

# Gregory Ranch

Lassen County, CA

962+- Acres



**Bill Wright & Ben Urricelqui**  
**SHASTA LAND SERVICES, INC.**

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## **Description:**

962+- acre hay ranch in Bieber, CA, along the Pit River. This year the ranch has about 214 +- acres of alfalfa and 388 ± acres of orchard grass & grass hays. The ranch is flood-irrigated by wells and also has Pit River water rights. Includes custom home, guest house, manufactured home, hay barns, and outbuildings. Excellent waterfowl hunting with 5 duck blinds and a 15+- acre pond along with Pit River frontage. Great deer hunting on the ranch with a landowner tag available for X3A. 252± acres of dry grazing land with a Wetlands Reserve easement just to the northwest of the main ranch and west of the town of Bieber.

The ranch is located in Northeastern California, on the Northwestern edge of Lassen County, in the heart of Big Valley near the small rural community of Bieber. Bieber is about an hour and forty-five minutes Northeast of Redding, CA and about an hour South of Alturas, CA.

## **Land Use:**

The Gregory Ranch offers a prime opportunity for agricultural investment. The owner estimates that he will generate about 60,000 small bales (92lbs bales) once all replanting is complete, with the alfalfa projected at about 6 tons or so per acre.

The current owner has prioritized efficiency and productivity, investing heavily in infrastructure and land improvements. With approximately 600 acres production, the ranch showcases a commitment to high-quality forage. Recent enhancements include the replanting of 110 acres of alfalfa in 2019 and the replanting of 100 acres of Roundup Ready alfalfa in 2022. Demonstrating a dedication to continuous improvement, the owner is actively engaged in a replanting program, with significant acreage still slated for rejuvenation.

Approximately 961.99 acres; Lassen County Assessor's Parcel Numbers as follows:

001-530-022, 001-530-006, 001-130-031, 001-130-025, 001-130-026

## **Water:**

The 961.99+- acre Gregory Ranch boasts a robust and flexible flood irrigation system, powered by numerous wells and pumping stations interconnected for efficient water management. This allows for tailored irrigation of individual fields or the ability to irrigate in sections across the ranch.

Water sources include seven (7) wells, five (5) wells are currently in use. The ranch has a water right out of the Pit River described in Degree #6395 Modoc county superior court dated 1959, 3 shares of Roberts Reservoir up in Lookout, and 5/8 shares of Silva Flat water rights.

Adjoining the main home is a 15+-acre pond, replenished by winter rain and snowmelt, provides additional short-term irrigation capacity.

Pumping costs vary based on seasonal conditions, with recent annual expenditures ranging from **about \$50,000 in 2023 to about \$100,000 on a drought year**, primarily for PG&E and one Surprise Valley Electric pump.

## **Improvements:**

The ranch has a nice set of improvements with a beautiful custom home overlooking a pond at the main ranch

**Main Residence:** This unique property boasts a custom 2,980+- sq ft main home with 2 bedrooms, den, and 2 full bathrooms and 2 half bathrooms, highlighted by an open gourmet kitchen and expansive living area. Outdoor living is perfected with a covered patio with flagstone floors, built-in BBQ and grills, a fireplace and fire pit, and overlooks the back yard to the pond.

**Guest House:** Close to the main residence there is a guest house with 2 bedrooms and a loft, able to sleep quite a few guests.

**Caretaker House:** 3-bedroom, 2-bathroom mobile home, provides ample space for guests or multi-generational living.

The ranch has 4 large hay barns as well as misc. outbuildings for storage, tools, etc.

## **Hunting:**

The ranch has excellent waterfowl hunting with 5 duck blinds - 4 three-man pits along the Pit River and a stand up blind on the 15+-acre pond. Hay fields provide great goose & deer feed! Great deer hunting on the ranch with a landowner tag available for X3A. Additionally, 252± acres of dry grazing land (WRP easement) west of Bieber.

## **Surrounding Area:**

The ranch is in Northeastern California, near the small community of Bieber. There is a small general store, post offices, and K-12 school. The general area offers numerous opportunities for hunting, fishing, camping, water sports, hiking and backpacking. Bieber is unique in that it is in the far Northwest corner of Lassen County. Which happens to make it centrally located to the largest cities in Lassen, Modoc, and Shasta County. About an hour and thirty minutes to the Southeast is Susanville which is the largest city and county seat for Lassen County. Susanville has a population of about 30,483 and offers goods and services by local merchants and a variety

of national franchises. Lassen Community college is located in Susanville and offers a variety of associates degrees. About an hour Northeast in Modoc county is the town of Alturas which is the county seat of Modoc and has a population of about 2,500. This country town has an elementary and high school as well as a community hospital, grocery stores, and restaurants.

About 30 minutes to the southwest is the town Fall River Mills. Fall River Mills has a hospital, an 18-hole championship golf course, grocery stores, world renowned fishing and an airport. The Fall River airport has been expanded - Fall River Mills (O89) is an airfield with a jet capable runway - 5,000' x 75'. The airport has nine permanent t-hangars, five portable hangars, and approximately 30 tie-downs. It provides aviation fuel sales. The airport is equipped with runway lights which are designed to be turned on at night by the pilots as they approach.

About 2 hours to the west of the ranch is Redding, CA. The largest community north of Sacramento. The celebrated "Sundial Bridge" is located in Redding on the Sacramento River near the Turtle Bay Exploration Park along with the McConnell Arboretum & Botanical Gardens. There are four nine hole and three eighteen-hole golf courses located in the Redding area, as well as two country clubs: The Golf Club at Tierra Oaks and Riverview Golf & Country Club. Recreation opportunities are superb all within a short distance: Shasta Lake, Whiskeytown Lake, and Trinity Lake offer tremendous recreation; boating, water skiing, hiking, camping, and fishing, the Sacramento River, the McCloud River, Hat Creek, Fall River are readily accessible for world class fly fishing. Winter sports such as skiing, snowboarding, and snowmobiling are just a short drive away at Mt. Shasta and Lassen National Park and the surrounding mountains.

**Price:** Asking price ~~\$3,600,000~~. **\$3,299,000**

For more information or to see the Gregory ranch, please call:

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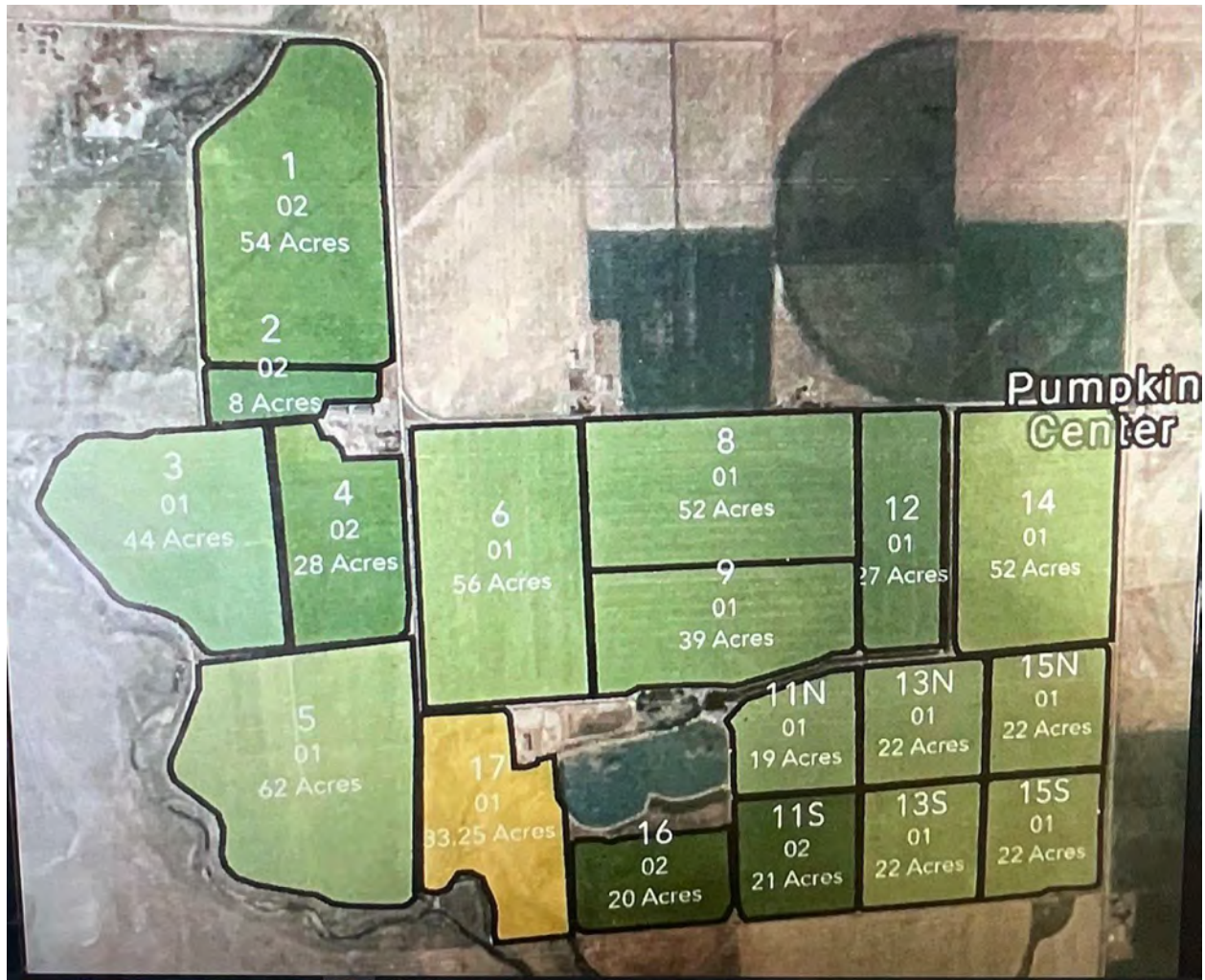
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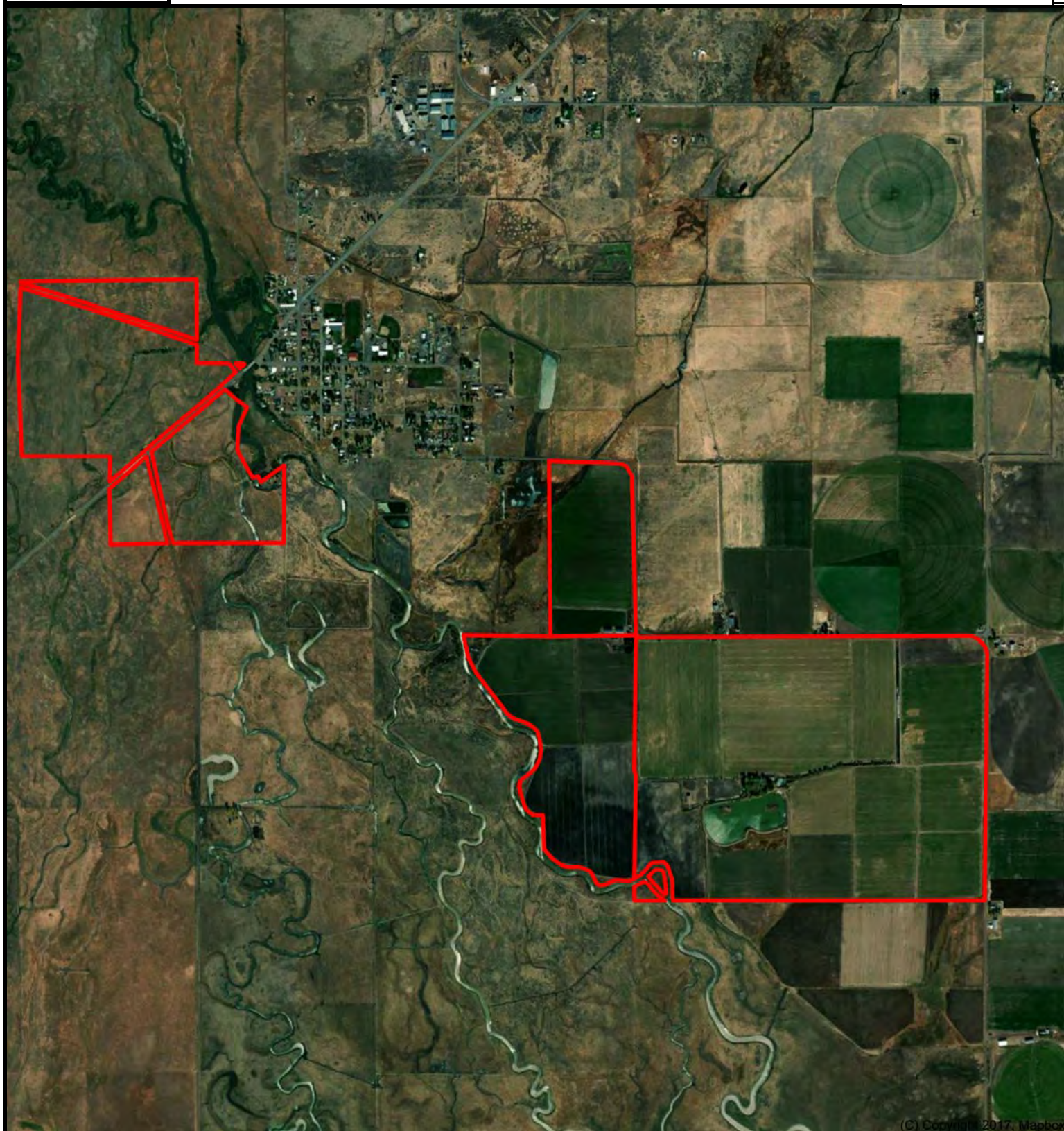




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TNP 25001



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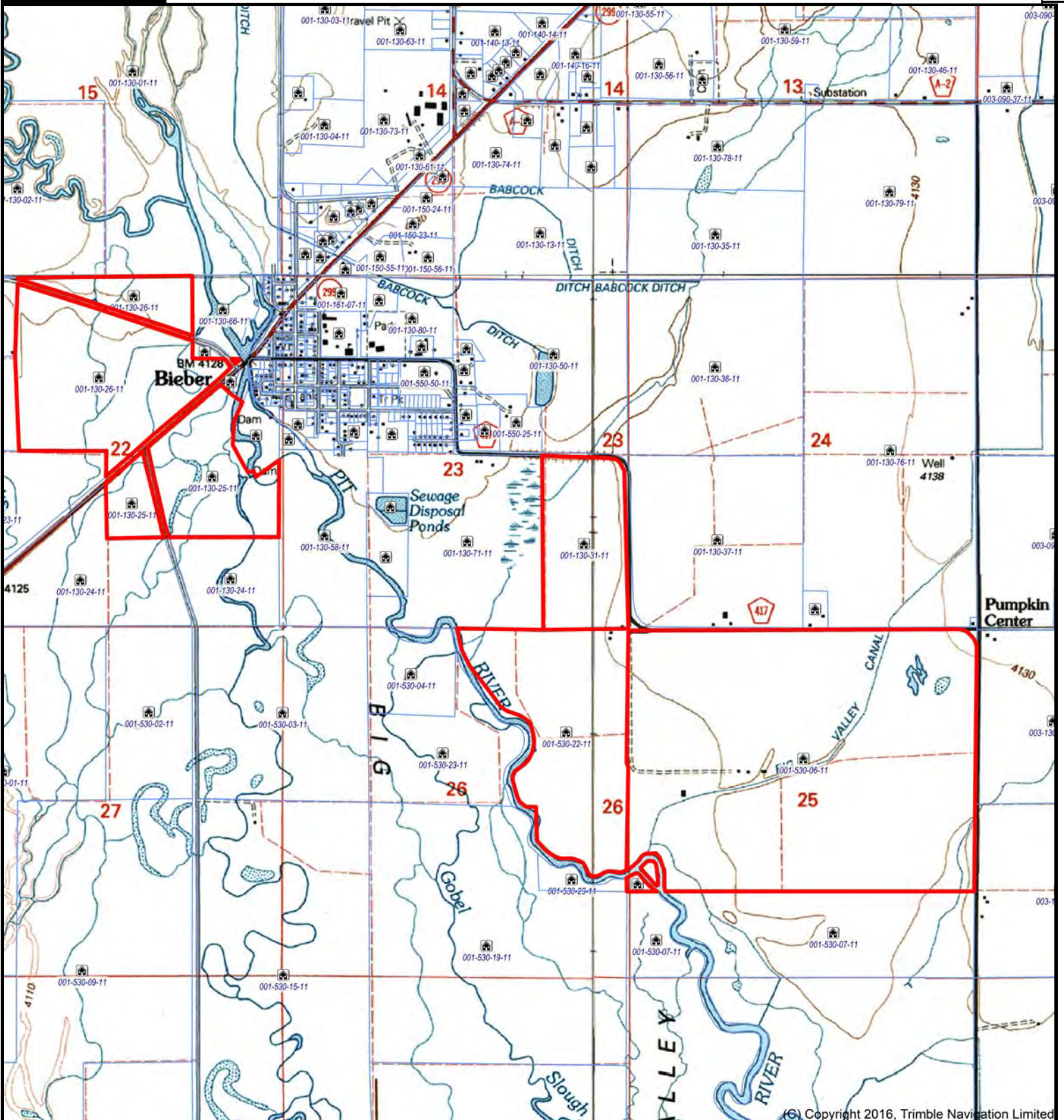


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