

FARWEST
R&C SALES/MGT.CO
UNIQUE HOMES, RANCHES,
LAND AND INVESTMENTS

Sierra Valley Mini Ranch

\$495,000



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SIERRA VALLEY MINI RANCH

3559 BECKWOURTH CALPINE ROAD

92 ACRES, PLUMAS COUNTY, CA

The Sierra Valley Mini Ranch has been family owned for more than 40 years. It is located in the prestigious Sierra Valley approx. 45 minutes from Reno/Tahoe International Airport and five minutes from the private Beckwourth-Nervano Airport with its 4,651' x 75' runway. The charming alpine towns of Portola and Graeagle are a short drive from the front gate. The area offers seven world class golf courses, restaurants and shops. The area also enjoys scenic lakes, rivers and mountain destinations. Lake Tahoe and Truckee are an hour away and feature some of the Country's top ski resorts. The subject ranch property is nestled among historic cattle ranches, beautiful old dairy barns, market farms and a variety of smaller ranches. Sierra Valley is the largest alpine valley in the Sierra. The panoramic mountain and valley views are stunning!

The ranch's topography is mostly level, the land is fenced and cross fenced and is conducive to a variety of uses. The improvements on the property are modest and include the old original ranch house approx. 1,000 sq. ft. 2 bedroom, 1 bath, and a manufactured home on a permanent foundation consisting of 3 bedrooms and 2 baths. Additional buildings include an in-law quarters, barn, garage and various smaller outbuildings.

Utilities are electricity from Plumas Sierra, two septic systems, propane gas and a domestic well. Water rights are to be verified if any. For significant farming an Ag well is recommended.

The Sierra Valley Mini Ranch is ready for a new owner to create their own dream ranch get-a-way, second home or permanent residence. The location, the land and basic improvements are there waiting for the right buyer.

Offered for sale at \$495,000.



Price \$495,000

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

