

Smithneck Creek Meadows
000 Smithneck Rd
Loyalton, CA 96118

\$1,495,000
355.860± Acres
Sierra County



Smithneck Creek Meadows
Loyalton, CA / Sierra County

SUMMARY

Address

000 Smithneck Rd

City, State Zip

Loyalton, CA 96118

County

Sierra County

Type

Ranches

Latitude / Longitude

39.600708 / -120.171913

Acreage

355.860

Price

\$1,495,000

Property Website

<https://www.landleader.com/property/smithneck-creek-meadows-sierra-california/56784>



Smithneck Creek Meadows

Loyalton, CA / Sierra County

PROPERTY DESCRIPTION

With 355.86 beautiful acres at the edge of the Sierra Valley and surrounding mountains, Smithneck Creek Meadows is a rare find for those who love the land and unimproved nature at its best! Suitable for agriculture, a home, or a simple retreat. The lay of the land, with its privacy, water, meadows, and adjacent ranches, offers a natural legacy for generations to come.

Smithneck Creek Meadows consists of 195.86 acres zoned Agriculture/General Forest. The remaining 160 acres are zoned TPZ. Beautiful year-round Smithneck Creek flows through the property. All mineral rights are included as well. About 50+/- acres supported alfalfa production in the past. Currently, a local cattle rancher has a grazing lease supporting 30+/- pair for the season. Year-round Smithneck Creek also feeds a couple of duck ponds before continuing downstream. One can only imagine the expansive meadows, natural springs, pine forests, and the abundant wildlife they support!

Bordering USFS lands, opportunities for outdoor recreational activities abound! Hunting, fishing, hiking, camping, and equestrian activities can all be enjoyed here. Less than an hour away are Reno, Tahoe/Truckee, Graeagle, the Lakes Basin, Frenchman's Lake, and Lake Davis, all of which offer their own amenities to add to the list. Access to the property is on a paved road just a couple of miles from the town of Loyalton.

Property Highlights:

- Expansive views with meadows, creek, natural springs, and Pine Forest
- Borders USFS land
- 355.86 acres total
- 195.86 acres are zoned AG & General Forest
- 160 acres are zoned TPZ (Timber Production Zone)
- Year-round spring fed Smithneck Creek flows through the property for over half a mile
- Developed Natural Springs
- Summer Cattle grazing for 30 pair +/- seasonally
- 50 +/- acres have produced alfalfa in the past
- Abundant wildlife
- Metal bridge for crossing the creek
- Duck ponds
- Located just out of Loyalton, CA, with half a mile of road frontage in beautiful Sierra Valley
- Less than an hour to Reno or Truckee, Lakes Basin, Lake Davis, Frenchman's Lake



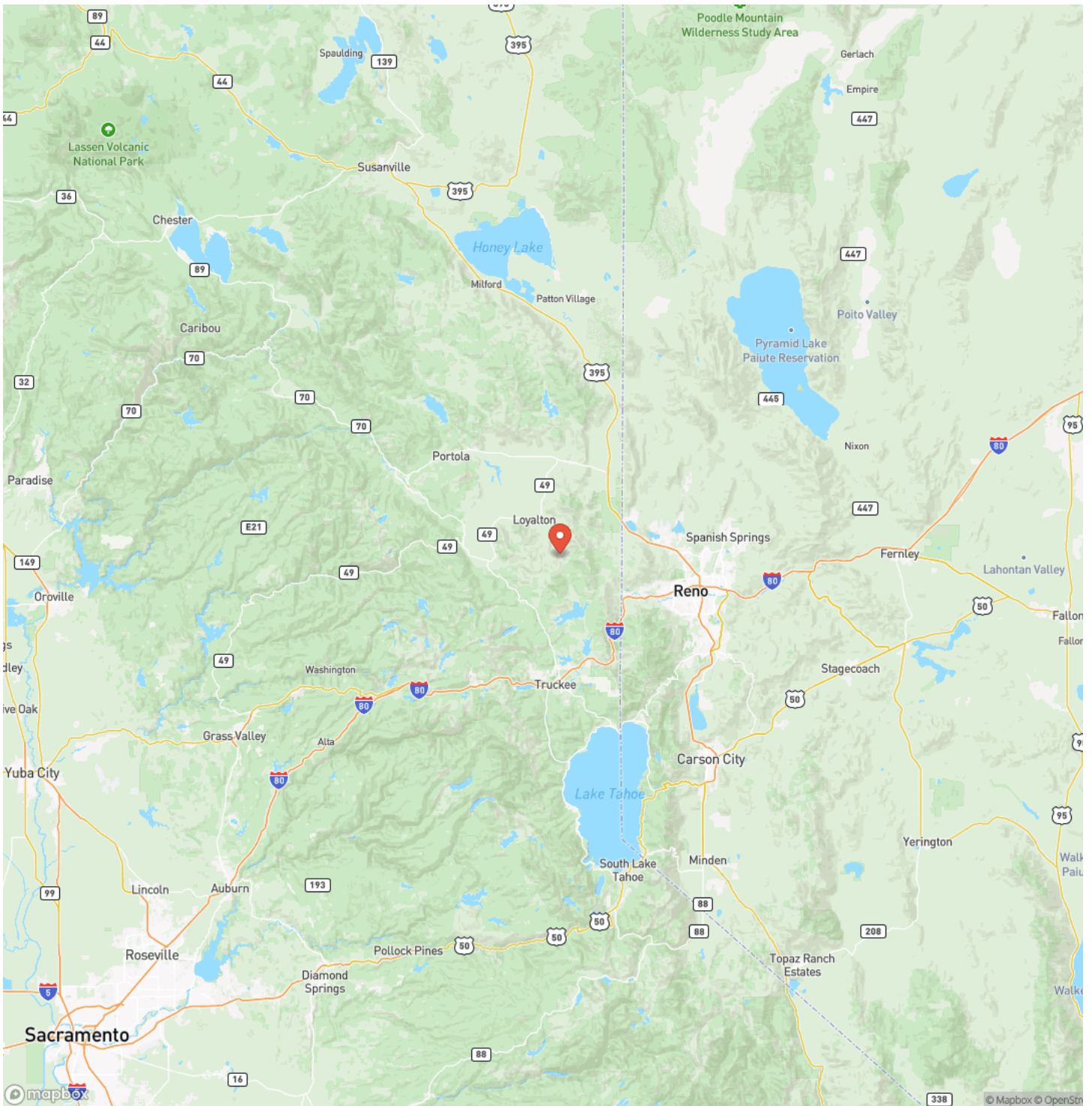
Smithneck Creek Meadows
Loyalton, CA / Sierra County



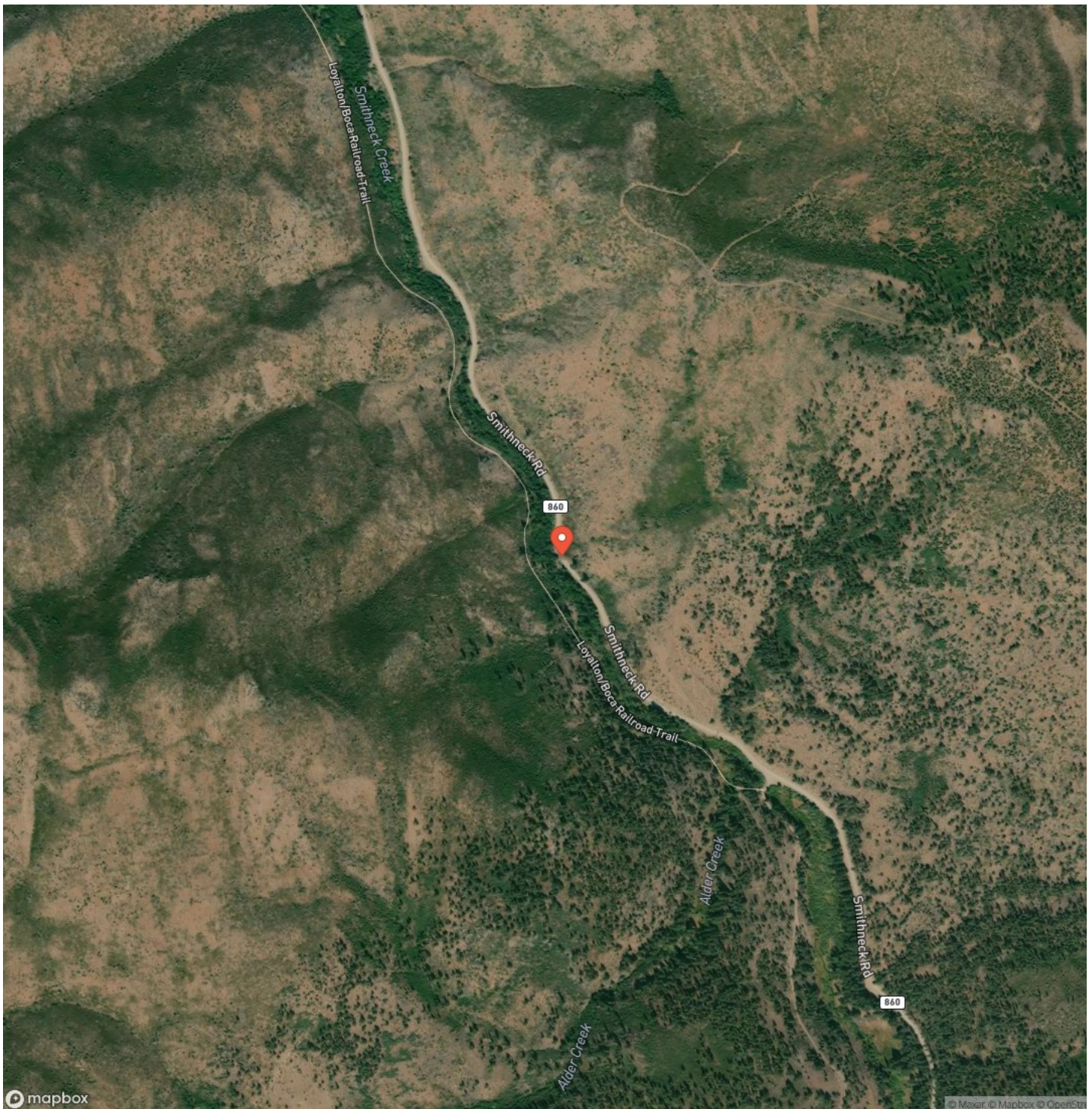
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Peggi Vernon

Mobile

(775) 225-8177

Email

PeggiVernon@yahoo.com

Address

707 Merchant Street

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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DISCLAIMERS

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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

