



Morgan Estates
Lassen County, CA

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PROPERTIES

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Introduction



Looking North

This 104 +/- acre property is located in Lassen County about 11 miles from the town of Susanville, CA and 1 mile from Janesville, CA. It is about 77 miles from Reno and 297 miles from San Francisco. Take Highway 395 out of Reno towards Susanville, CA. Turn left at S. Church Street. Make a right on Main Street and a left on Christie St and a right on Pine St. Follow Pine for almost a mile. The property is next door to 708-155 Pine Street, across from Raines Road and Davina Drive. The closest airport would be in Susanville, CA about 5 miles away. The airport has a 4050 ft. paved runway. The closest commercial airport would be Reno, NV about 79 miles away. The breathtaking backdrop of Diamond Mountain and the easy terrain of the property provide this property with some exceptional home sites. The property is zoned A2-B4 and has the potential to be broken into 4 acre parcels. It would make for a great home site with future parcels available to your family and friends.

Size and Description



Looking East

The ranch consists of one parcel APN# 129-650-32. The property is zoned A2-B4. The A-2 district is intended to provide an area where rural residential uses can be compatibly mixed with agricultural activities, at the same time protecting uses and safeguarding the character, peace and general welfare of the county. The property could be developed into 4 acre parcels. A meeting with the Lassen County Planning department would be advised. The topography of the property is fairly flat with some gentle rolling hills. The property was logged three years ago and still has some nice timber remaining. The timber is well spaced and meets the county requirements for fire suppression and safety. The property has mostly Jeffrey Pine, but some white fir, Douglas fir, red cedar, and black oak trees. The property ranges from 4280 ft. elevation to 4400 ft. elevation. The Northwest corner of the property looks out on the Elysian Valley which is a beautiful meadow. The views from the ranch are spectacular with the Diamond mountain range including Thompson Peak at 7795 ft. elevation to the west, and to the east, the property has views of the Skedaddle Mountains at 7680 ft. elevation.

Water



Looking Northwest

The property does not have any developed water, but the homes all around the property should give the buyer a good indication on the potential of a well. Power would be available at the property line at Pine Street. The power company is Pacific Power. The previous owner did substantial testing for perk tests. NST Engineering did the work and Vern can be reached at 530-257-5173. The property is accessed from a paved county road. At the Southern most boundary, there is a deeded easement to Raymond White to access his large home and two parcels.

Recreation



One of the Bass Hill deer

The Property is definitely in a recreational wonderland. The Bass Hill Wildlife Area is near the property and is well known for its legendary mule deer. The ranch sits next to the path of the migration route and you can see hundreds of deer crossing the meadow to head to their winter ground. The ranch is just west of Honey Lake. "Honey Lake Wildlife Area (HLWA) was originally acquired to provide nesting and brood-rearing habitat for resident waterfowl, which is still a very important activity. Since its beginning, the Wildlife Area has expanded, and during peak migrations as many as 30,000 snow and Canada geese and 20,000 ducks have been observed daily. During the winter, a number of bald eagles can be observed at the HLWA, and during the spring, the threatened sandhill cranes and other sensitive species such as the white-faced ibis and bank swallow can be found. Ring-necked pheasants and California quail can be observed year-round". For the angler, the real gem of the area is Eagle Lake. The lake, only 31 miles from the property, is famous for its special species of trout. The eagle lake trout are big, bold and tasty. Anglers from throughout the West Coast annually flock to Eagle Lake with hopes of catching this great tasting fish. Trolling is the most popular method of luring in the trophy trout. The Eagle Lake Marina is a great place for fun. The marina has a launching dock and

general store. The lake is famous for trophy trout and is also used for sailing, swimming, and wakeboarding.

As nicely stated on the Lassen County website:

“Lassen County is an outdoor paradise, where the beautiful Sierra Nevada and Cascade mountains meet the desert of the Great Basin. Because of the unique terrain, there’s something here for everyone. You can water ski or fish for the world-renowned trout at Eagle Lake, surrounded by mountains covered with standing pines. The beautiful high desert areas of the county attract off-road vehicles and horseback riders, including many who come to view the annual BLM roundup and adoption of wild mustangs at Twin Peaks. The winter season provides access to outstanding snowmobile trails, cross-country and downhill skiing areas, and snowshoe hikes in Lassen Volcanic National Park and Lassen National Forest”.

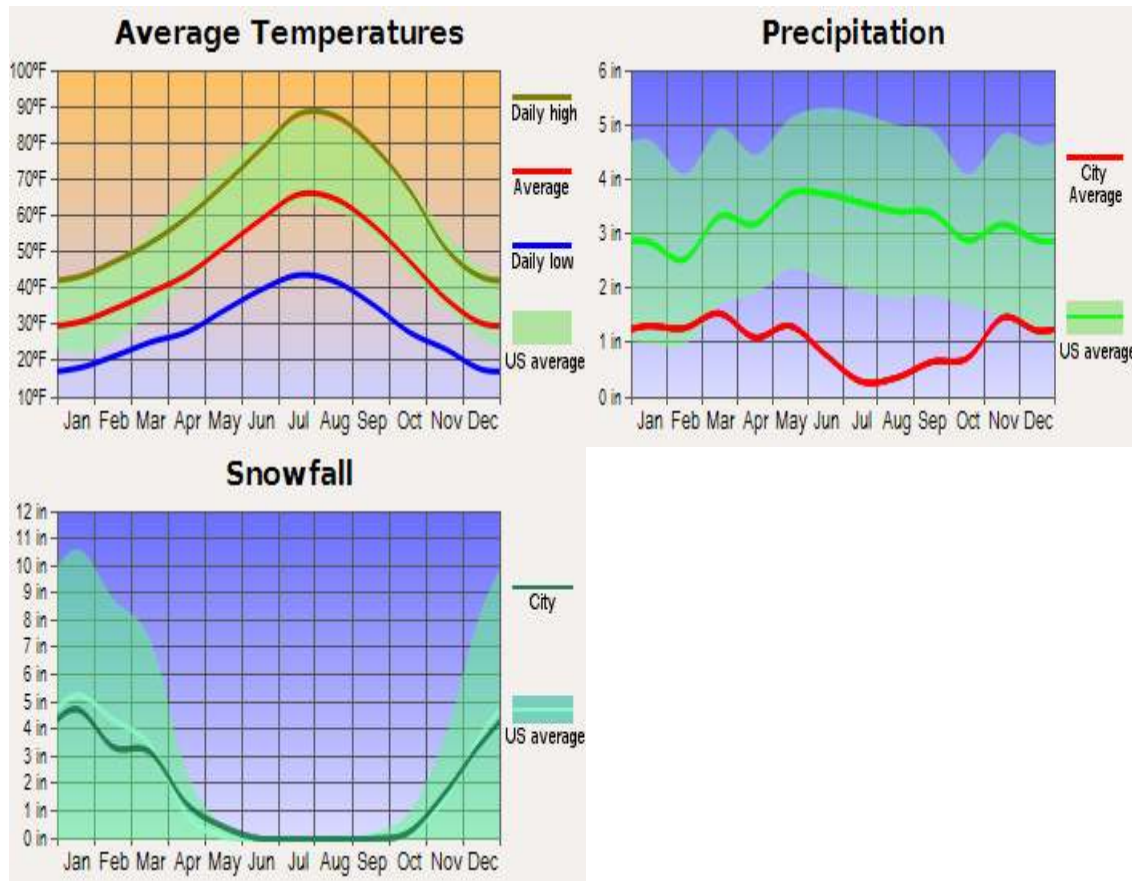
Weather and Susanville



Next door neighbor

The climate is nearly ideal, generally dry, warm days and cool nights, with an average summer high of 89 degrees and daytime temperatures in the 40's during the winter months. This is really a four season area. A recent article in Outdoor Life magazine named

Susanville one of the best towns on the Pacific coast for hunters and fisherman to live. "Located between the Sierra Nevada and Warner mountains, this cozy valley town is within easy reach of deer, elk, duck and grouse hunting. Trout are abundant just outside town, and bass, steelhead and salmon are within an easy drive."



Offering Price

Please call us for a price

California Outdoor Properties, Inc is pleased to have been selected as the Exclusive Agent for the seller of this offering. All information has been obtained from sources deemed reliable by California Outdoor Properties, Inc. however, the accuracy of this information is not guaranteed or warranted by either California Outdoor Properties, Inc., the sellers, and prospective buyers are charged with making and are expected to conduct their own independent investigation of the information contained herein. This offering is subject to price change, correction or withdrawal without notice and any offer presented does not have to be accepted.

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