

Browns Creek Angus Ranch

Both North & South portions
7,525 total acres
\$6,920,000

Cnty Rd 59
(Hunt Rd)

Cnty Rd 57
(Mandel Ln)

Browns Creek Angus Ranch
South Portion
6,185 acres; irrigated
\$6,250,000

James Lake Pasture
North Portion of Browns Creek Angus Ranch
1,340 acres; irrigated & surveyed
\$670,000

** Interstate 80 does pass through the northern portion of Browns Creek Angus Ranch (dividing it into two portions). However, this is far from the homes and operational buildings and does not interfere with the ranch nor is an intrusion. There is added value to the land along the interstate and the interchange at County Road 59 (Hunt Road).

RED Ranch Boundary
GREEN County Access Roads
BLUE Interstate 80
PINK Highway 12

All maps and other information, as presented, are for informational purposes only. Accuracy is not guaranteed, fence lines may or may not correspond with property boundaries. Buyer is responsible for verification of all facts to their satisfaction.

