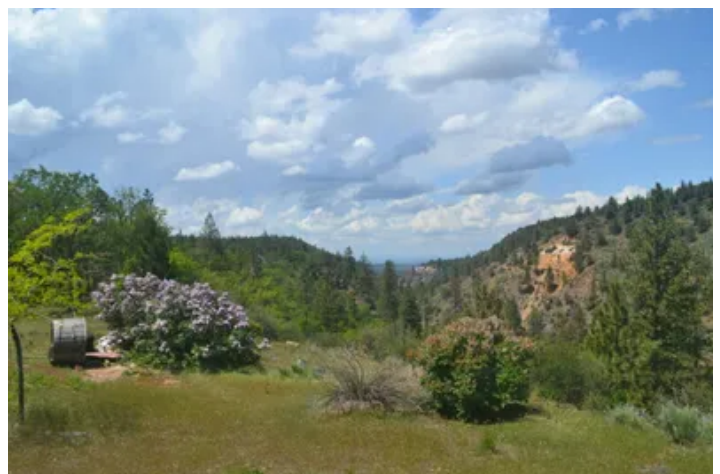
36.320

Price

\$180,000

Property Website

<https://www.landleader.com/property/horse-creek-ranch-lassen-california/41237>



PROPERTY DESCRIPTION

Great get-away or year-round home. Beautiful view down Horse Canyon, across the Fall River Valley, Timber Crater, and mountains beyond. This property is very private and off the grid. Cozy home with open living, dining, and kitchen area capturing the view. Water is supplied by year-round Horse Creek, pumped up to a 5,000-gallon storage tank, and gravity-fed, through filtration, to home. The water tank is in an enclosed building. Mostly level with a mature forest of oaks and pines. Plenty of room for animals.

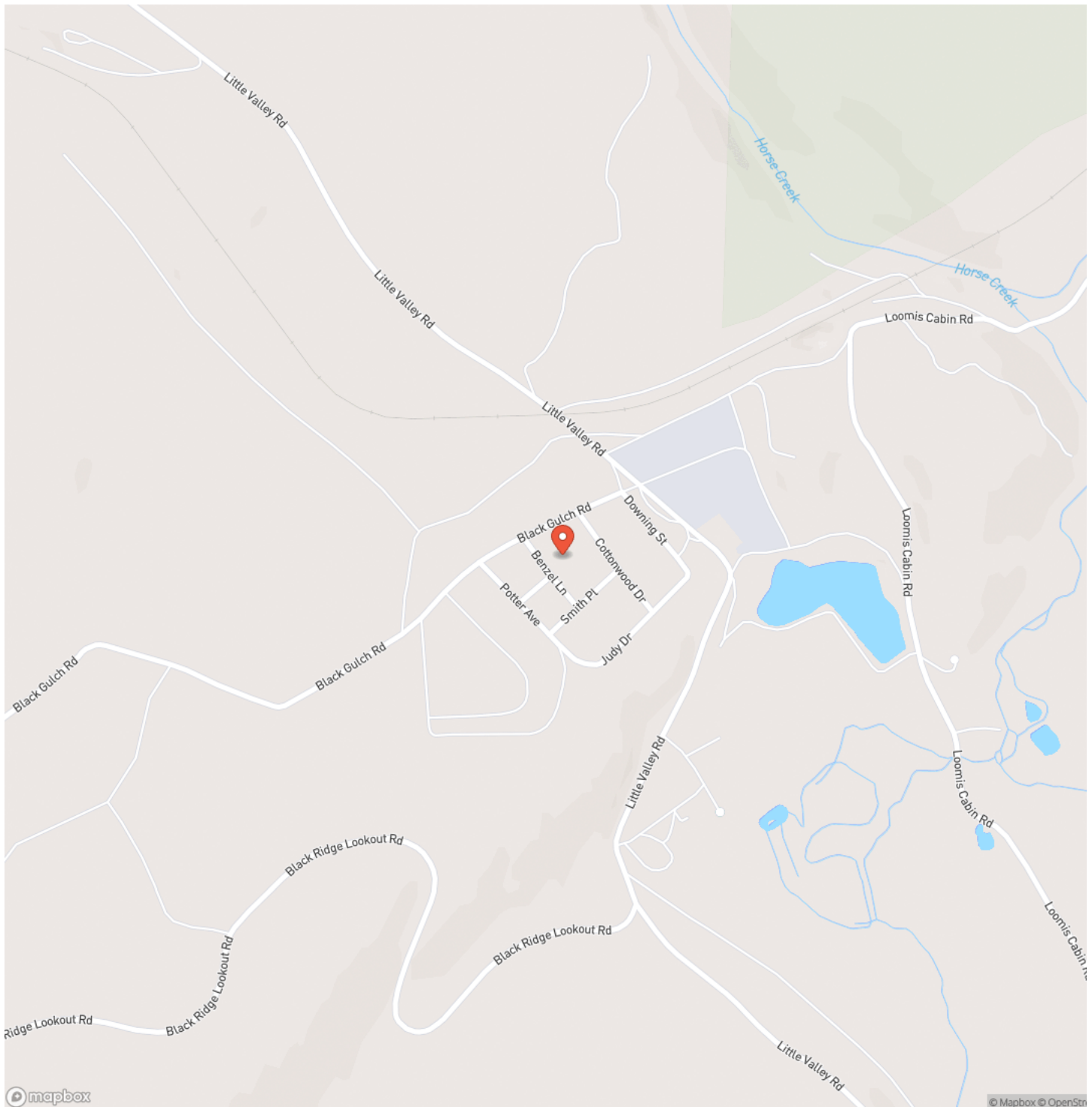
Property Highlights:

- Cozy 2000 sf home with open living, dining and kitchen area capturing the view.
- Wood stove and gas stove in living area.
- Propane refrigerator and range.
- Nice kitchen cabinets and island bar.
- One bedroom with full bath, office/den (could be 2nd bedroom)
- Laundry room with ½ bath.
- Enclosed front porch creates a wonderful sunroom.
- Second enclosed porch off den could be a small family room with wood stove.
- Great wood features throughout home.
- Battery storage room and generator shed are conveniently located just outside the door.
- There are solar panels, in need of some upgrading.
- This property is ready for the new owner to make long time memories.

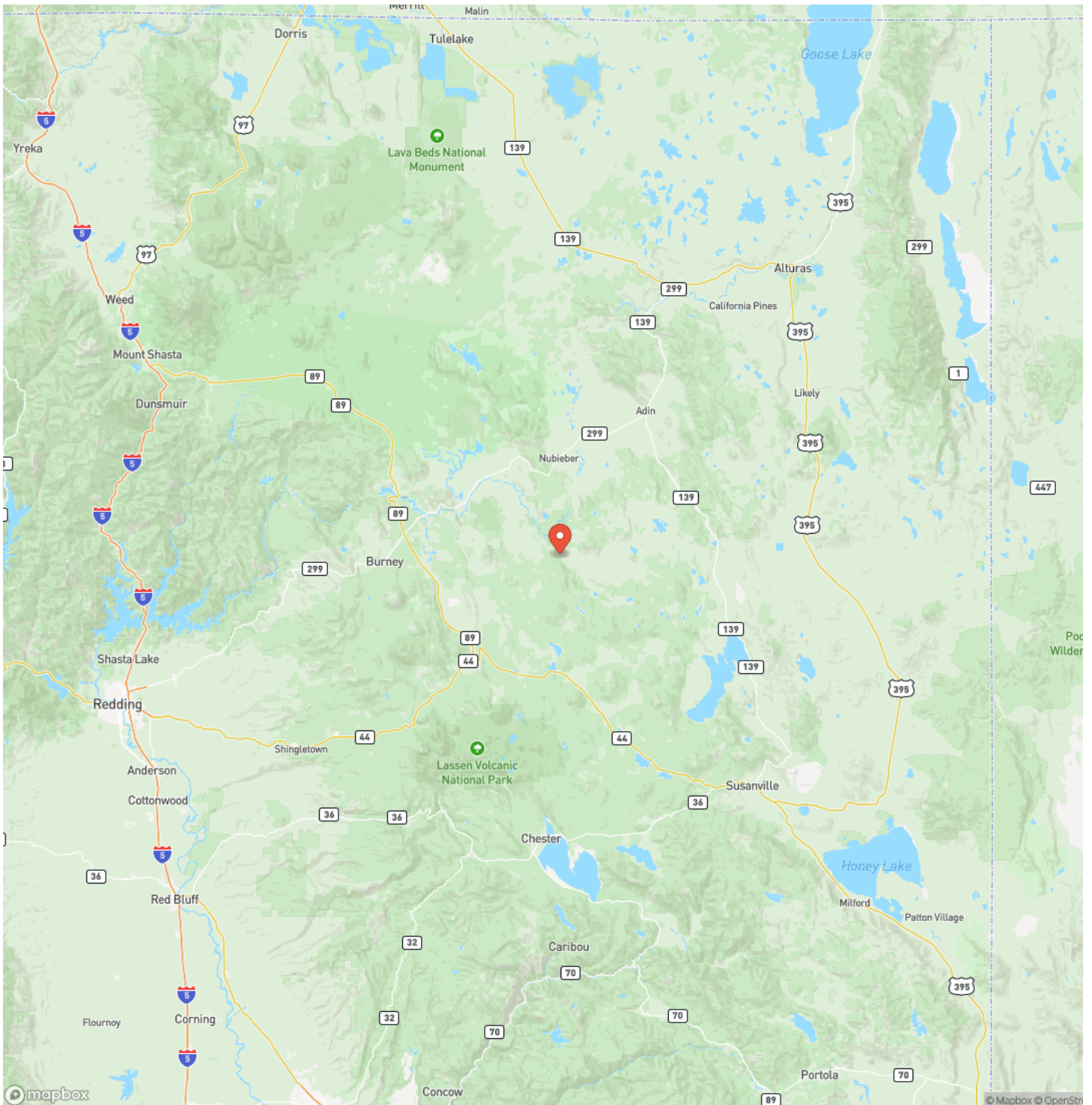
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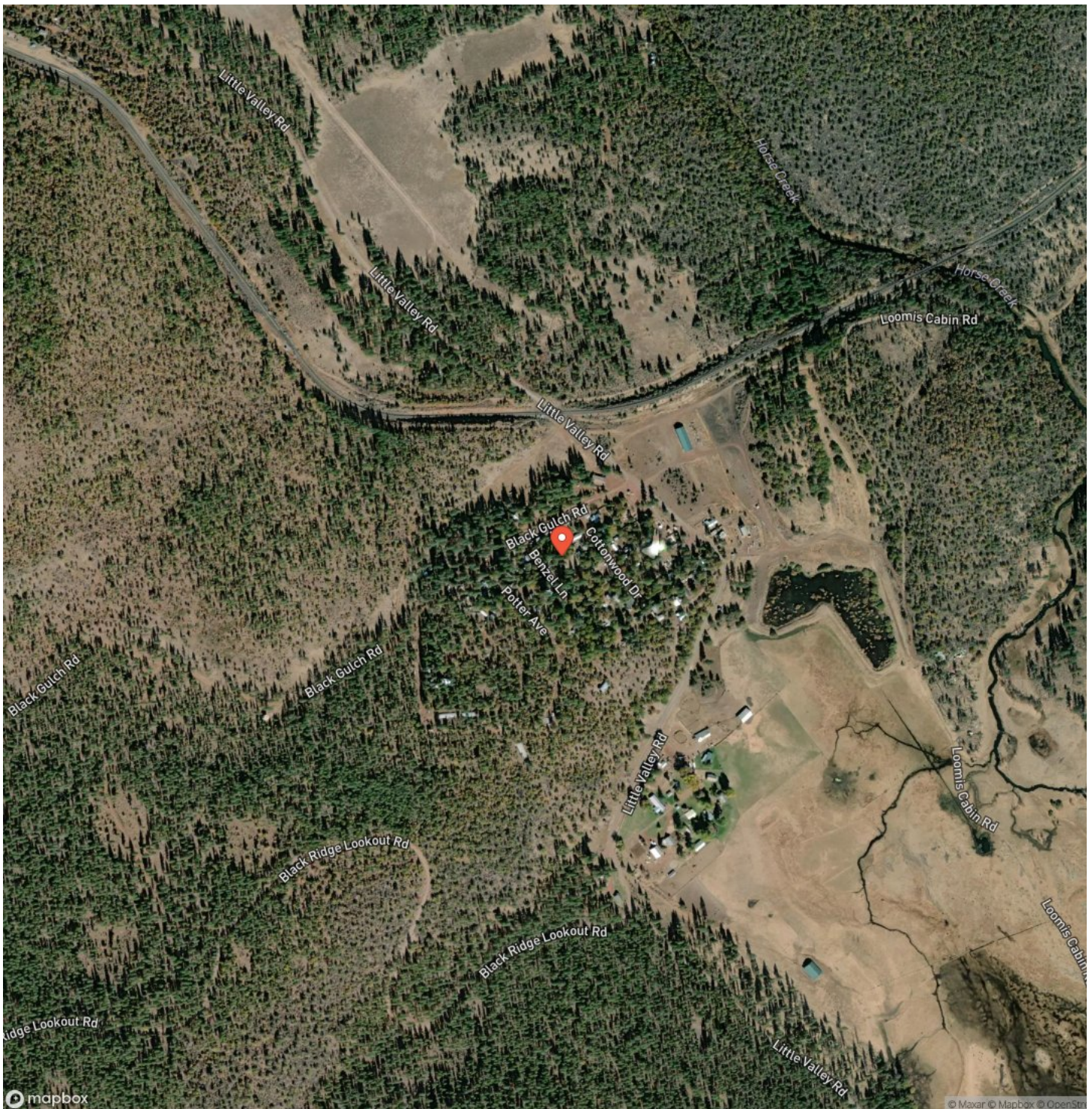
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Sara Small

Mobile

(530) 262-2942

Office

(530) 336-6869

Email

sarasmall1996@gmail.com

Address

City / State / Zip

Vacaville, CA 95688

NOTES

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This image shows a single sheet of white paper with horizontal 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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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

