

Spring Valley Ranch

9340 + 9900 Carmen Valley Trail | Beckwourth, CA 96129

Plumas County



Watch the video tour!
<https://youtu.be/ZceYImOC5ZY>
You Tube

1,120 Acre Secluded Gem in the Sierra Nevada

From the landscaped entry gate to the far-reaching NE corner of the property, you will be in awe, and in love with this land. A sturdy constructed road will meander through sage, juniper and pines that are trimmed as if they were in a state park. Next is the big reveal; a breathtaking view of an alpine meadow, old growth pines, aspen groves, ponds & springs surrounded by rolling hills and distinctive mountain peaks. You will see cattle, sheep and deer peacefully grazing as you make your way through the Southern meadow, to cross the bridge that leads to the homestead. The homestead is constructed on approximately 10 acres of lush gardens and lawn. Although built in stages, the design and layout of the improvements were well planned and carry a theme throughout that is congruent with the land on which it lies. So peaceful & beautiful, you will not want to depart.

For more detailed information on this exquisite one-of-a-kind offering located within 1 hour of Reno, Truckee & the North Shore of Lake Tahoe, please see the video, the virtual tour and this entire brochure.

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DICKSON
REALTY

Spring Valley Ranch

1,120 Acres – 2 parcels

9340 Carmen Valley Trail – 480 Acres – APN: 025-230-017

9900 Carmen Valley Trail – 640 Acres – APN: 025-230-016

Gate Entrance:

County Road A-23, approximately 8 miles South of Hwy 70 @ Beckwourth and 3 miles North from Calpine Road on A-23. Main residence is approximately 3 miles from the gate.

Homestead encompasses approximately 10 acres. Includes main residence, secret garden, pool & cabana, cottage, recreation hall, horse barn, sheep barn, kennels, chicken coop, greenhouse, orchard, planting beds. All improvements are integrated and placed for a sensible flow.

Main Residence:

- 5,252 square feet
- 4 bedrooms
- 3.5 baths
- Hydronic heating
- 1,793 square foot three car detached garage with office & bath on 2nd story

1st Floor:

- Large entry
- Living room
- Kitchen
- Library
- Den
- Master suite
- Half bath
- Large laundry room
- Screened in back porch with fireplace

2nd Floor:

- Family room
- Master suite
- Bedroom
- Bunk room
- Bath



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Secret Garden:

- English garden located between the residence and the pool

Pool & Cabana:

- Outdoor kitchen
- Dressing rooms, bathroom, shower stalls
- Mechanical room
- Pool & spa equipped with Pentair chemical auto control via local or internet app.

Cottage:

- 1,280 +/- square feet
- Two stories
- 3 bedrooms, 2 baths

Recreation Hall:

- 960 square foot large hall
- Kitchen
- Bath
- Sleeping loft
- Pool Table



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Horse Barn:

- 4,342 square feet
- 6 stalls with paddocks, draft horse harness bay
- Medical room with sink, hot & cold water, washer & dryer
- Tack room, half bath, phone, hay storage
- Grain storage, wash rack

Sheep Barn:

- 5 stalls with fully secured paddocks
- Hay storage
- Up to 6 custom adjustable jugs for lambing



Aspen Grove:

- Area on the northeast side of the property with an aspen grove, barn and RV hookup with water, power, and leach field

Ranch Office & Shops:

- Shop office with planning room, bathroom, mechanical room (generator and electrical system), washer & dryer
- Large equipment storage
- Lumber milling shop
- Mechanic shop
- Garage for irrigation supplies



Included Equipment:

- 150K Generator – Automatic
- Water truck
- Grader
- Backhoe
- Forklift
- Bobcat
- 3 ATVs
- 4 Gators
- 5 Lawnmowers
- Kubota tractor
- Electric saws and chainsaws
- Irrigation equipment



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Land:

- Six miles of improved road (gravel)
- Over 50% of acreage is pasture
- Fenced and cross fenced (wire & some split rail)
- 4 acres of fenced irrigated pasture
- 3 additional barns
- 3 year-round spring fed ponds, numerous springs
- Approx. 134 acres is high yield native meadow grass
- 368 acres currently used for grazing - 75 pair
- Radio-controlled electric gates
- Radio-controlled irrigations system for lawn, gardens & fields (PLC Control System)
- 150 water valves with auto controls for gardens & lawn
- Complex electrical system:
 - 7,100 voltage coming in, reduced to 4,160
- Propane - 4,000 gallon capacity in multiple tanks
- Fire Prevention Plan
- Shooting Range
- Located in 7Xa deer hunting area (2 tags)

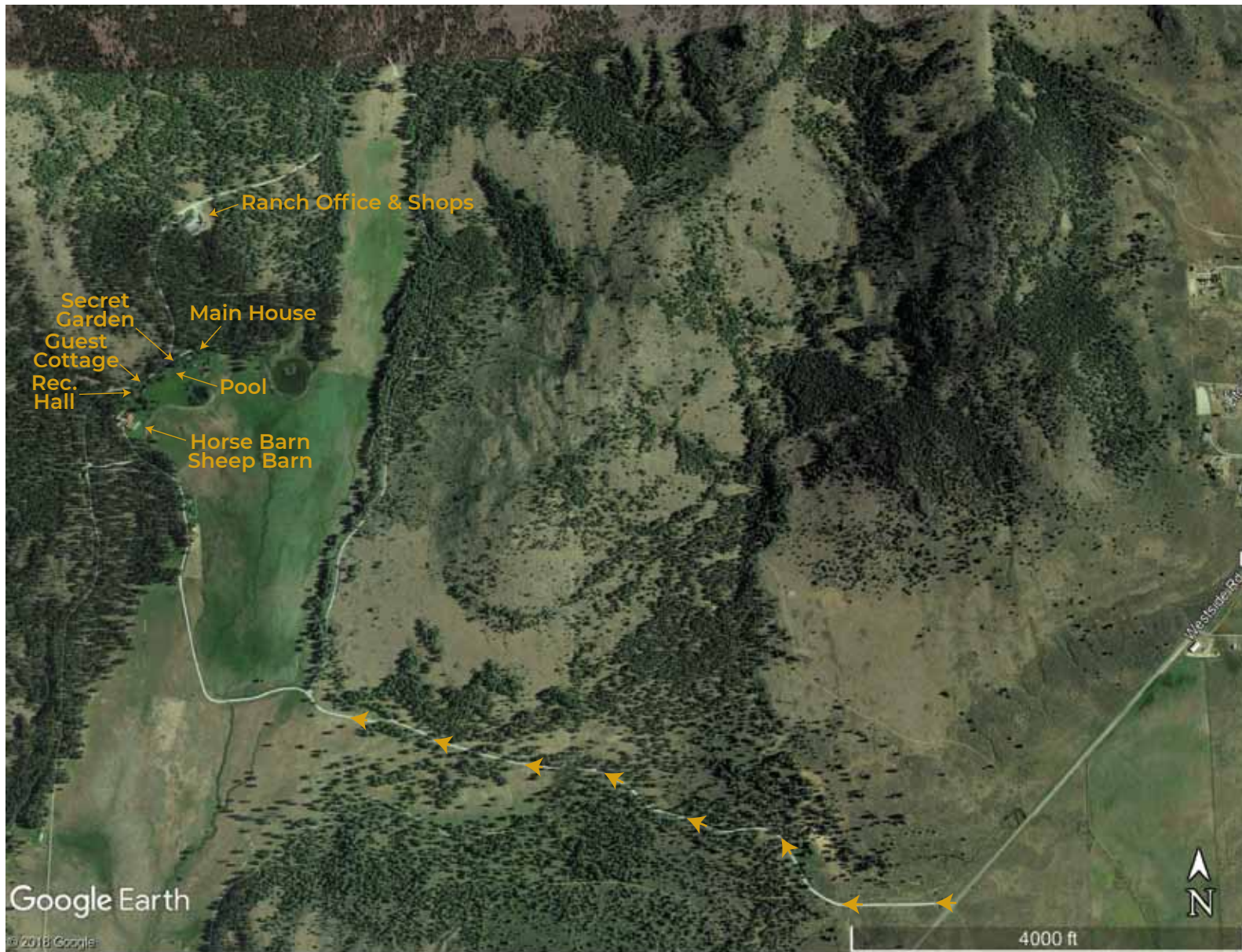
Six Wells:

- All well houses have insulation and heaters
- Ag well (pumps 400 GPM) and 2 domestic wells are interconnected
- Well 4 (10hp) & well 5 (40hp)
- Variable frequency drives

Zoning:

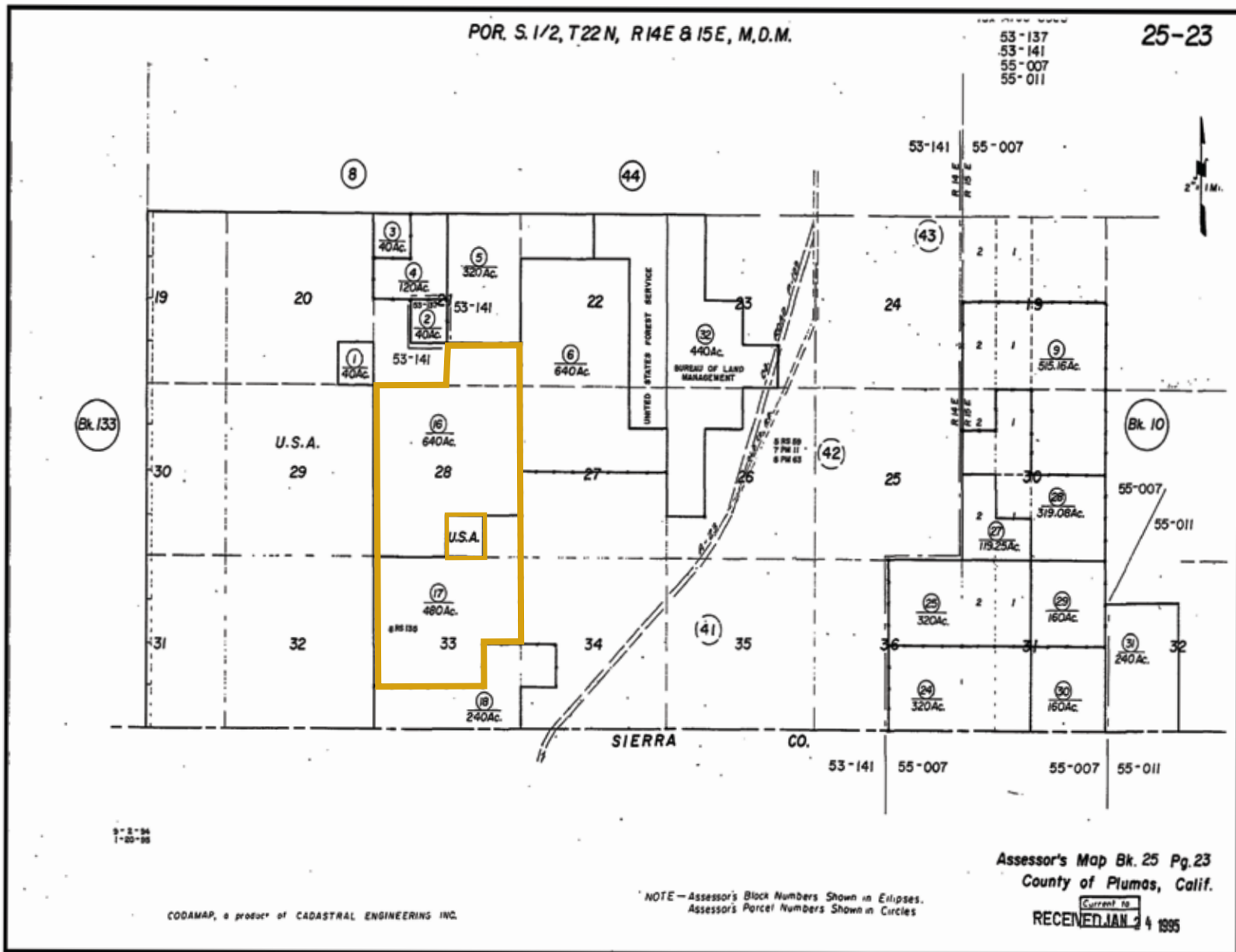
- Agricultural Preserve / General Agriculture / Rural Zone R-10

Spring Valley Ranch



Aerial map of Spring Valley Ranch and surrounding land

Spring Valley Ranch



Tax plot map of Spring Valley Ranch and surrounding land

Spring Valley Ranch



Spring Valley Ranch



About Plumas County

Description:

Rugged canyons, crystal clear lakes, grassy meadows, trout-filled streams, fresh pine forests, brilliant star-filled skies – they all await you in beautiful Plumas County. The County boasts more than 100 lakes, 1,000 miles of rivers and streams and over a million acres of national forest. With only nine people per square mile, this rural, four seasons mountain retreat offers beauty, solitude and clean air.

Location:

Plumas County is located in Northern California, where the Sierra Nevada Mountains meet the Cascade Mountain range. It is east of Interstate 5 and north of Interstate 80. US Highway 395 passes to the east. State Highway 70, a two-lane, two-way, asphalt highway, originates at Hallelujah Junction which is north of Reno, Nevada along US highway 395 and traverses Plumas County in an east-west direction. This State Highway is heavily traveled and is the main route to Reno, Nevada through Quincy, California (the county seat) to Oroville, California.

Distances:

FROM	MILES	HOURS
Sacramento	147	3
San Francisco	229	4.5
South Lake Tahoe	122	2.5
Reno, Nevada	75	1.5

Airports:

- The closest major airport is located in Reno, Nevada
- Truckee Tahoe Airport (a general aviation airport) is within an hour's drive

Three small airports service light aircraft in Plumas County:

- Nervino Field, Beckwourth
- Gansner Field, Quincy
- Rogers Field, Chester

Physical Characteristics:

The County encompasses 2,618 square miles, or approximately 1,644,800 acres. It is bordered on the North by Lassen & Shasta Counties, on the West by Tehama & Butte Counties, Lassen County to the East and on the South by Yuba & Sierra Counties.

Most of Plumas County's land area is contained in the Northern Sierra Nevada Mountain range, with a large portion of the land area being federally owned and managed by the United States Forest Service, Plumas National Forest. Topography is generally characterized as mountainous with mountain valleys.

Industry:

Similar to other Northeastern California Counties, the economy of Plumas County is resource-based, primarily timber and agriculture, including seasonal cattle grazing. Timber is produced with the Plumas National Forest and mountain valleys provide native meadow for grazing and haying. In Quincy, one of the few remaining timber mills remains in operation.