

Wallace Ranch
50744 Highway 49
Loyalton, CA 96118

\$6,100,000
1,493.200± Acres
Sierra County



Wallace Ranch
Loyalton, CA / Sierra County

SUMMARY

Address

50744 Highway 49

City, State Zip

Loyalton, CA 96118

County

Sierra County

Type

Ranches

Latitude / Longitude

39.628943 / -120.362068

Dwelling Square Feet

2100

Bedrooms / Bathrooms

4 / 3

Acreage

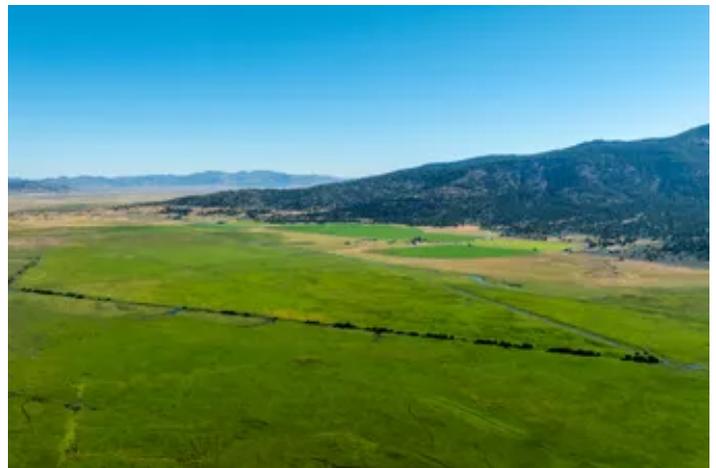
1,493.200

Price

\$6,100,000

Property Website

<https://www.landleader.com/property/wallace-ranch-sierra-california/59205>



Wallace Ranch Loyalton, CA / Sierra County

PROPERTY DESCRIPTION

The 1,493.2 ± acre Wallace Ranch located in the beautiful Sierra Valley at 5,000 ft. elevation is a short 45-minute drive west of Reno, NV, and a one-hour drive north of Lake Tahoe.

An income-generating livestock and productive hay ranch with some of Sierra Valley's most coveted water rights that irrigate the grazing pastures and high-capacity ag wells that provide irrigation to harvest up to 1,200 to 1,500 tons of hay a year. Approximately 293 acres of the hay crop are pivot irrigated, and 47 acres are wheel-line irrigated.

The ranch currently supports 300 cows year-round with 653.2 acres of irrigated pasture, 500 acres of dry pasture, 51,931 permitted acres of US Forest Service allotments, and an additional 597.73 permitted acres of BLM allotment. During the winter months, the cattle are fed supplemental hay. Necessary ranching infrastructure includes fencing and cross-fencing, corrals, chutes, barns, shop, & outbuildings. Two pole barns provide ample hay storage.

Four well-equipped homes in the southern portion of the ranch, along with two homes in the northern portion, all boast 360-degree views of Sierra Valley and the mighty Sierra Nevada mountains. The homes provide abundant accommodations for family, friends, ranch manager/labor housing, or income-generating opportunities for leasing.

Opportunities to purchase ranches do not come along often in Sierra Valley. Seize the rare opportunity to acquire Wallace Ranch today.

PROPERTY HIGHLIGHTS:

- Income-generating livestock and hay ranch
- Coveted water rights for irrigating 653.20 ± acres of grazing pastures
- Up to 1,200 to 1,500 tons of hay harvested annually
- 340 acres of irrigated cropland
- Supports 300 cows year-round
- 51,931 permitted acres of US Forest Service allotments
- 597.73 permitted acres of BLM allotment
- Pond with bass, catfish, and bluegill
- Four well-equipped homes in the "Home" ranch area
- Two homes in the "North" ranch area
- Year-round Recreation: Hunting, fishing, horseback riding, ATVing, hiking, camping
- Abundant wildlife: deer, elk, bear, antelope, and diverse birdlife
- Beautiful Sierra Valley at 5,000 ft. elevation
- Short 45-minute drive west of Reno, NV
- One-hour drive north of Lake Tahoe



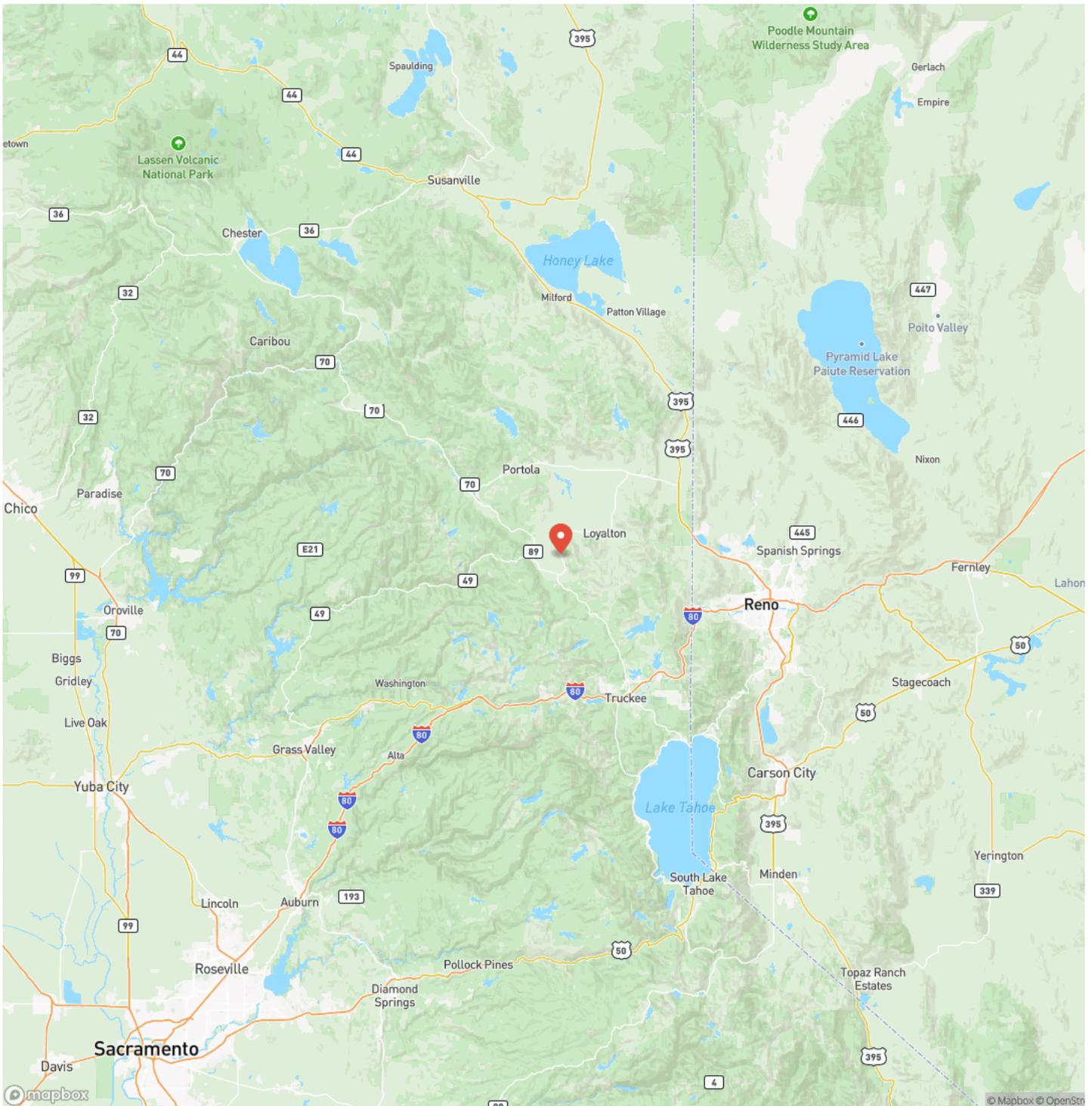
Wallace Ranch
Loyalton, CA / Sierra County



Locator Map



Locator Map



MORE INFO ONLINE:



Satellite Map



MORE INFO ONLINE:



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.



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