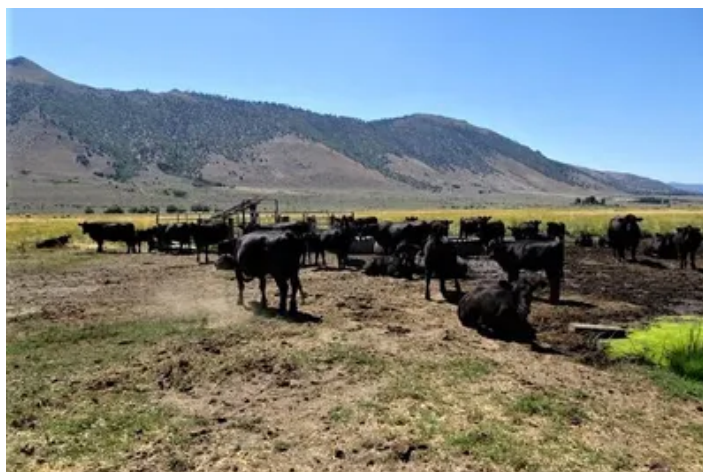
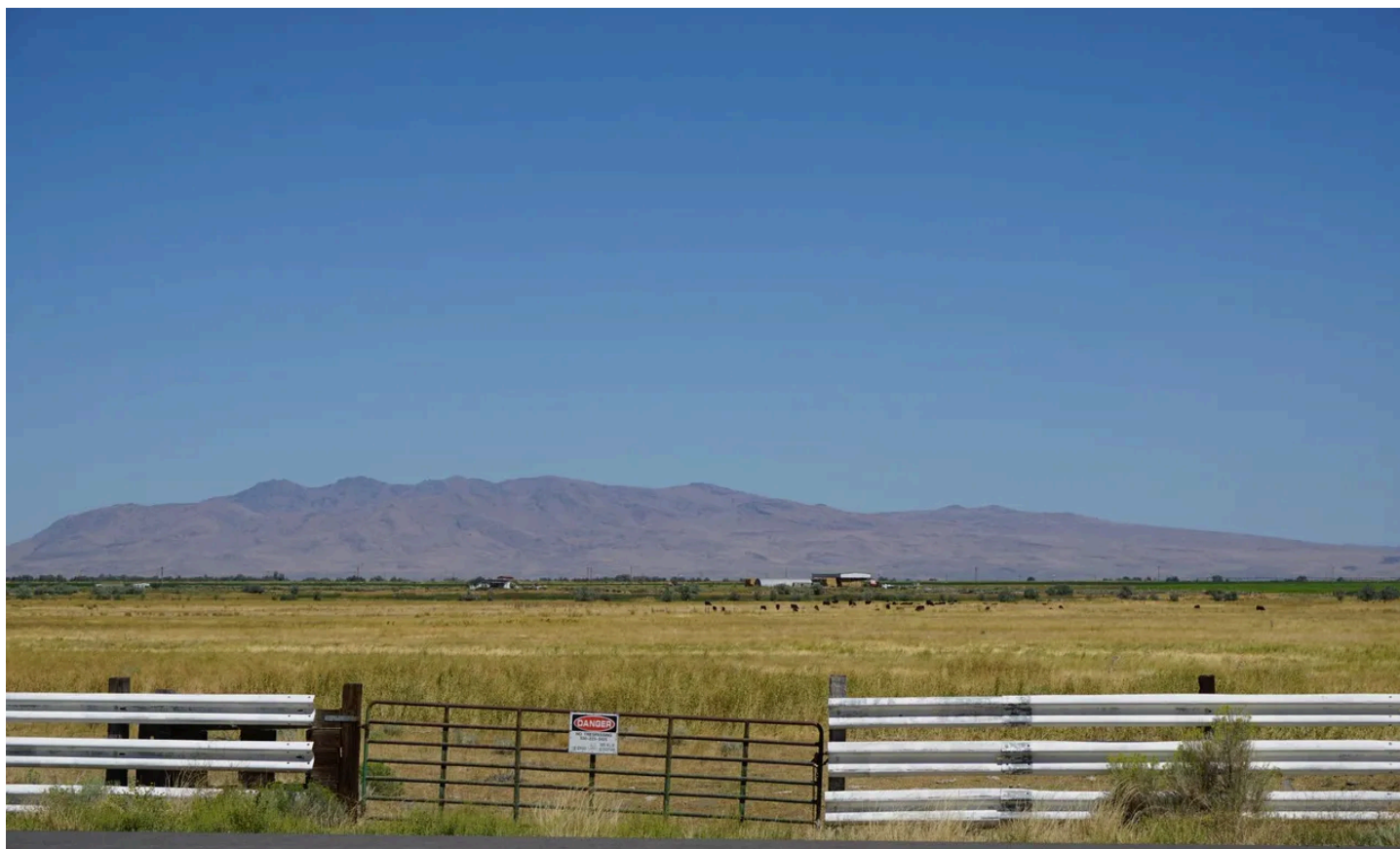


Hidden Springs Ranchland
443-450 Highway 395
Doyle, CA 96109

\$565,000
195± Acres
Lassen County



Hidden Springs Ranchland Doyle, CA / Lassen County

SUMMARY

Address

443-450 Highway 395

City, State Zip

Doyle, CA 96109

County

Lassen County

Type

Ranches

Latitude / Longitude

40.109485 / -120.217441

Acreage

195

Price

\$565,000

Property Website

<https://www.landleader.com/property/hidden-springs-ranchland-lassen-california/41513>



Hidden Springs Ranchland Doyle, CA / Lassen County

PROPERTY DESCRIPTION

This ranch is a low maintenance property that sub-irrigates in the spring. It has great fencing and solar stock water. Easy access for semi's off US Highway 395. It has an elevated road to the back of the ranch. In the fall the hunting club next door turns on the pumps and the water subs over and fills the pond for great duck and goose hunting.

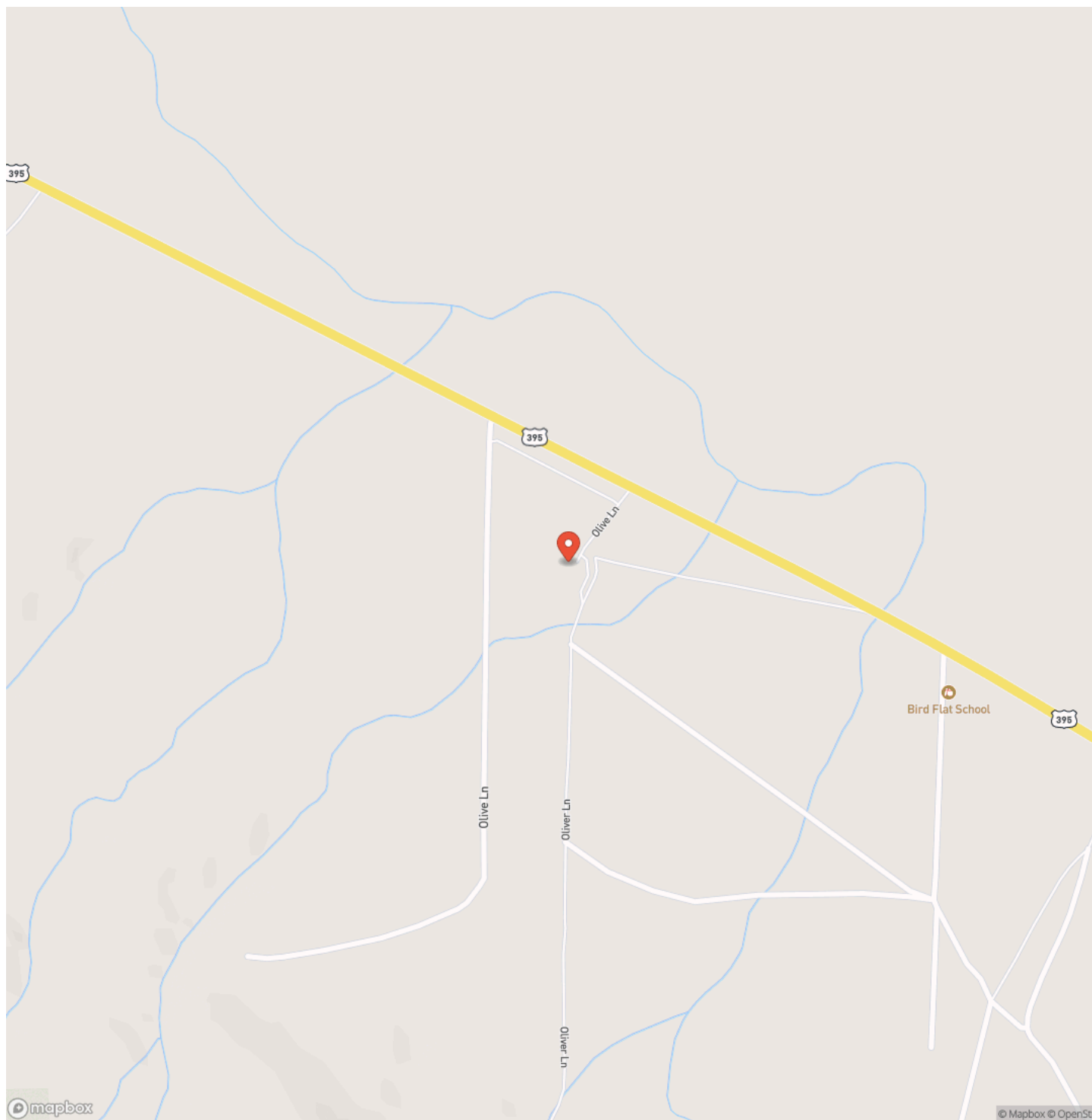
Property Highlights:

- 195+/- acres
- Great Summer ranch for 70 +/- pair
- Steel guard rail fencing
- Solar pump well with loader tire troughs
- Large Powder River corrals
- Duck pond
- Electricity to the corrals
- 195 acre sub irrigated meadow
- Seasonal pond
- Room for pivots
- Could be cut for meadow hay
- One hour from Reno

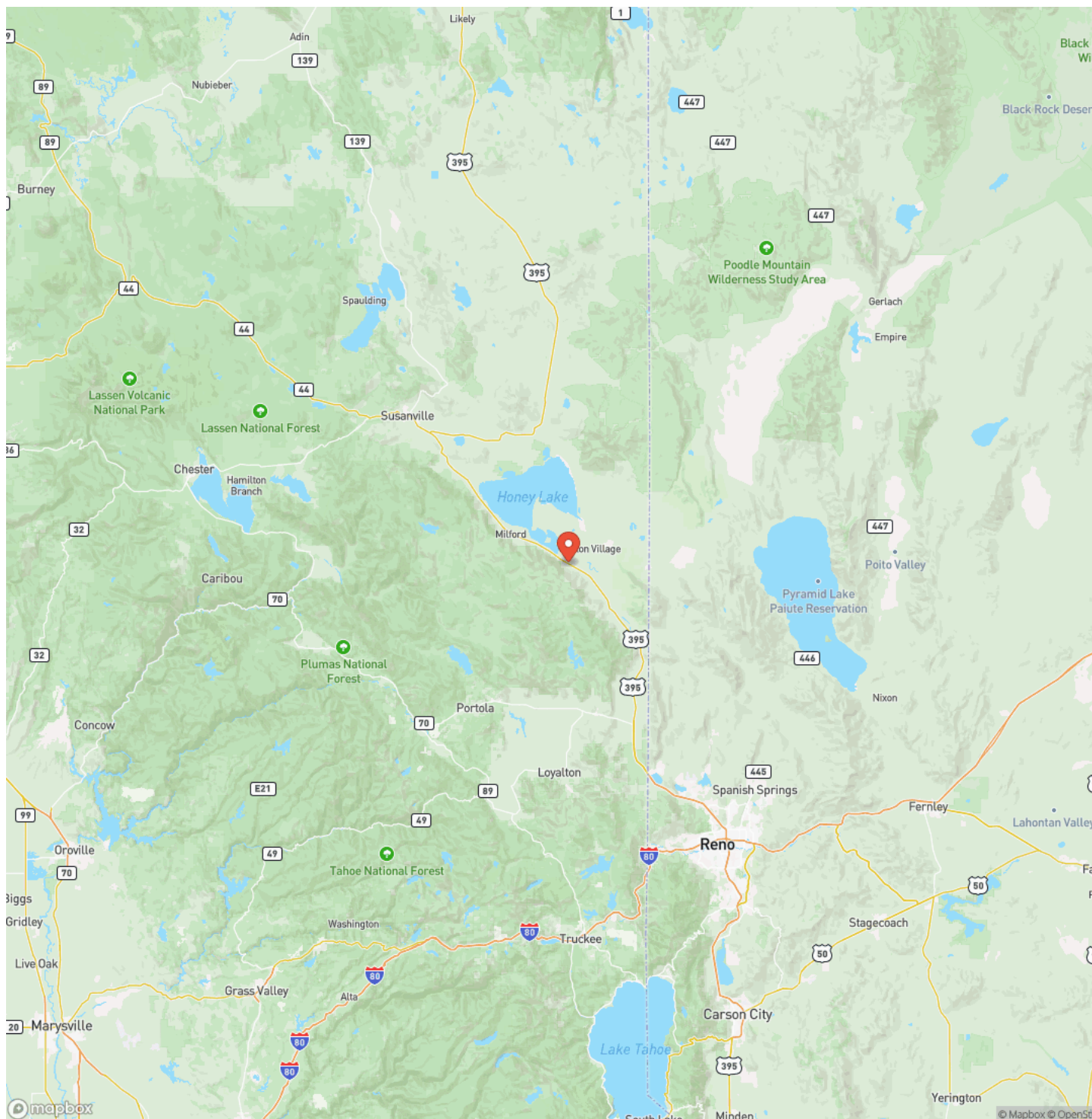
Hidden Springs Ranchland
Doyle, CA / Lassen County



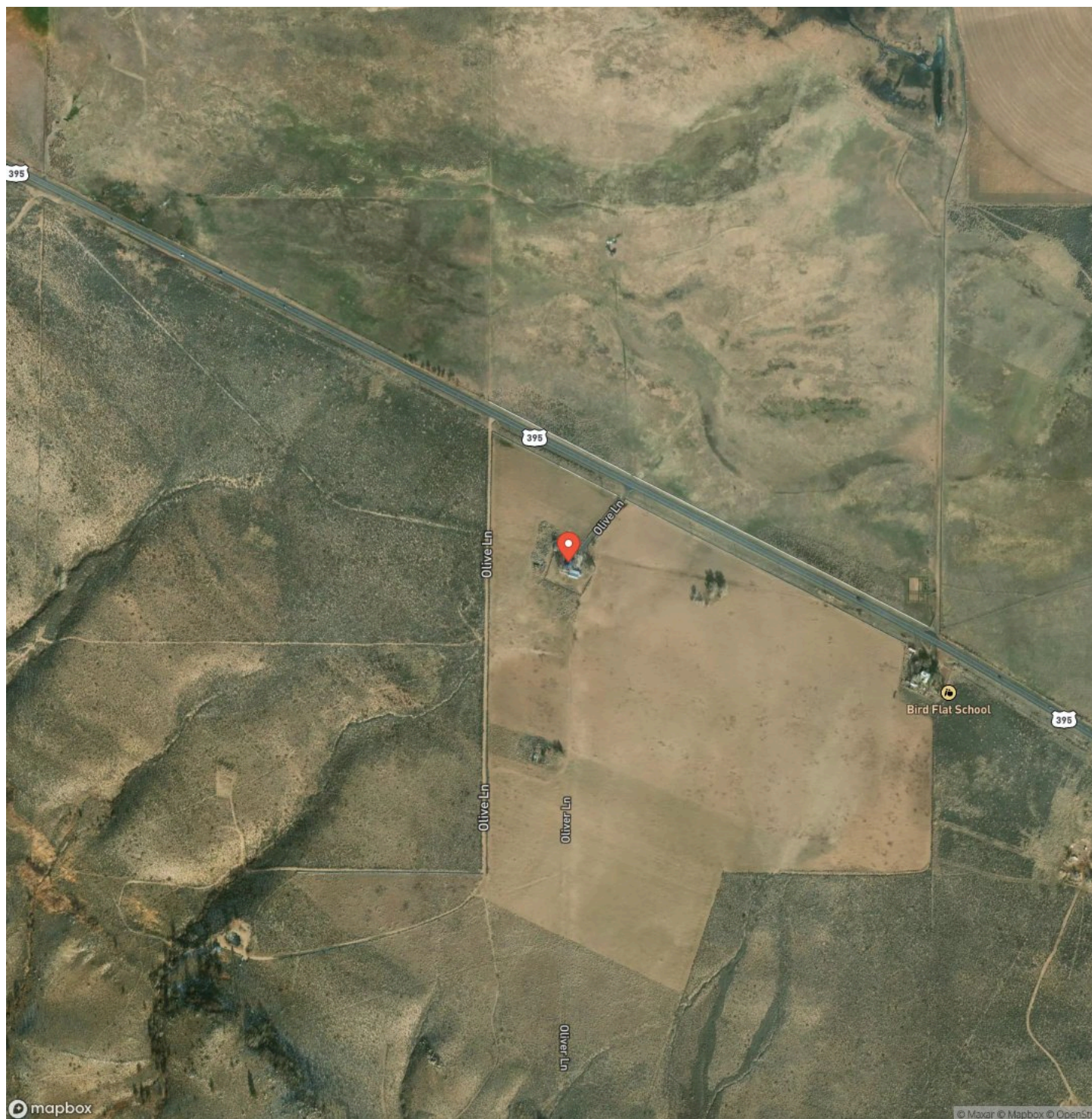
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Scott Ulch

Mobile

(775) 240-3668

Email

scottulch@sbcglobal.net

Address

707 Merchant Street

City / State / Zip

Vacaville, CA 95688

NOTES

[illegible]

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.



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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

