

Marr Ranch
726-325 Mail Route Road
Termo, CA 96132

\$270,000
440± Acres
Lassen County



Marr Ranch
Terro, CA / Lassen County

SUMMARY

Address

726-325 Mail Route Road

City, State Zip

Terro, CA 96132

County

Lassen County

Type

Ranches, Recreational Land

Latitude / Longitude

40.921102 / -120.30629

Acreage

440

Price

\$270,000

Property Website

<https://www.landleader.com/property/marr-ranch-lassen-california/52504>



Marr Ranch **Terro, CA / Lassen County**

PROPERTY DESCRIPTION

Marr Ranch is a quiet and picturesque property, located about an hour north of Susanville in Northern California. There are two parcels included with the sale: the ranch parcel, which is approximately 360 acres and there is an additional 80 acre parcel included, just down the road. This is a special opportunity for a new owner to acquire 440 acres of land in a peaceful part of Northern California, away from the hustle and bustle.

Historically the property has been used as an equestrian training facility and as a cattle ranch. There is an existing well and power on-site. There are a variety of barn structures and an old house on site, some of which are salvageable. The property is fenced and cross fenced for horses and livestock. There is also a large meadow in front of the homesite, which has the potential to add irrigation for a farming operation.

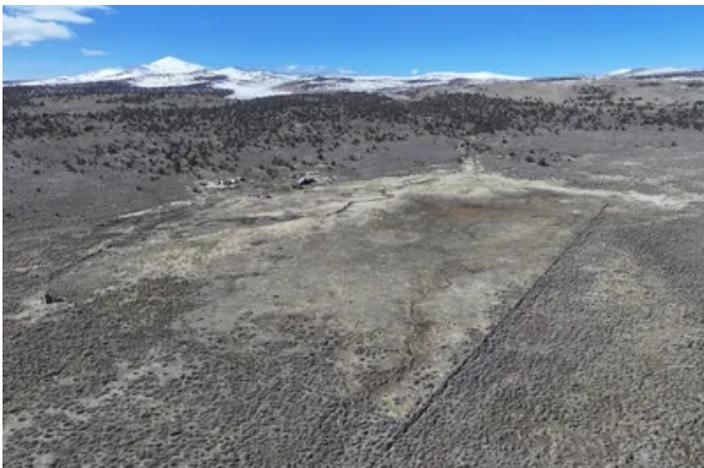
The property is located off of Mail Route Road in Terro, CA, just 60 miles north of Susanville and 2 hours north of Reno, off HWY-395.

Property Highlights:

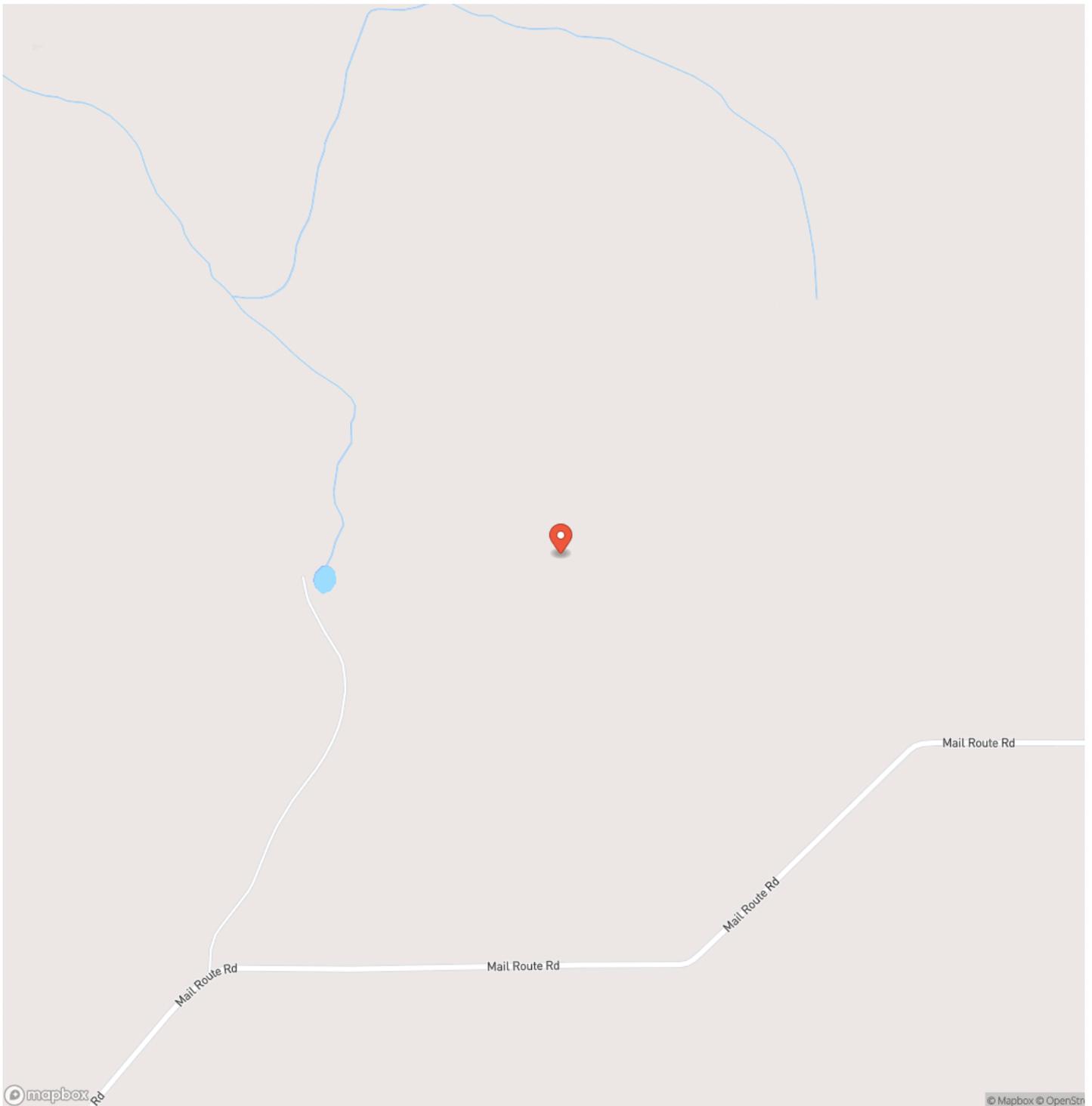
- 360 AC Ranch + Additional 80 AC lot located in Terro, CA Approximately 60 Miles north of Susanville in Lassen County
- 2 hours north of Reno, Nevada
- Quiet and Private Ranch Property, zero traffic or road noise
- Water, septic and overhead electric in place
- The property is fenced and cross fenced for cattle and horses.
- 6 rustic barns, an older home, and cattle corrals, some of which are salvageable
- Historically has been used as an equestrian training facility and cattle ranch.
- Allotment included with the sale, permitted for 36 AUM
- Currently there is a cattle lease with a local rancher running 30-40 pairs
- Variety of Uses:
 - Family Ranch Property
 - Summer and winter livestock pasture
 - Small scale hay farm
 - Recreation: Horseback Riding, ATVing, and hunting



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Locator Map

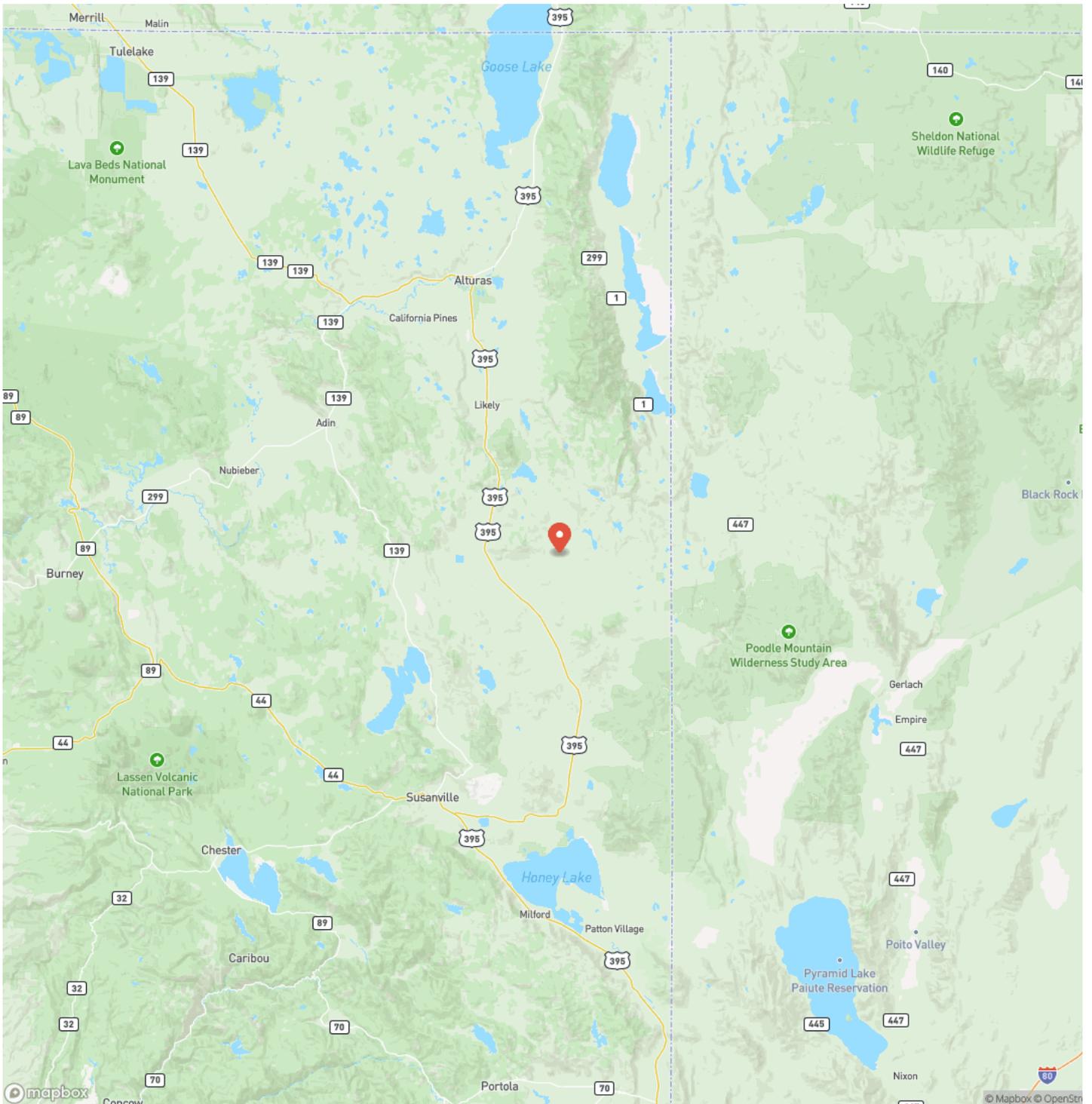


MORE INFO ONLINE:

californiaoutdoorproperties.com



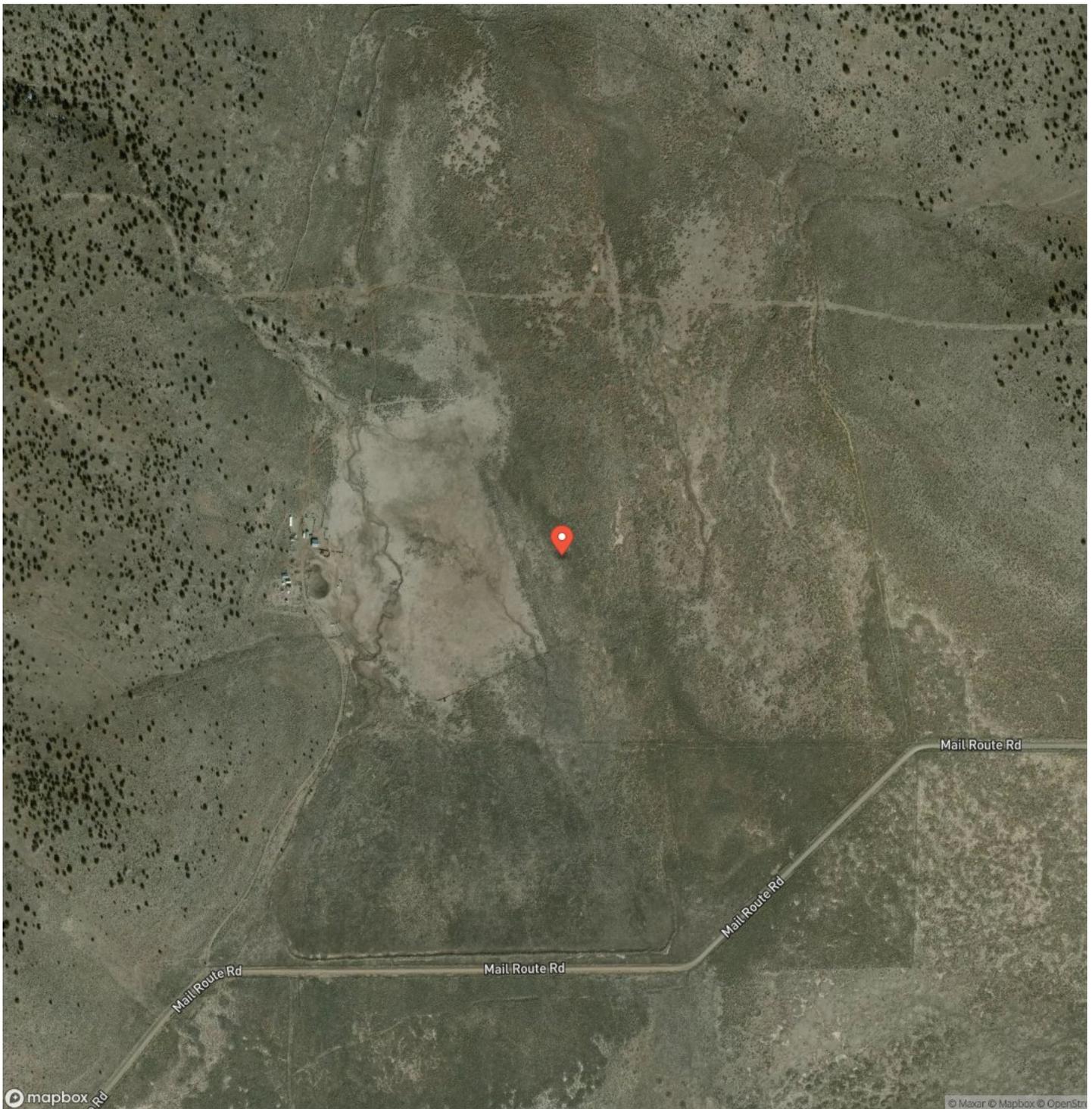
Locator Map



MORE INFO ONLINE:



Satellite Map



MORE INFO ONLINE:



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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.



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