



Rush Creek Ranch

\$425,000



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RUSH CREEK RANCH

633 DEEDED ACRES, LASSEN COUNTY, CA

The Rush Creek Ranch is located approximately 45 minutes northeast of Susanville CA. in Lassen County. The ranch is semi-remote situated near the Nevada state line. The subject ranch property is surrounded primarily by BLM land and Wilderness study areas and consists of level meadow land, with native sage brush, some cottonwood trees and has gentle rolling topography with over a mile of year round Rush Creek running through the land.

The property includes 1,654 acre feet of surface water rights for irrigating the meadows. Rush Creek Ranch is totally private, you don't see any neighbors! There is an NRCS Conservation Easement recorded on most of the ranch property with a 4.6 acre parcel retained outside the easement for the natural building site for a ranch headquarters. There are currently no improvements on the property. The ranch is fenced with mostly new fencing. The sale of Rush Creek Ranch includes NRCS's completion of their meadow restoration project. Seasonal grazing is allowed in the conservation easement July 16 through December 31st.

The Rush Creek Ranch has been significantly enhanced by the NRCS conservation easement and is ready for the next owner/investor to build that recreational ranch get-a-way, graze some cattle, hunt, hike, fish, ride forever and enjoy the many agricultural and recreational opportunities that come with owning your own spectacular historic California ranch property.



Price \$425,000

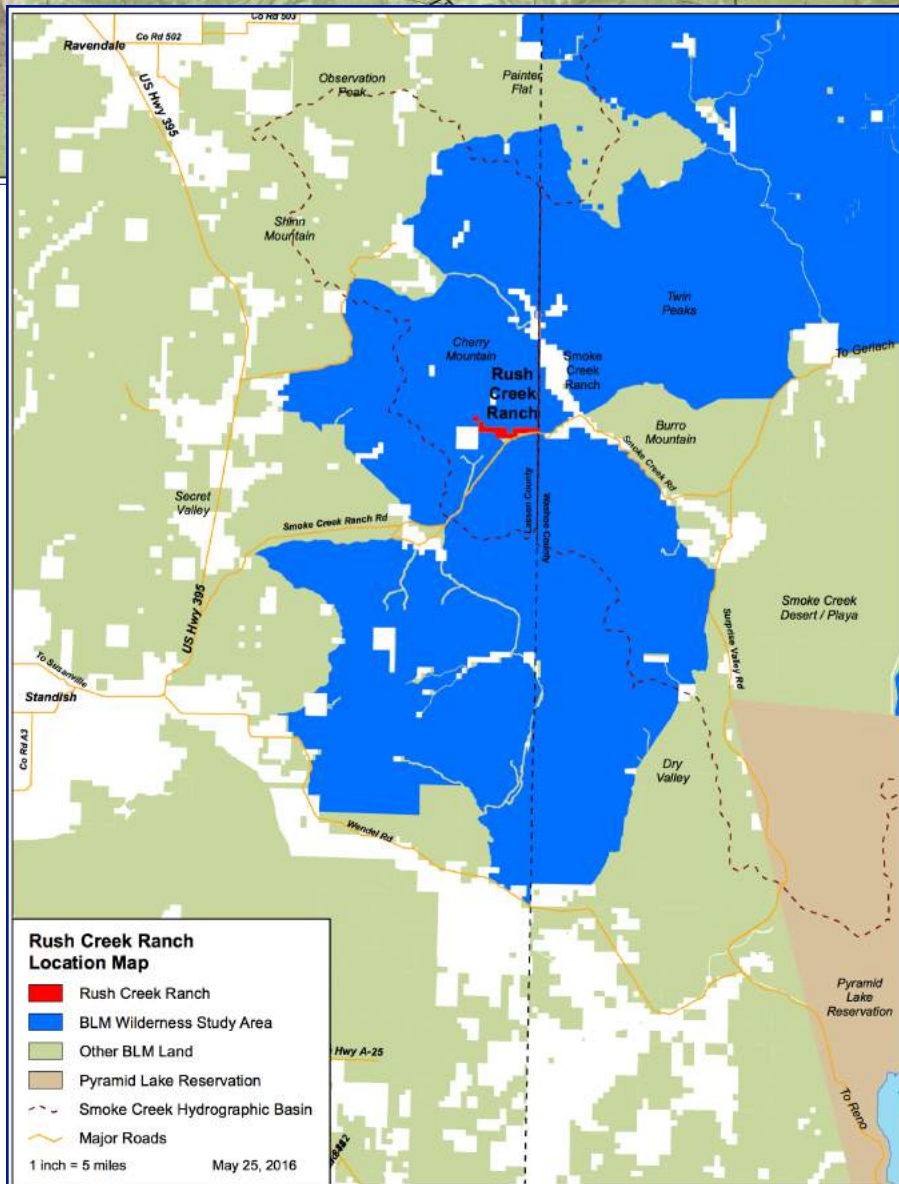
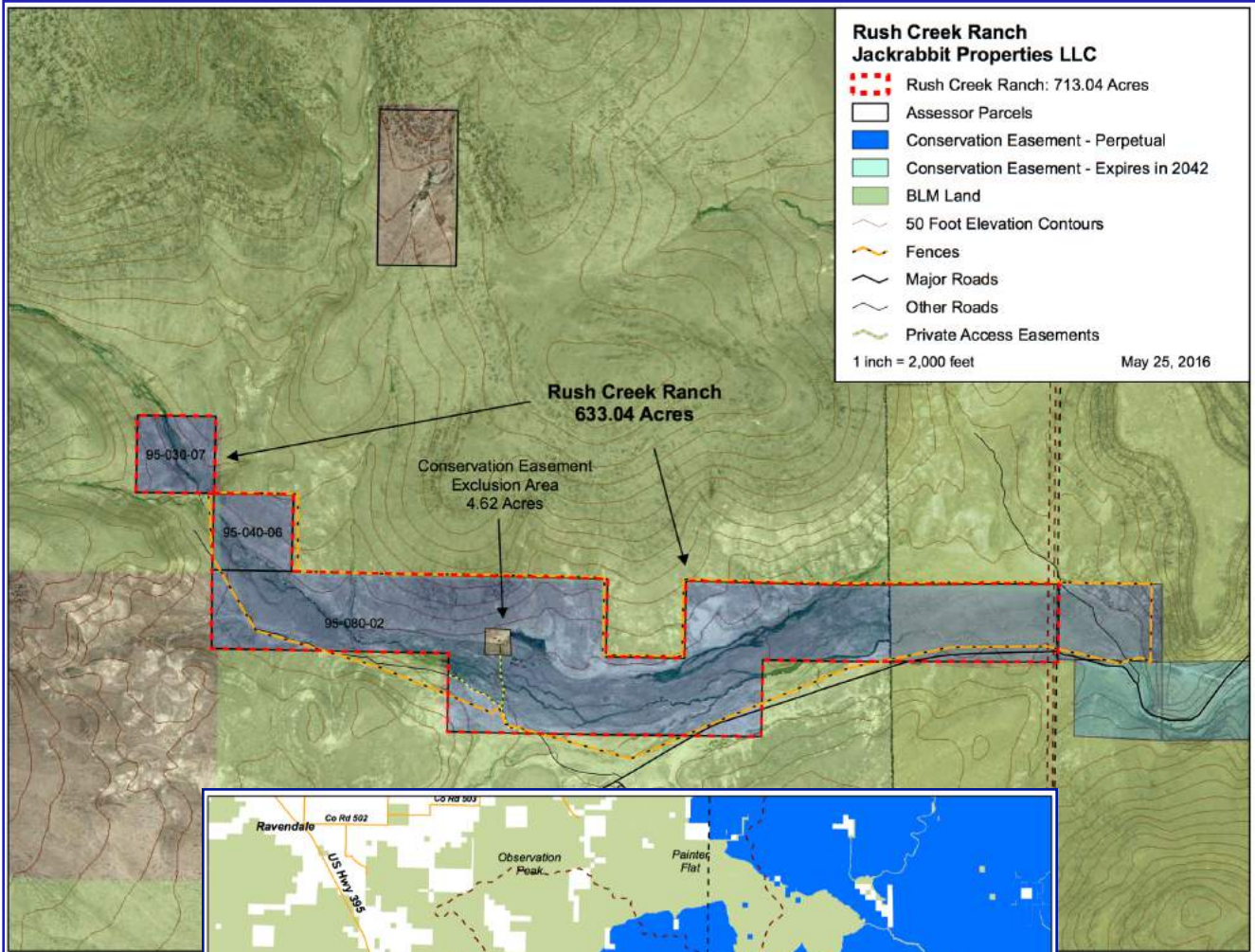
For complete offering package contact Pete Nevin or Morgan Nevin
775-829-2122, www.FarWestRealEstate.com

**Rush Creek Ranch
Jackrabbit Properties LLC**

- Rush Creek Ranch: 713.04 Acres
- Assessor Parcels
- Conservation Easement - Perpetual
- Conservation Easement - Expires in 2042
- BLM Land
- 50 Foot Elevation Contours
- Fences
- Major Roads
- Other Roads
- Private Access Easements

1 inch = 2,000 feet

May 25, 2016



**Rush Creek Ranch
Location Map**

- Rush Creek Ranch
- BLM Wilderness Study Area
- Other BLM Land
- Pyramid Lake Reservation
- Smoke Creek Hydrographic Basin
- Major Roads

1 inch = 5 miles

May 25, 2016