



1,280 ACRES **DIAMOND F RANCH** \$4,750,000

DOYLE, CA • LASSEN COUNTY

A RANCH THAT ACTUALLY DELIVERS

Forty-five minutes north of Reno. A quiet valley in southern Lassen County. 1,280 deeded acres of irrigated cropland, native meadow, and open rangeland - with incredible water, infrastructure, and history.

Diamond F Ranch is the kind of property that gets talked about but rarely comes available. It has been a working cattle and hay operation for generations, and it shows in the bones: the improvements are solid, the water is abundant, and the land produces. Whether you're looking to run it yourself, hire a ranch manager, or simply own a piece of California's Great Basin ranching heritage, Diamond F Ranch is your opportunity.



A LEGACY PROPERTY



BUILT FOR GENERATIONS



LAND & WATER

1,280 deeded acres



Water is the backbone of this ranch — and Diamond F Ranch has it in force:

- 70 acres under Valley pivot irrigation
- 120± acres under wheel lines
- 3 agricultural wells and 3 domestic wells
- Year-round creek with 2,000± ft. of buried PVC stock water lines serving the headquarters
- Deeded water rights adjudicated through the Long Valley adjudication out of McKissick Creek
- Small reservoir and 10 frost-free hydrants throughout the property
- Solar stock water well in sub-irrigated meadow

Average hay production runs 600± tons annually across three cuttings on irrigated ground. The ranch has historically supported a 100-head cattle operation, with current owners running approximately 40 pairs, 4 bulls, replacement heifers, and feeders.

THE HEADQUARTERS

The compound sits beneath a canopy of mature cottonwood trees — a genuine Great Basin ranch headquarters with character and function in equal measure.

Main Residence — 4,260± sq. ft. Originally built in 1928 and thoughtfully expanded in 2010, the home blends the warmth of its historic roots with modern finishes. Four bedrooms, three bathrooms, formal living and dining rooms, a dedicated office, mudroom, laundry, and exercise room. The large country kitchen anchors the home with a Wolf range, double ovens, a large griddle, and an open layout built for ranch life. An attached three-car garage and a historic stone cellar — original to the 1860s — complete the picture.



ADDITIONAL DWELINGS

- 900± sq. ft. hillside cowboy cabin — 1 bed, 1 bath, full kitchen



- 1,000± sq. ft. bunkhouse / caretaker's cottage — 3 bed, 1 bath, full kitchen



WORKING INFRASTRUCTURE

- Historic turn-of-the-century wood barn (roof replacement in process)
- 2-stall metal stud barn and 5-stall metal barn with storage
- Tack house, pump house, and filter room
- Drill-pipe corral system with hydraulic squeeze chute and night lighting
- Two 30' × 100' metal hay barns (approx. 200 tons capacity each)
- Large shop and equipment building



HOW YOU RUN IT

Diamond F Ranch is genuinely flexible — and that's rare at this scale.

Continue as a working cattle and hay operation. The infrastructure is in place, the water rights are solid, and the land produces. A competent ranch manager can run day-to-day operations for an absentee owner with minimal friction.

Shift toward horses. The ranch has the pasture, the water, the facilities, and the history for it. This ground was once home to a premier quarter horse breeding program — the kind of legacy that doesn't leave a property easily. The bones are here for someone who wants to bring that back or build something new.

Grow your own hay, sell the surplus. With $190\pm$ irrigated acres and $600\pm$ tons of annual production, there's meaningful income potential on the ag side alone.

Host events and create experiences. The setting — a historic compound, a quiet valley, mature trees, open land — translates naturally to private events, weddings, and curated gatherings for the right operator.

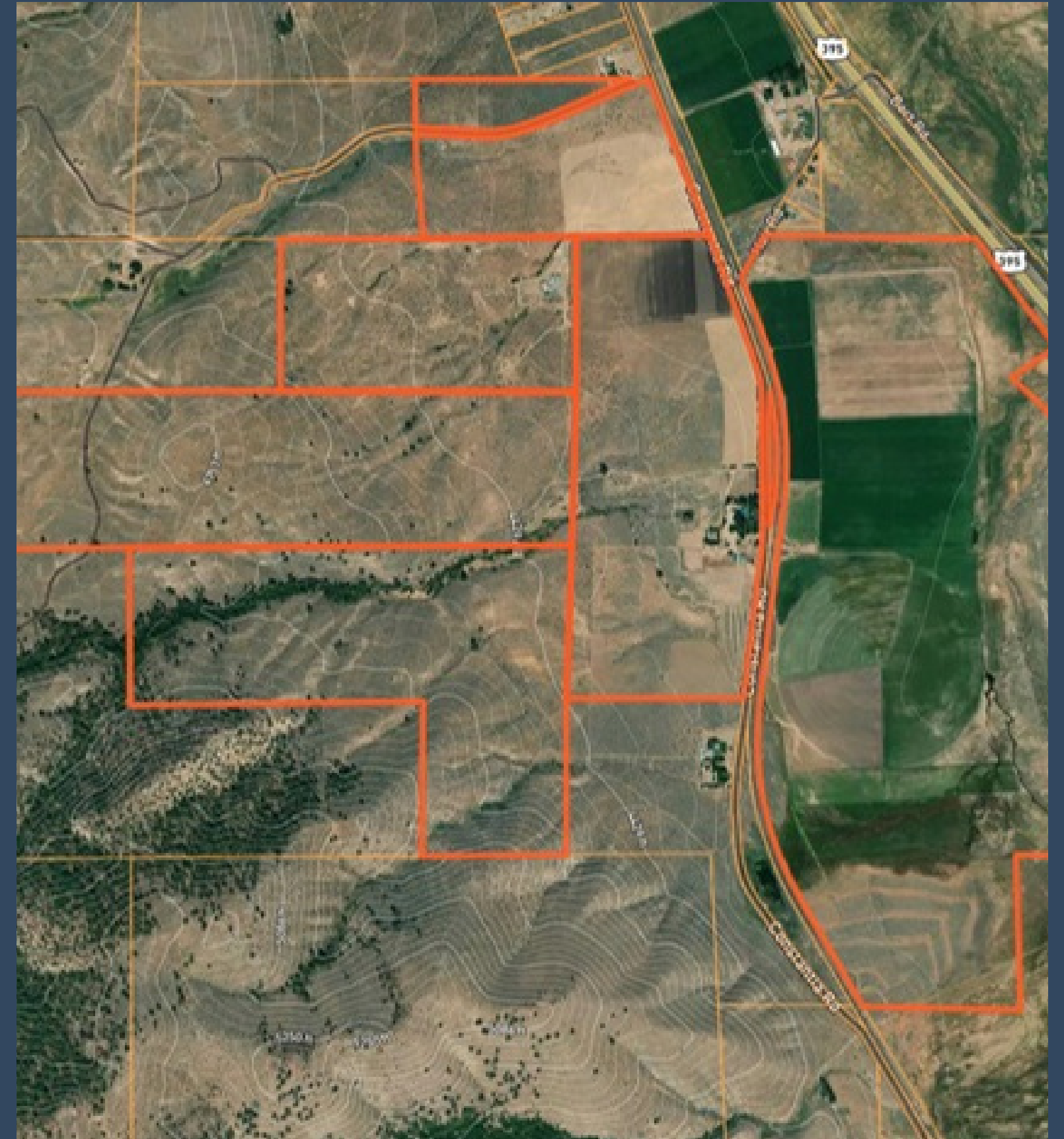
THE LOCATION

Long Valley is one of those corners of the Great Basin that people who know it don't talk about much. That's by design. It's quiet, it's scenic, and it's 45 miles from Reno — close enough for convenience, far enough to mean something.

45 miles north of Reno, NV

~1 hour from Reno-Tahoe International Airport

Direct access off Highway 395





THE BOTTOM LINE

Offered at \$4,750,000.

Diamond F Ranch checks the boxes that are hardest to find together: productive land, abundant water with adjudicated rights, quality improvements, operational flexibility, and proximity to a major western city. It can be a working ranch, a gentleman's operation, a horse property, an income-producing farm, or some combination of all of them.



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