



OUTDOOR PROPERTIES

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Fall Run Ranch

3,133 ± Acres | Placer County, CA



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DRE# 01838294



Introduction



As Mark Twain wisely observed, “Buy land, they’re not making it anymore.” In an era defined by growth and change, Fall Run Ranch stands as a rare constant, 3,133 ± acres of enduring land positioned for those who think not only in years, but in generations. This is more than a ranch, it is a legacy landscape where water, land, and stewardship converge to create lasting value. Ideally located just 1.65 miles north of the Lincoln, CA Regional Airport and a 45-minute drive from Sacramento in thriving Placer County, Fall Run Ranch balances accessibility with permanence.

The ranch boasts 6.75 CFS of irrigation water from the Nevada Irrigation District, enough to irrigate 771 ± acres, nearly 2.5 miles of year-round Raccoon Creek, established water rights, vernal pools, and three year-round storage ponds teeming with waterfowl. Anchored in working agriculture, the improvements include four homes, barns, four feeding barns, an equipment barn with dual roll-up doors, equipment sheds, an electrified shop with concrete floors, and multiple historic outbuildings. Comprehensive livestock facilities, including corrals, loading chutes, perimeter and cross-fencing, position the ranch for continued operational success.

As one of the fastest-growing regions in California, the surrounding landscape continues to evolve, yet this ranch is safeguarded by a conservation easement ensuring it remains an open, working agricultural property in perpetuity. An exceptional opportunity to create your legacy, featuring 57.14 acres of designated building envelopes under a flexible conservation easement— including 20 acres for a future boutique livestock processing facility, along with multiple existing and future homesites. Significant investments have been made such as a massive clean-up effort, extensive riparian area fencing, removal of dams and diversions out of Raccoon Creek, development of numerous off-creek stockwater facilities, and removal of a defunct 80-acre orchard that has been restored to natural pasture. There are numerous riparian restoration opportunities along with additional vernal pool habitat north of Raccoon Creek being evaluated.

Fall Run Ranch is more than acreage - it is enduring ground with a future as strong as its past. It is a rare opportunity to acquire and steward a legacy property. In a rapidly expanding region of California, this ranch stands as a protected agricultural stronghold - a place to build, to produce, to gather, and to pass forward. For those who value land not simply as an investment, but as an inheritance for generations to come, Fall Run Ranch is a once-in-a-lifetime offering.



Highlights

- 3,133± acres of legacy land in Placer County
- Located within a 45-minute drive of Sacramento
- Significant irrigation water (6.75 CFS) from Nevada Irrigation District for 771± acres
- 2.5 miles of year-round Raccoon Creek
- Three storage ponds & vernal pools
- Can run 780+ head of cattle year-round
- Four existing homes
- Multiple agricultural buildings: barns, shop, four feeding barns, & equipment sheds
- Full livestock facilities with corrals, loading chutes, & perimeter and cross fencing
- Over 12 miles of new fencing as well as dozens of new H-braces and gates recently put in
- Protected by a conservation easement to ensure the land remains agricultural in perpetuity
- 57.14 acres excluded from conservation easement for existing & future homesites
- Significant investments have been made such as a massive clean-up effort, extensive riparian area fencing, removal of dams and diversions out of Raccoon Creek, development of numerous off-creek stockwater facilities, and removal of a defunct 80-acre orchard that has been restored to natural pasture
- There are numerous riparian restoration opportunities along with additional vernal pool habitat north of Raccoon Creek being evaluated

Water



In the American West, water is everything. It shapes the land, sustains agriculture, supports wildlife, and ultimately determines the long-term viability and value of a property. Secure, abundant, and diversified water resources provide resilience in both drought and changing regulatory environments. Fall Run Ranch stands apart for the depth, reliability, and flexibility of its water portfolio.

Fall Run Ranch supports critical salmon spawning and migration habitat while maintaining long standing agricultural operations. The property benefits from four established water rights, in addition to the Nevada Irrigation District (NID) irrigation service, groundwater wells, three storage ponds, and supporting water infrastructure.



The four water assets on the ranch originate from stream diversions on Raccoon Creek - including License 4297, along with three riparian/pre-1914 appropriative water right claims. Three storage ponds on the ranch are fed by two different canal systems and three diversion points, enhancing operational flexibility and water security.

Fall Run Ranch receives approximately 6.75 CFS of irrigation water from the NID, enough to irrigate 771 acres of crops and pasture.

Cattle

Where grass is plentiful, water is reliable, and livestock infrastructure is already in place, great livestock operations thrive. Fall Run Ranch offers exactly that combination - a proven, income-producing property designed to support efficient, year-round livestock management.

The ranch can run 780+ head of cattle year-round. There is an existing cattle lease in place. (see Table 2. Grazing Capacity Summary below). With ample irrigation water from the Nevada Irrigation District, opportunity exists to increase the stocking rate.

Table 2. Grazing Capacity Summary

Grazing Unit	Approx. Acreage	Favorable Year	Unfavorable Year	Favorable Year		Unfavorable Year	
		Carrying Capacity (AUM)	Carrying Capacity (AUM)	Stocking Rate (AU) ²		Stocking Rate (AU) ²	
				6 Mo. Dry Season	6 Mo. Wet Season	9 Mo. Dry Season	3 Mo. Wet Season
1	649	1,370	339	0	228	0	113
2	666	1,390	343	0	232	0	172
3 ¹	809	8,275	8,275	1,059	320	812	322
4	157	335	82	0	56	0	41
5	220	574	149	0	96	0	75
6	14	43	14	0	7	0	7
7	239	576	131	0	96	0	66
8	54	130	28	0	22	0	14
9	6	14	3	0	2	0	2
Total Wygold	2,814	12,707	9,364	1,059		812	
Wygold Average	N/A	4.52/acre	3.33/acre	0.38/acre		0.29/acre	

¹ Based on year-round grazing within Grazing Unit 3 and six months within the remaining grazing units.

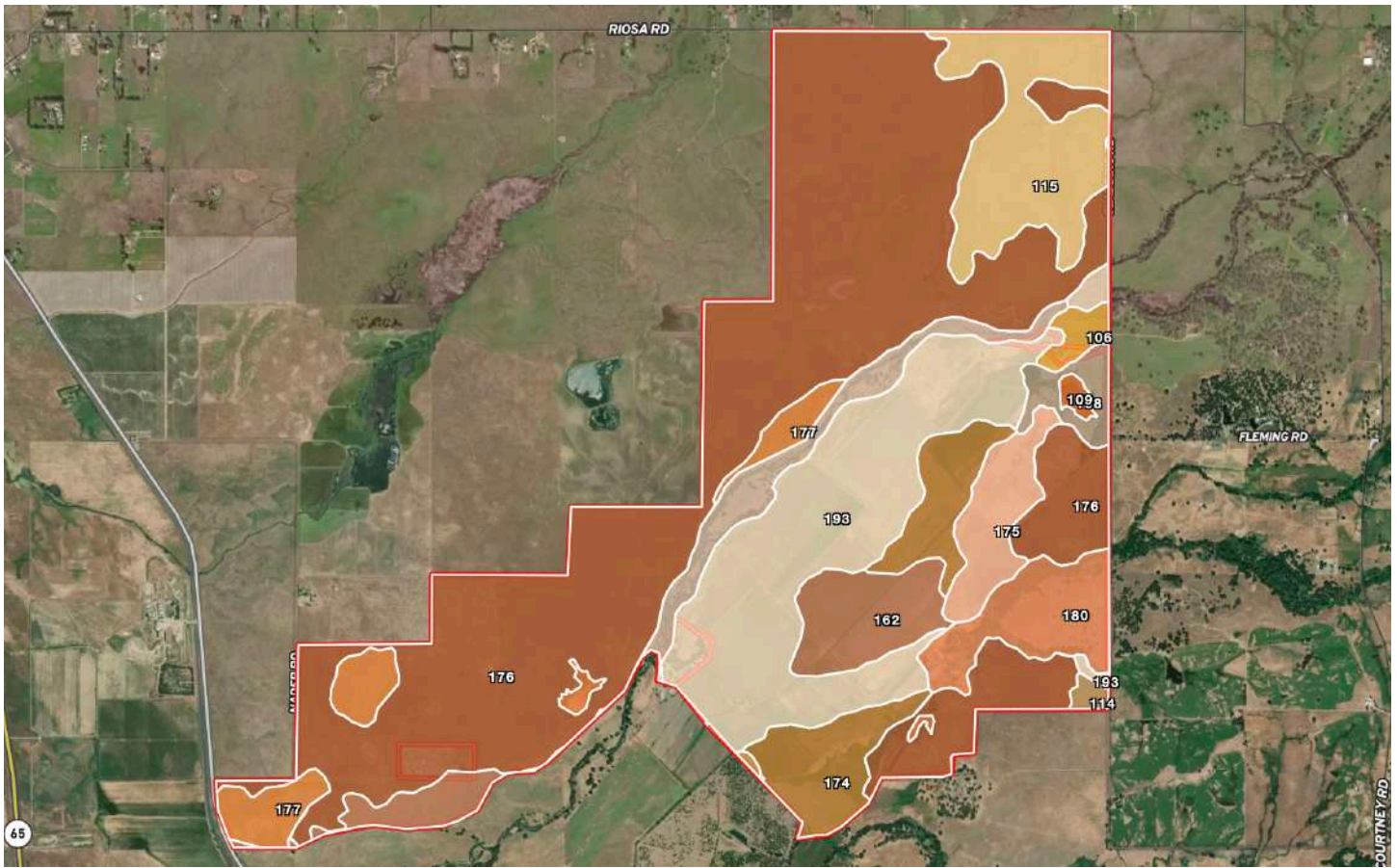
² Based on year-round grazing within Grazing Unit 3 and three months within remaining grazing units.

³ Irrigated pasture.

Designed for efficiency and long-term sustainability, the property features comprehensive livestock facility improvements including corrals, working pens, loading chutes, perimeter fencing, and strategic cross-fencing that supports rotational grazing, while maximizing pasture performance. Over 12 miles of new fencing as well as dozens of new H-braces and gates have been recently put in. Four feeder barns, multiple other barns, and outbuildings provide valuable storage, equipment protection, and operational flexibility.



Soil Info & Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
176	Redding and Corning gravelly loams, 2 to 9 percent slopes	1516.88	47.89	0	37	4e
193	Xerofluvents, occasionally flooded	533.27	16.83	0	44	2w
115	Auburn-Argonaut complex, 2 to 15 percent slopes	240.88	7.6	0	44	6s
174	Ramona sandy loam, 0 to 2 percent slopes	185.86	5.87	0	35	3c
162	Kilaga loam	165.42	5.22	0	52	3s
180	Rubble land	126.76	4.0	0	-	8s
177	Redding and Corning gravelly loams, 9 to 15 percent slopes	107.58	3.4	0	35	4e
194	Xerofluvents, frequently flooded	100.95	3.19	0	41	4w
175	Ramona sandy loam, 2 to 9 percent slopes	93.18	2.94	0	35	3e
109	Andregg coarse sandy loam, rocky, 2 to 15 percent slopes	41.6	1.31	0	35	4e
106	Andregg coarse sandy loam, 2 to 9 percent slopes	24.44	0.77	0	40	3e
198	Water	19.96	0.63	0	-	8
114	Auburn silt loam, 2 to 15 percent slopes	8.68	0.27	0	37	4e
181	San Joaquin sandy loam, 1 to 5 percent slopes	2.03	0.06	0	30	4e
195	Xerofluvents, hardpan substratum	0.13	0.0	0	49	3w
TOTALS		3167.62(*)	100%	-	37.66	3.85

Please contact our office for the full soil map information

Improvements



The ranch features four homes that serve as the primary living hub. While these residences require some TLC and modernization, they offer a significant footprint and a versatile foundation for multi-generational living, on-site management, or guest accommodations.

Main home



Improvements Cont'd

Teardown Home



Tenant Home



Tenant #2 Home



Improvements Cont'd

Separate from the residences, the working heart of the ranch is built for production. The infrastructure includes barns, an equipment barn with dual roll-up doors, four feeder barns, equipment sheds, an electrified shop with concrete floors, and multiple historic outbuildings.



Improvements Cont'd



Recreation



Set along scenic Raccoon Creek in Placer County, Fall Run Ranch offers outstanding recreational opportunities in a classic Sierra foothill setting. Rolling pastures, oak-dotted hills, and creekside corridors create an ideal environment for hiking, long walks, and horseback riding.

Raccoon Creek enhances the ranch's appeal with fishing opportunities and prime wildlife habitat. On the ranch are ducks, deer, and other game species, making it well-suited for seasonal hunting. Whether casting a line in the creek, riding the property on horseback, or exploring on foot, Fall Run Ranch delivers a true year-round outdoor experience.

Pictured below: Flock of 120 ± ducks



Conservation Easement

In July 2025, a conservation easement was placed on Fall Run Ranch with Placer County Conservation Authority, ensuring the ranch remains in working agriculture in perpetuity. Plenty of flexibility to make the ranch your own with the 57.14 acres of building envelopes, which consist of multiple existing and future homesites, and a 20-acre future boutique livestock processing area.

The Initial Conservation Values of the Property include, but are not limited to:

- Preservation of 64 acres of Aquatic/Wetland Complex.
- Preservation of 150 acres of riverine/riparian habitat along Raccoon Creek.
- Preservation of 1,983 acres of vernal pool complex, including 35 acres of aquatic habitats as well as adjacent uplands.
- Preservation of 3 acres of Valley Oak Woodland.
- Approximately 785 acres of irrigated agricultural area.
- Restoration potential within the 1,983 acres of vernal pool complex
- In combination with adjacent existing and proposed preserves, the Property further contributes toward the establishment of large, interconnected reserve systems within the Reserve Acquisition Area in Placer County, preserving habitat linkages and maintaining permeability for wildlife.

** Please inquire with our office for a copy of the entire conservation easement and the Restoration Services Agreement. **



Location



About Lincoln, CA:

Lincoln, California, situated in the heart of Placer County, is a historic city that serves as a bridge between the Sacramento Valley's agricultural roots and modern suburban growth. Founded in 1859 along the California Central Railroad, it gained prominence through its rich clay deposits, which fueled the world-renowned Gladding, McBean pottery works. Once the fastest-growing city in America, Lincoln has successfully balanced its rapid expansion with a small-town, "All-America City" atmosphere. At the 2020 census, its population was 49,757. Today, residents enjoy a high quality of life characterized by scenic golf courses, the Thunder Valley Casino, and a preserved downtown that honors its 19th-century industrial heritage.

*Nearby airports: **Sacramento International Airport (SMF): ~38 miles (major hub), Lincoln Regional Airport (KLXV): Local/General Aviation, Auburn Municipal Airport (AUN): ~15-20 miles (smaller airport), Marysville/Yuba County Airport (MYV): ~25 miles***

About Placer County, CA:

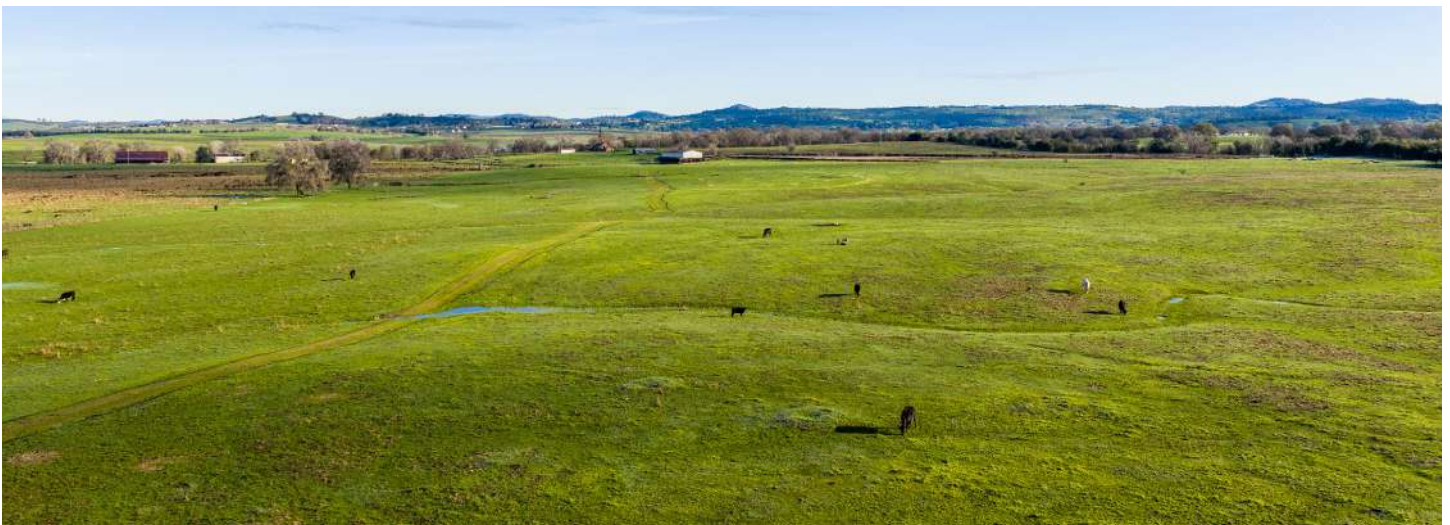
Placer County, California, is a geographically diverse region that stretches from the suburban outskirts of the Sacramento Valley to the high-alpine peaks of the Sierra Nevada. Renowned for its "Gold Country" heritage, the county's identity is rooted in the 1849 Gold Rush, a legacy still visible in the historic architecture of its county seat, Auburn, and the namesake "placer" mining deposits found along the American River. Today, it stands as one of the fastest-growing and most affluent areas in the state, offering a unique balance between the modern commercial hubs of Roseville and Rocklin and the world-class outdoor recreation of North Lake Tahoe. Whether visitors are exploring the "Endurance Capital of the World" on foot, skiing at premier mountain resorts, or visiting the burgeoning wineries and orchards of the foothills, Placer County serves as a premier destination that seamlessly blends California's industrial history with its natural splendor. As of the 2020 census, the county had a population of 404,739.



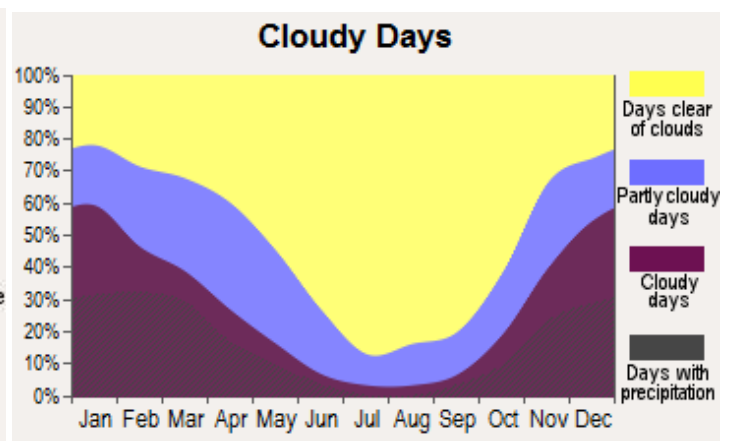
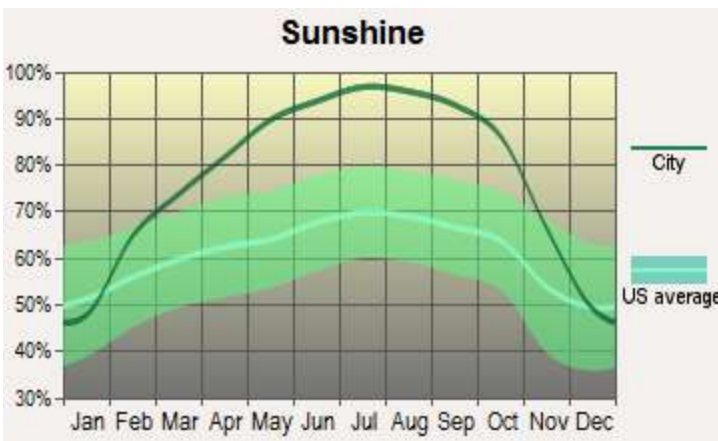
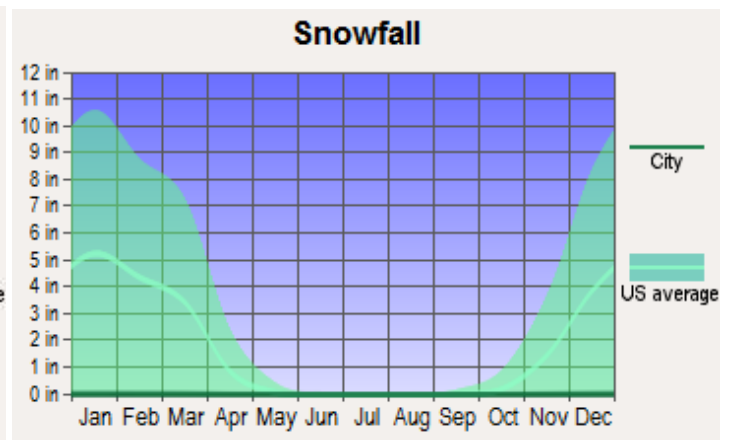
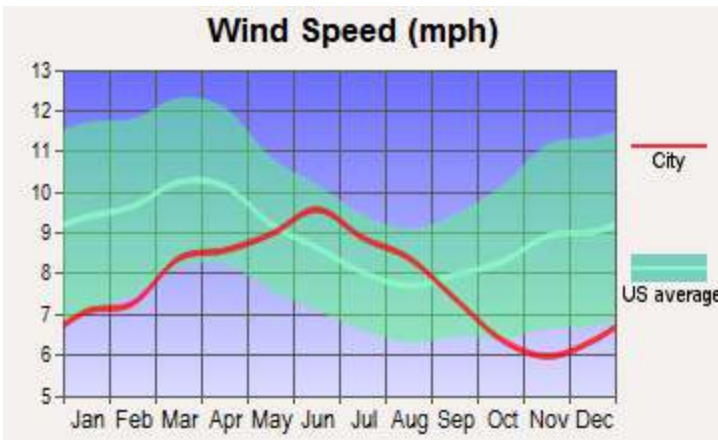
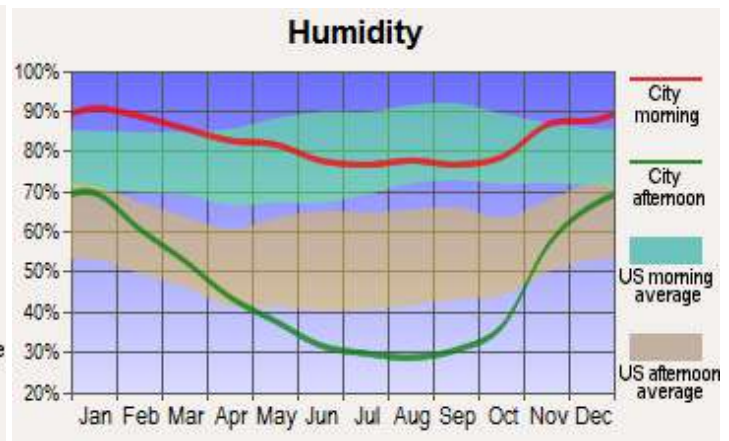
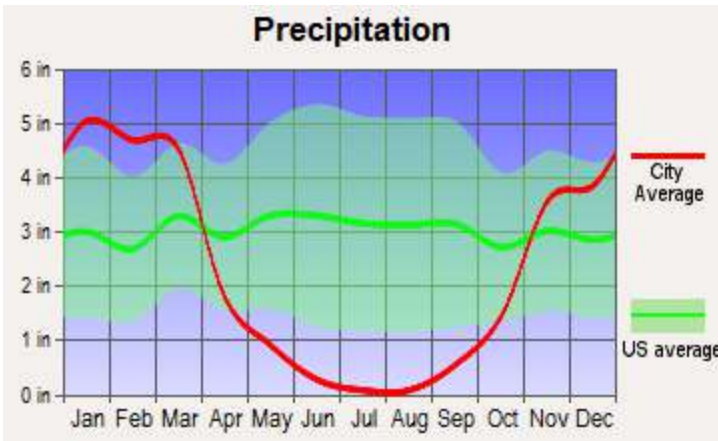
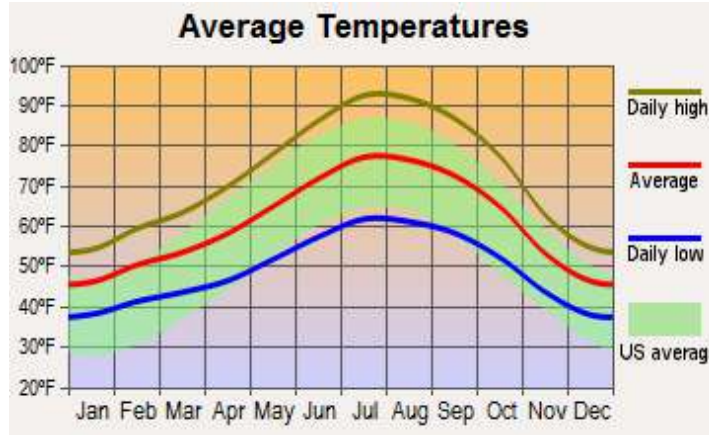
Size & Zoning

The Fall Run Ranch consists of 19 parcels totaling 3,133 acres. There is a conservation easement in place. The conservation easement states that the property “*will be retained forever in its natural, restored, or enhanced condition for the natural values, aquatic resources, and associated wildlife and habitat values as contemplated by the HCP/NCCP and Management Plan.*”

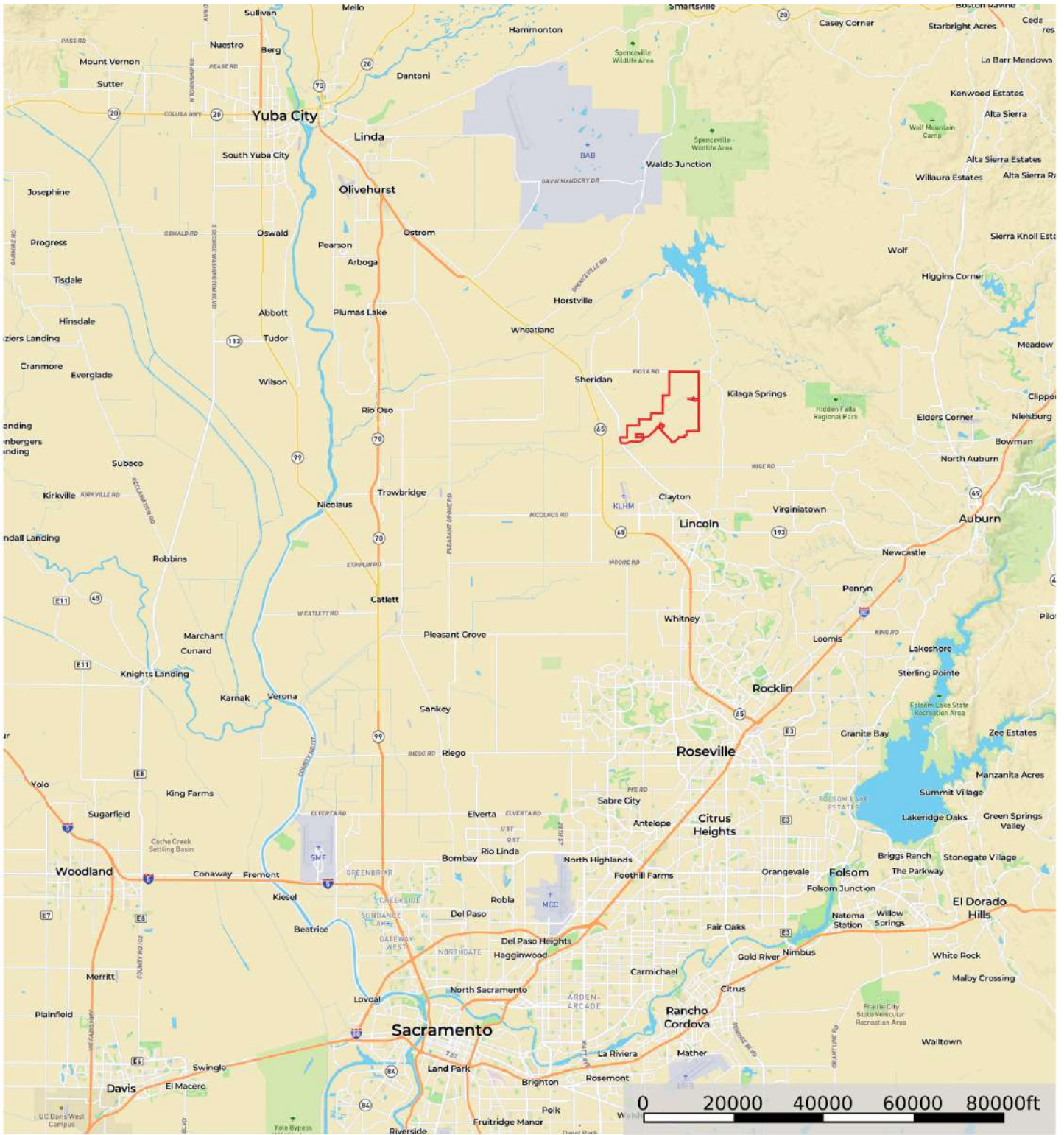
APN #	Acres	Zoning	Williamson Act
020-130-008-000	238	F-B-X-20 acre min.	NO
020-130-016-000	80	F-B-X-20 acre min.	NO
020-130-017-000	629	F-B-X-20 acre min.	NO
020-130-018-000	11	F-B-X-20 acre min.	NO
020-130-022-000	240	F-B-X-20 acre min.	NO
020-141-003-000	157	F-B-X-20 acre min.	NO
020-141-001-000	79	F-B-X-20 acre min.	NO
020-141-004-000	397	F-B-X-20 acre min.	NO
020-150-012-000	186	F-B-X-20 acre min.	NO
020-150-045-000	10	F-B-X-20 acre min.	NO
020-150-073-000	41.7	F-B-X-20 acre min.	NO
020-150-075-000	109.8	F-B-X-20 acre min.	NO
020-150-093-000	145.78	F-B-X-20 acre min.	NO
020-150-094-000	308.28	F-B-X-20 acre min.	NO
020-150-095-000	79.14	F-B-X-20 acre min.	NO
020-150-097-000	222.95	F-B-X-20 acre min.	NO
020-150-101-000	41.9	F-B-X-20 acre min.	NO
020-161-001-000	80	F-B-X-20 acre min.	NO
020-162-016-000	77.4	F-B-X-20 acre min.	NO
Total	3133.95		



Weather for Lincoln, CA

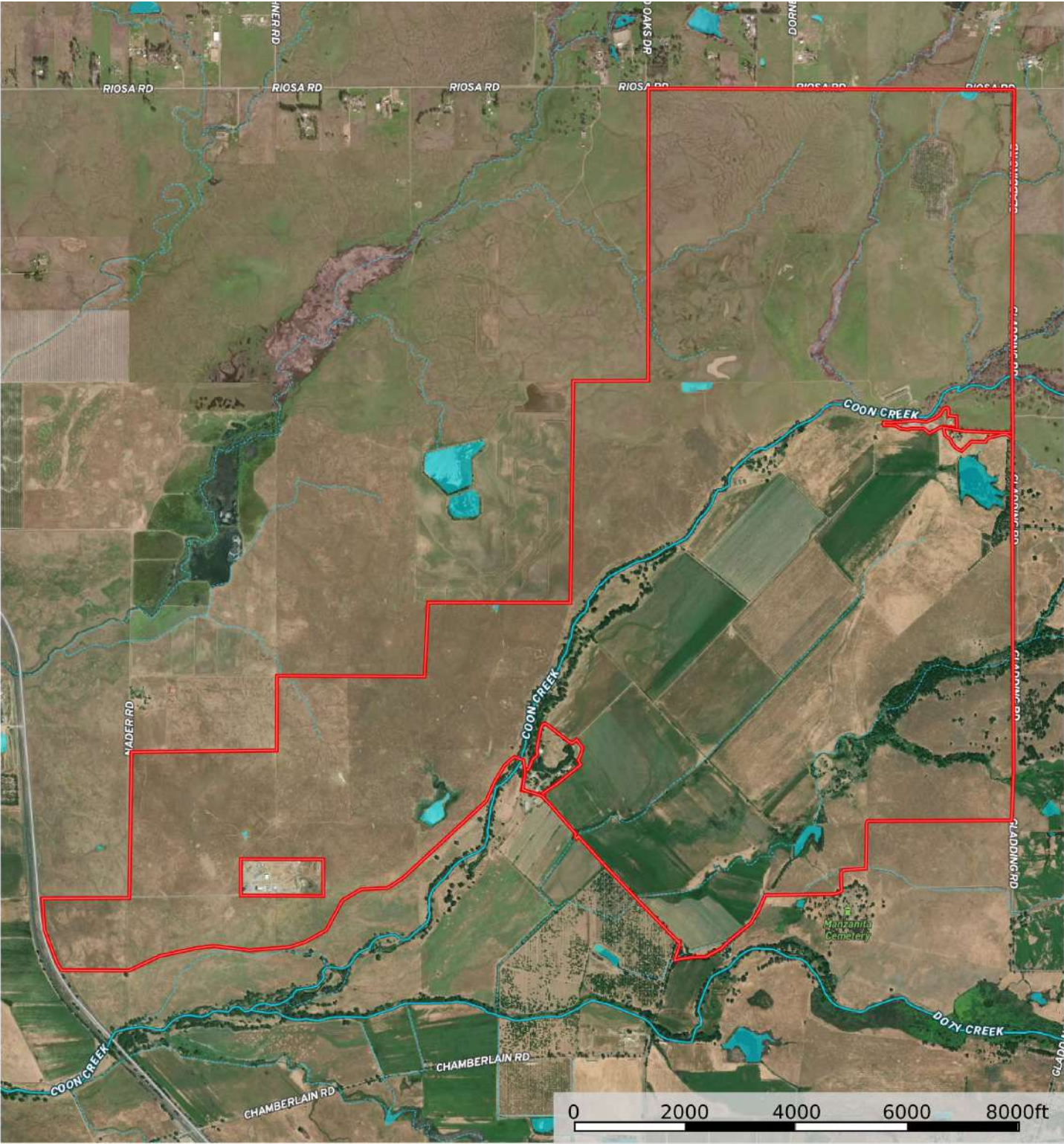


Street Map



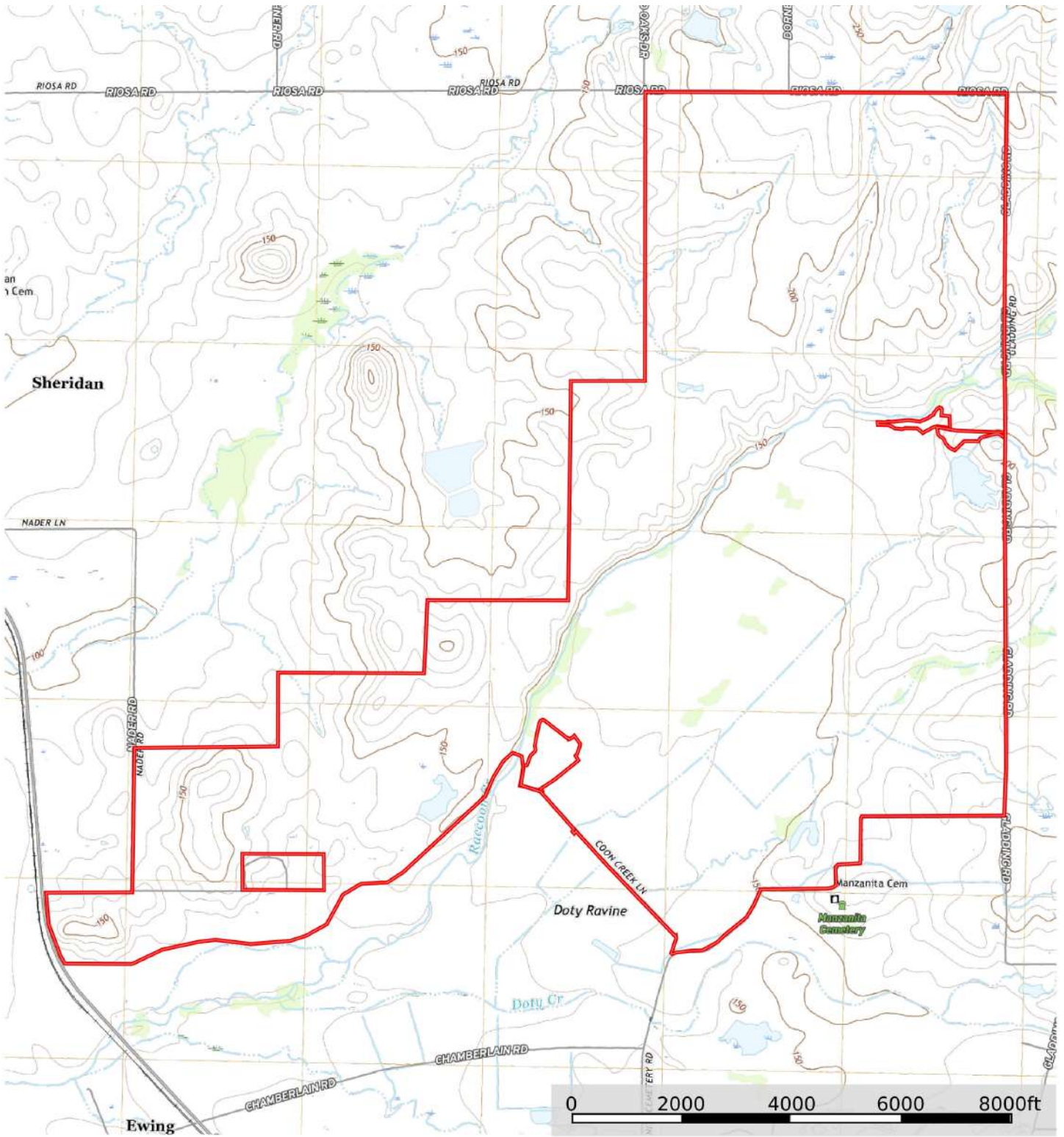
 Boundary  Boundary

Satellite Map: Overview

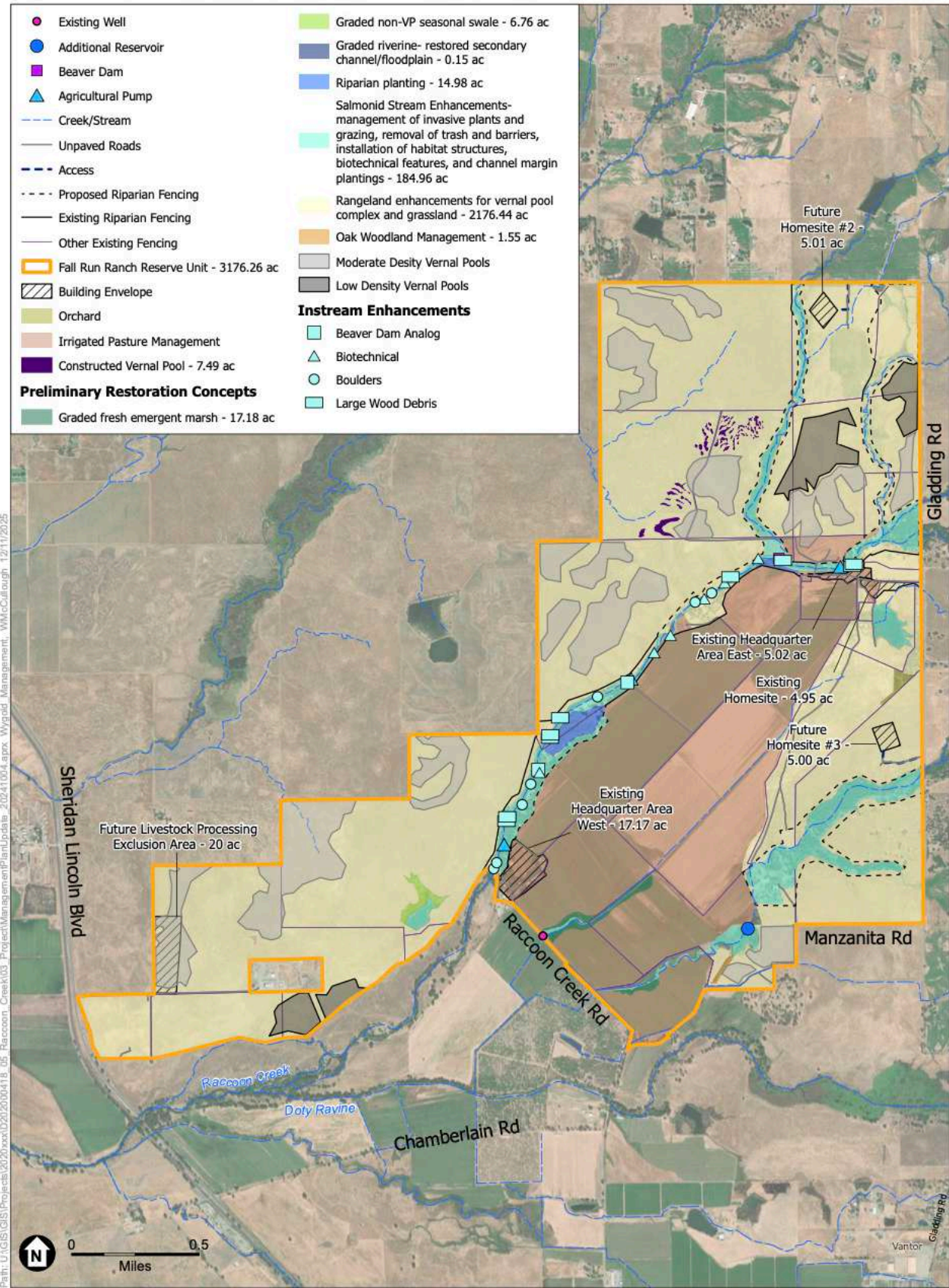


- Boundary
- Boundary
- Stream, Intermittent
- River/Creek
- Water Body

Topo Map: Overview



□ Boundary □ Boundary



SOURCE: ESA, 2024

Raccoon Creek Reserve Area



Prepared by:

Figure 8
Fall Run Ranch Special Management Areas



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., or the sellers. 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 prior sale, price change, correction or withdrawal without notice, and any offer presented does not have to be accepted.

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