

FARWEST
R&C SALES/MGT.CO

UNIQUE HOMES, RANCHES,
LAND AND INVESTMENTS

Garnier Ranch

\$1,250,000



775-829-2122 (office) * 242 Stewart St. Reno NV, 89501 * 775-201-2440 (fax)

www.FarWestRealEstate.com



GARNIER RANCH

475 DEEDED ACRES

HERLONG, LASSEN COUNTY, CALIFORNIA

Well located, this unique ranch property is approx. 50 miles north of Reno NV. just off of U.S. Highway 395. It is 30 miles from Susanville CA. and 75 miles from the best Tahoe area resorts. Reno-Tahoe International Airport is less than an hour and Lake Tahoe is within 90 minutes. The panoramic Sierra Nevada Mountain views are spectacular. The property also borders State lands and approximately 1/2 mile of Long Valley Creek.



The Garnier Ranch features a 207 acre “state of the art” remote controlled Reinke irrigation pivot, irrigating approx. 215 acres that have been planted in alfalfa and orchard grass. The ranch historically has irrigated approx. 350 acres. Water for the pivot is provided by an Agricultural irrigation well that pumps approx. 1,300 gallons per minute (GPM) The owners have also drilled a new productive domestic well approx. 30 GPM with enough production for more than one residence. One person could easily manage the farming operation.

The Garnier Ranch was the original headquarter ranch for the entire Herlong area. The old historic farm house is in need of restoration. There has been some upgrading of the plumbing and wiring as well as a partial remodel of the kitchen and bathrooms. When fixed up, this ranch house could make a great guest house or primary home until a bigger newer ranch home is built or possibly a manufactured home placed on the ranch. The property also features various outbuildings and a shop.



There is a lot of potential for this unique hay ranch with a little fixing up!, many highest and best use possibilities. It would make a good family get-a-way ranch with income, a small livestock operation, specialized farming operation, stay as a hay production ranch, various organic farming, equestrian facility with thousands of acres of public lands to ride, artist retreat, farming camp, etc.

Price \$1,250,000

For more information contact Pete Nevin or Morgan Nevin
775-829-2122, www.FarWestRealEstate.com

