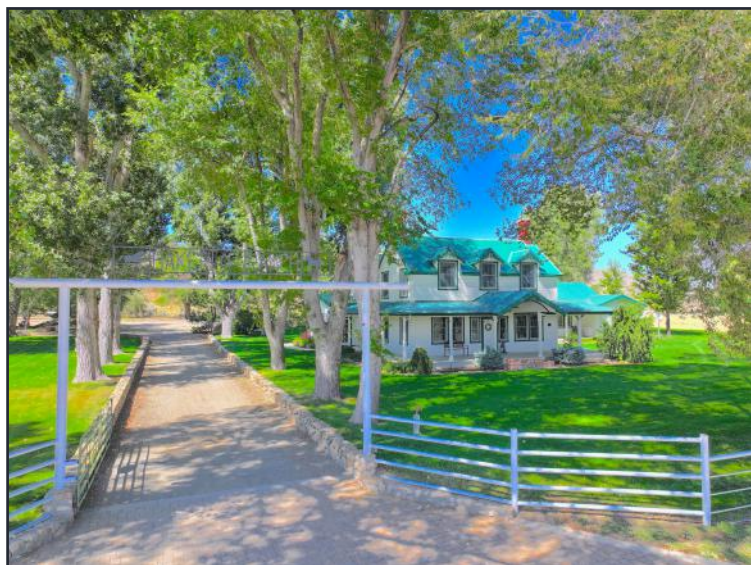


# BAKER RANCH

\$5,000,000



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# BAKER RANCH

1,280+/- DEEDED ACRES  
DOYLE, LASSEN COUNTY, CA

The Baker Ranch is located just 45 minutes north of Reno, NV. One hour from Reno Tahoe International airport and easily accessible off Hwy 395. The 1,280 private deeded acres include irrigated cropland, meadows, and rangeland. The headquarters compound is made up of the historic ranch home and various outbuildings reminiscent of the "old west". Mature cottonwood trees highlight the landscaped and irrigated headquarter grounds.



Improvements include a 4,200 sq. ft. 4 bd, 3 bth well maintained ranch home originally built in the 1870's. The home has been tastefully remodeled and added onto in 2010. Home appointments include a large open country kitchen with a large center island, a Wolf range, double ovens and more.

Additional improvements on the ranch include an approx. 1,100 sq.ft. 3bd, 1bth bunkhouse/caretakers home, a 900 sq.ft. 1 bd, 1bth hillside cowboy cottage with full kitchen, a large historic turn of the century barn, tack room, pump house, 2 stall metal stud barn, drill-pipe corral system with hydraulic squeeze chute. There are two 30'X100' metal hay barns (each storing approx. 200 tons of hay), 6 stall metal horse barn, along with a large shop/equipment bldg.

Farming and cattle operations include 70 acres under Valley pivot irrigation, 120 acres under wheel lines with an average yield of 600 +/- tons of hay annually. There are 3 Ag wells and 3 domestic wells. A year round creek provides gravity flow water to main headquarters for supplemental irrigation.

The Cattle operation includes approx. 40 pairs, 4 bulls, replacement heifers, feeders etc. The ranch historically has been a 100 head operation.

The ranch features an abundance of water including domestic wells, irrigation wells, small reservoir, creek fed year round stock water with over 2,000 ft. Of PVC water lines buried 3-4 ft. deep irrigating the immediate ranch compound. There is plenty of water for all ranch operations.

The Baker Ranch fits the description of that ranch you dream about but never thought it existed. The location of the Baker Ranch, its proximity to Reno, the quality improvements and various highest and best use possibilities make the Baker Ranch ranch everything you could ask for in a turn key legacy ranch investment.

Other highest and best uses may include a wedding venue, various special events, etc. For an investor, 2nd home ranch owner or an owner operator, the Baker Ranch can be easily managed and operated by one or two good on or off site ranch hands.

The Baker Ranch is offered for sale at \$5,000,000.  
Shown by appointment only. Call Pete or Morgan at Far West Real Estate.



Price \$5,000,000  
For more information contact Pete Nevin or Morgan Nevin  
775-829-2122, [www.FarWestRealEstate.com](http://www.FarWestRealEstate.com)



