DODGE RANCH

Lassen County, California



THE CHICKERING COMPANY, INC.

Premier Ranch and Recreational Properties Broker

EXECUTIVE SUMMARY

Dodge Ranch is a well-developed, high-quality organic alfalfa farm and cattle operation totaling 23,600 +/- deeded acres. It is in Lassen County, northeastern California, northeast of Susanville. The ranch includes a 224,971-acre grazing allotment leased from the Bureau of Land Management (BLM). The ranch covers about 20 square miles and includes a few private inholdings within the BLM allotment.
The ranch's excellent water resources, including reservoirs, wells, creeks, and an extensive irrigation system, set it apart. The ranch's existing water assets efficiently serve its needs and offer potential for additional irrigated farm or pasture development.
The ranch owner farms approximately 3,137 acres of organic alfalfa, using 14 pivots on 2,928.4 acres, plus 208.6 acres of flood-irrigated fields. The owner could irrigate additional pasture for farming or cattle grazing. The owner is considering converting a few of the larger pivots from alfalfa to irrigated pasture, which could support upwards of 1,500 additional cows.
The BLM provides the ranch's public grazing allotment, currently allowing 4,452 animal unit months (AUMs). The permit expires in 2031, and Dodge Ranch holds the first right to renew the lease. A copy of the BLM lease can be reviewed upon request.
Nine dwellings, including homes, bunkhouses, and a guest home, are strategically placed in four ranch compounds. The ranch has numerous outbuildings and improvements, including storage sheds, barns, shops, and corrals.
The current owners purchased Dodge Ranch in 2016 and have strategically improved the land and water systems to increase farmable land for organic alfalfa, increasing its value and profitability for future owners.



The ranch offers a great opportunity for agricultural operators looking to expand production and/or use it as a headquarters for cattle and hay operations.

The extensive property also provides recreational opportunities, including hunting, miles of roads for off-road vehicles, wildlife viewing, fishing, and more.

LOCATION

Dodge Ranch is headquartered in northeast California, approximately 65 miles northeast of Susanville and 65 miles south of Alturas. The ranch is about 130 miles from Reno-Tahoe International Airport, and Susanville Airport, a paved and lighted airport for private aircraft, is within an hour's drive. The ranch also has a 2,400-foot-long turf airstrip.

The ranch is accessed via State Highway 395 and County Roads 502, 503, 506, Tuledad Road, Marr Road, Hord Road, and Buckhorn Road; some are paved, but most are gravel.

LOCALE

Lassen County is in northeastern California. As of the 2020 census, the population was 32,730. The county seat and only incorporated city is Susanville, where residents can shop, dine, and access other services. Major crops include alfalfa, wheat, oats, barley, and rye. Livestock and pastureland also make up a major part of Lassen's agricultural economy. Annual rainfall averages 11-17 inches per year.

The ranch lies within the Madeline Plains and includes three communities: Madeline, Ravendale, and Termo. All three owed their existence to the Nevada-California Oregon Railroad, which arrived on the plains in 1899 and created Termo and, a few years later, Madeline.



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GENERAL DESCRIPTION

Dodge Ranch is one of California's largest remaining ranches, with 111 assessor's parcels totaling 23,600 deeded acres and 224,971 acres of federal grazing allotments, spanning about 20 square miles on the Madeline Plains east of the unincorporated community of Ravendale, California.

The ranch currently produces high-test organic alfalfa on approximately 3,137 irrigated acres. Fourteen quality Nelson bubbler pivots deliver most of the crop's water, and all but five were installed within the last seven years.

The holding consists of four ranches: Horn Ranch, Marr Ranch, Evans Ranch, and Dodge Ranch (the property's headquarters). The property includes five houses, a duplex, two bunkhouses, a guest house, four corrals/stables, five storage shed/barn buildings, a mechanic's shop, a seed shop, and several additional structures dedicated to ranch operations.

The ranch is supplied with water through a system that includes over 20 wells, a series of canals, pipelines, lift pumps, culverts, and ponds, and the rights to abundant surface water from Dodge Reservoir and Buckhorn Reservoir.

Several creeks and smaller irrigation reservoirs also exist, and the ranch can capture more water from snowmelt and other sources to expand cropland.

Surprise Valley Electric provides some of the least expensive electric power in California. It delivers electricity via 19 miles of three-phase electric poles and more than five miles of underground power lines. Solar power systems serve some of the homes.

The 224,971 acres of BLM's Observation Grazing Allotment surrounds or is adjacent to the Dodge Ranch deeded parcels and is leased for grazing approximately 4,452 AUMs through 2031. The BLM land includes several natural water sources for livestock.



WATER AND IRRIGATION

The water resources are both abundant for the Dodge Ranch and well protected. On-site groundwater wells and surface water from Dodge Reservoir via Red Rock Creek, Buckhorn Reservoir via Buckhorn Canyon, Cold Spring Creek, and Painters Creek provide excellent water rights. Detailed water rights documents are available upon request.

The irrigation wells are situated throughout the ranch and have a combined reported output of approximately 9,460 acre-feet. The surface water provides a maximum allotment of approximately 21,268 acre-feet per year. The total combined current output of the well and surface water is 30,728 acre-feet per year. The ranch holds the water rights to Dodge Reservoir with no minimum pool requirement. Dodge Reservoir has an 11,333-acre-foot capacity, with 9,363 acre-feet of water rights to the Ranch, and Buckhorn Reservoir has approximately 2,000 acre-feet of capacity. Two of the five water rights are Pre-1914 Appropriative water rights. (Note: water amounts are subject to availability due to winter rain and snow runoff. All interested parties should investigate the water rights, well production, and quality as part of their due diligence.)

Dodge Ranch is located in the Madeline Plains Groundwater Basin, considered a low/very low-priority basin. Currently, submitting a Groundwater Sustainability Plan is not required. The property is not located within a surface water district; however, it does possess deeded and riparian water rights to reservoirs, as indicated above.

Surface water is delivered to irrigation canals, ponds, and culverts and distributed to pivot- and flood-irrigated fields, with low-lift booster pumps irrigating certain fields and pivots. The ranch has over 20 wells; some serve pivots and flood irrigation and provide stock and domestic water. The ranch installed nine of the 14 Nelson bubbler pivots within the last seven years. Over the past few years, the ranch has improved irrigation ditches, and on-site ponds capture tailwater and store irrigation water for later use. The ranch also has additional wells that are drilled and cased to allow for further farmland development.



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CROP PRODUCTION AND SOIL

The ranch terrain is nearly level to gently undulating with 2,928.4 acres of pivot-irrigated alfalfa, 208.6 acres of flood-irrigated alfalfa, and more than 500 acres of pasture cropland. The current organic alfalfa crop yields an average of 3 to 4 tons per acre, with 3 to 4 cuttings per season.

After the 2026 alfalfa harvest, the owners ripped pivots 2 and 4, planted them with winter wheat hay, and will replant them with alfalfa or convert them to pasture grass for cattle grazing.
Soil reports for several pivots were recently completed and are available for review. Prospective buyers may wish to order soil reports.







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LIVESTOCK OPERATIONS

Livestock operations are mostly based in the Horn Ranch area, using its irrigated pastures, gathering facilities, and adjoining BLM grazing allotments.

In the last few years, the owners have focused primarily on organic alfalfa operations, have not used the BLM allotment to its full potential, and did not graze cows during the 2026 season. A previous tenant believes the ranch can easily support up to 3,000 pairs using the allotments and irrigated pastures. Further, if the alfalfa pivot conversions mentioned above are completed, the ranch could carry an additional 1,500 pairs. (All interested parties should investigate carrying capacities as part of their due diligence.)

The ranch has meadows and natural draws where the terrain gains elevation. Brush and juniper cover provide shelter for cattle and wildlife. Livestock water is available from natural springs, stock-water wells, and several ponds throughout the property. Approximately 5,000 acres are perimeter- and cross-fenced to allow rotational grazing, and the fencing has been upgraded several times over the years.

The grazing allotment is out the gate, which saves on transportation costs and improves overall livestock management. Lassen County is a fenced-out County. There are approximately 90,924 private deeded lands situated within the allotment. If deeded land is not fenced, cattle under this allotment can graze these lands.

The BLM Observation Allotment allows for 4,452 AUMs from 4/15 to 10/31. These leases allow the lessee to utilize the grazing on the land as it fits into their operation. The permit expires on 12/31/2031. The lessee has the first right to renew the lease. The current lease costs $1.35 per AUM, for a total annual expense of $6,010.20. The public leased lands have stock water rights providing water from several springs.





IMPROVEMENTS

Dodge Ranch

The Dodge Ranch headquarters compound provides housing for the owner/manager, farm and ranch hands, and guests. It also includes sheds for equipment storage, a barn, a machine shop, a pump house, and more.

Main House. The owner/manager's home has three bedrooms, one and a half baths, a dining area, a living room, a kitchen, an office, and an enclosed porch.

Second/Guest House. The second home has four bedrooms and two baths and could serve as a guest or ranch manager's home.

Duplex. With four bedrooms and two baths, this dwelling provides more permanent living for ranch hands, supervisors, and non-seasonal workers.

Office and Bunkhouse. This building has six bedrooms, a cook kitchen, a cook headquarters, a dining room, a living room with a wood stove, and men's and women's bathrooms with showers.

General Purpose Buildings. There are eight metal or wood buildings, some with overhead doors, and one with an adjacent covered area for storage. The mechanic's shop is utilized for servicing and storing equipment. It has tools and replacement parts for the irrigation and other ranch equipment. The remaining improvements include miscellaneous outbuildings such as a barn, pump house, scale with office, storage outbuilding, garage, and several other improvements.

Key site infrastructure include three-phase power, two domestic wells, septic systems, gravel drives, a half-mile dirt airstrip, and perimeter and cross fencing.







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Horn Ranch

Horn Ranch, located in the southeastern area of the ranch, is the base for cattle operations. It has a remodeled two-bedroom, one-and-a-half-bath house with a living room, kitchen, sunroom, and office.

Water is supplied by a spring. The house is solar powered and has a wood stove and propane heat. The corrals were recently constructed and have a capacity of 1,000+ head. They are constructed of steel posts, provide good functionality to the operation, and are in good condition.



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Marr Ranch

The Marr Ranch is located in the eastern hills above the valley floor.

Main House. The primary residence is a four-bedroom, one-bath, two-story stone house that dates back some 85 years. The house has a living room, kitchen, dining room, and pantry. A wood stove and propane heater provide heat, and solar panels provide power.

Bunkhouse. The bunkhouse has four individual bedrooms and two bathrooms. Heat and power are supplied by propane. (The Bunkhouse is in need of repairs and updating.)

Duplex. The duplex has identical floor plans that include a bedroom, bathroom, dining area, kitchen, and living room. Wood stoves provide heat and propane provides heat, lights, and hot water.

More Structural Improvements. Marr Ranch has a shed, tack room, corral, and chicken coup. Water is supplied by a gravity-fed spring that has a solar-powered pump.







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Evans Ranch

The Evans Ranch is located in the northern area of the ranch along the main road to the Dodge Reservoir. It includes a house, a small horse barn, and newly built corrals. The house needs updating before inhabiting, and has the potential to house a small family. The old barn provides utility in addition to the steel corrals. There is a domestic well and spring, but currently there is no power.



RECREATION

The ranch boasts abundant wildlife opportunities throughout the property. Numerous mule deer, elk, wild horses, coyotes, antelope, waterfowl, chukar and quail call the ranch home.

Dodge Reservoir, created in 1937 by the Dodge Ranch owners, covers 491 acres of Great Basin high-desert sagebrush. The reservoir is approximately 1.5 miles long, and has a max depth of around 72 feet.

The California Department of Fish and Game has historically stocked the reservoir with rainbow, eagle lake, lahontan cutthroat, and brown trout. Fishing is best during the spring and early summer. Access can be limited by its unimproved dirt roads during wet weather. There is a nearby campground operated by the BLM, containing picnic tables, a toilet, and a dirt boat ramp for small boats. The Dodge Ranch continues to hold the title to the reservoir's water rights.



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EQUIPMENT

Upon request, an extensive list of equipment included in the asking price will be provided. Some of the equipment currently on the ranch is owned by the tenant.

ZONING

U-C/U-C-2 (Upland Conservation Dist/A-P (Ag Preserve Dist))

This district classification is intended to be applied in the mountain and upland foothill areas of the county in which forestry, mining, grazing, and noncommercial recreation are natural and desirable uses, in which protection of the watershed lands from wildfire, erosion, pollution, and other detrimental effects is essential to the general welfare and in which land divisions will be regulated to ensure compatibility with primary uses. This district is also intended to be applied to land areas classified by the general plan as containing lands suitable for establishment as agricultural preserves.

PROPERTY TAX

Most of the ranch's 111 assessor's parcels are enrolled and benefit from The Williamson Act, estimated to save California agricultural landowners from 20 percent to 75 percent in property tax liability annually. Property taxes for the 2026/2027 tax year were $79,414.92





BROKER'S COMMENTS

Dodge Ranch's water resources and out-of-the-gate grazing for cattle are a powerful combination. The quality organic alfalfa that has been successfully farmed on the ranch plus the potential to increase production make this property a worthwhile immediate and long-term investment. The ranch infrastructure is considerable with housing for ranch hands, plenty of equipment storage, and more. The high-desert ranch setting is hard to beat too. Big skies and open ranges!

PRICE AND TERMS

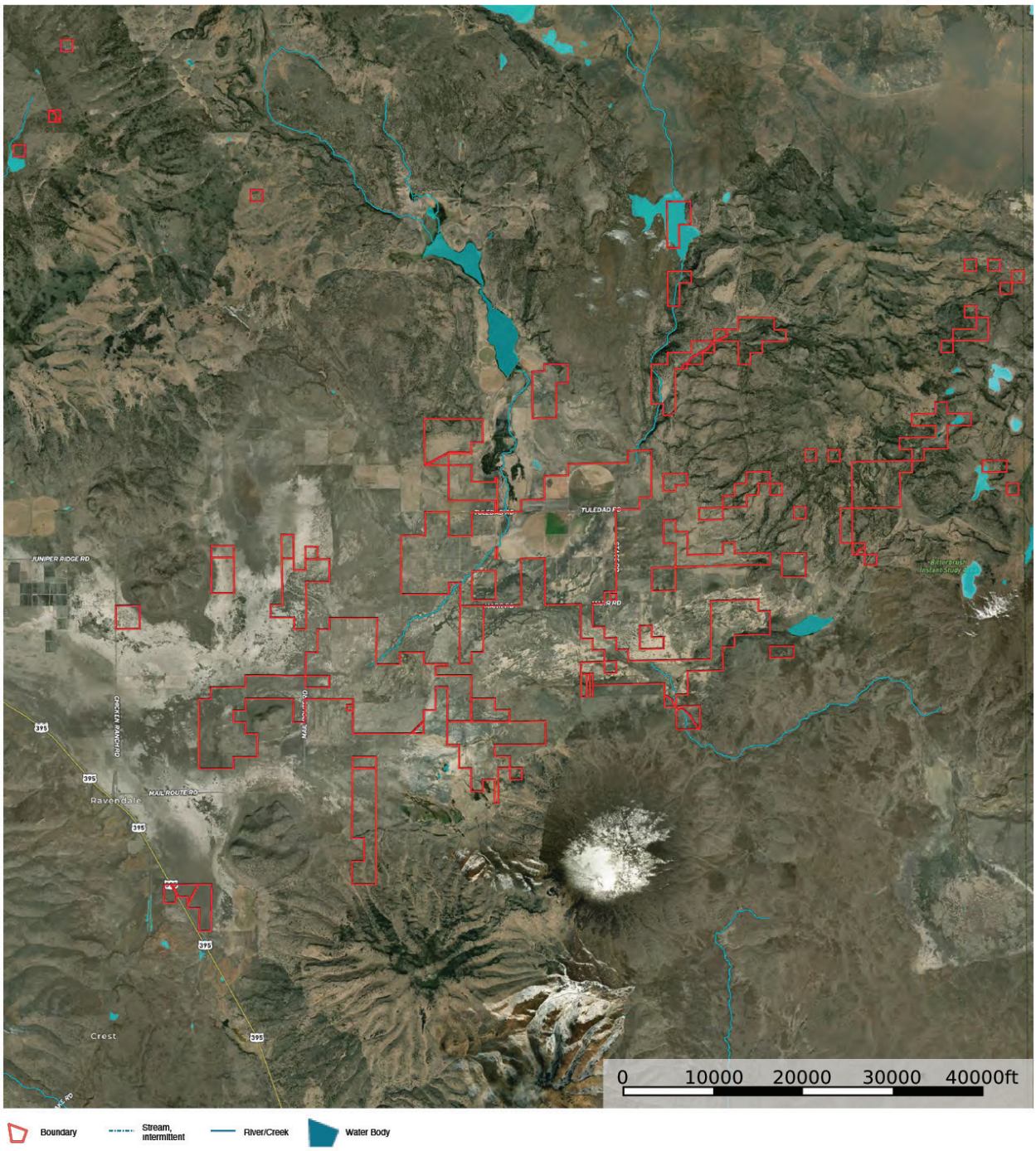
$26,500,000.

All cash due at closing.

Disclaimer
The above and enclosed information may be subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by the corporate owner. Information regarding land classifications, acreages, carrying capacities, etc., are intended only as general guidelines and have been provided by sources deemed reliable but whose accuracy we cannot guarantee. Prospective buyers should verify all information to their satisfaction. The Chickering Company, Inc., Broker. DRE#01976627

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Dodge Ranch
Lassen County, California, 23000 AC +/-

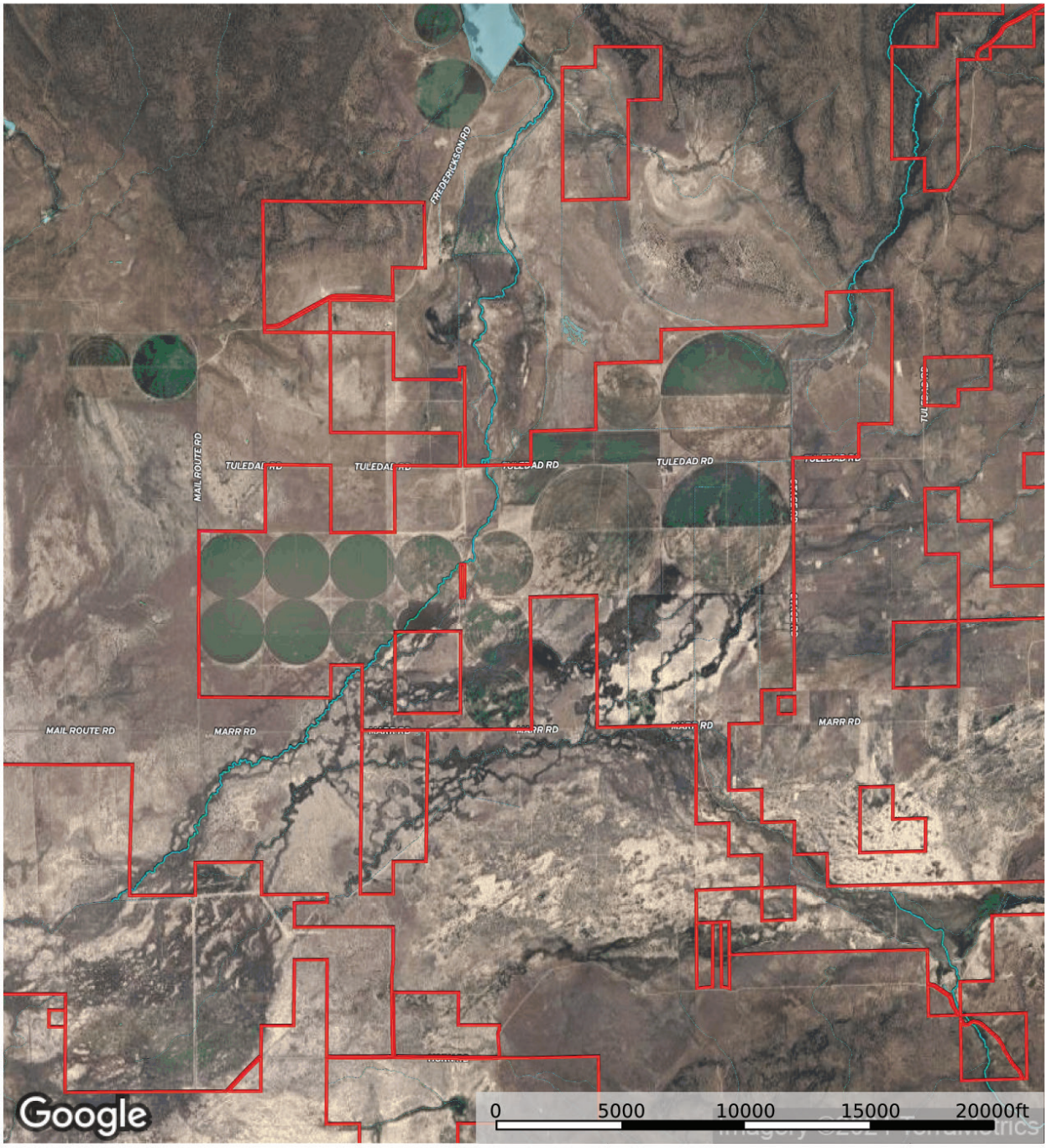


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Dodge Ranch
Lassen County, California, 23000 AC +/-



Boundary | Stream, intermittent | River/Creek | Water Body

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DODGE RANCH-LOCATION AND BLM GRAZING ALLOTMENT MAP



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