

Brennan, Jewett, Hackett

Land Management,
Brokerage and Appraisals

www.landmba.org

FOR SALE

RACCOON CREEK RANCH

(3,135± ACRES)

Property Highlights

LOCATION

Straddling Racoon creek, at the southwest corner of Riosa Road and Gladding Road, one and one-half miles north of Lincoln in Placer County, California.

SIZE

3,135 m/l acres

APN(s)

Portions or all of parcels 020-130-008, 020-130-022, 020-150-045, 020-130-017, 020-150-054, 020-150-072, 020-150-073, 020-150-074, 020-150-075, 020-141-003, 020-141-004, 020-150-012, 020-130-018, 020-150-070, 020-150-071, 020-150-064, 020-141-001, 020-161-001, and 020-162-016

ZONING

F-BX-SP-AO-80 (80 Acre Minimum Parcel Size)
Conserved in perpetuity by the Placer County Conservation Authority (PCCA) with three developed building sites and three others excluded from the easement.

LAND TYPES

2,019.14± Acres *Dryland Pasture*
771.08± Acres *Irrigable Pasture*
287.63± Acres *Riparian Corridor*
57.15± Acres *Building Sites* (excluded from easement)

IRRIGATION

Riparian & Appropriative Water Right from Racoon Creek
Nevada Irrigation District serving three (3) onsite reservoirs

IMPROVEMENTS

(4) Dwellings, Several barns/shops/outbuildings and corrals etc.

PRICE

\$13,000,000 or ~\$4,147 per acre

ADDITIONAL INFO

Please call or email us for additional information.

JOHN BRENNAN BROKER

DRE License No. 01107673
1059 Court Street, Suite 120
Woodland, CA 95695

(530) 870-6625
john@landmba.org

**Brennan, Jewett,
Hackett** Land Management,
Brokerage and Appraisals

*In Association w/ Peter F. Brennan Inc.
DRE 01944663*

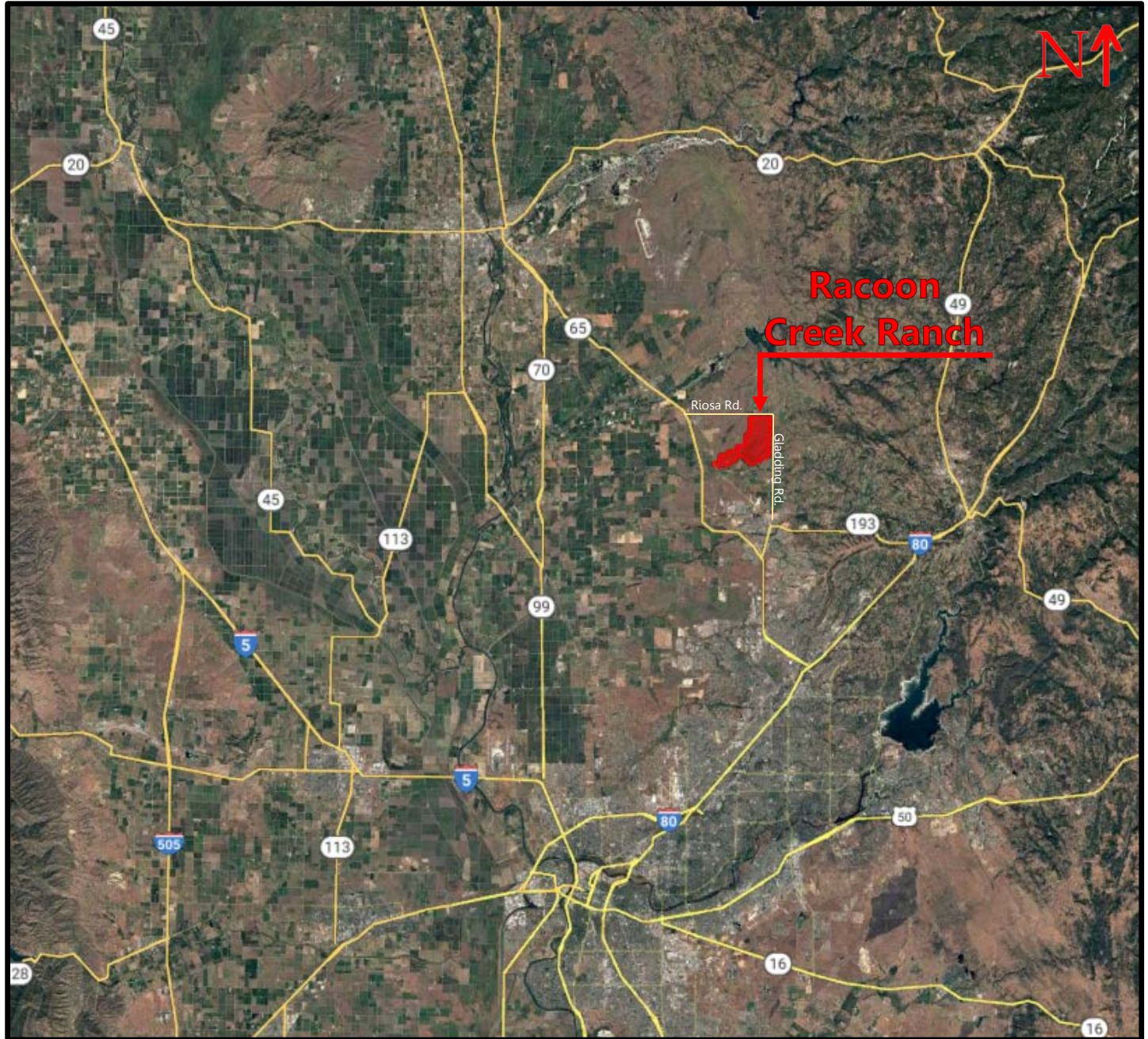
MARKUS HACKETT BROKER

DRE License No. 02020460
1059 Court Street, Suite 120
Woodland, CA 95695

(530) 301-0329
markus@landmba.org

** The information contained herein has been supplied by the owners and sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. The property is offered subject to prior sale, change in price, or withdrawal from the market without prior notice.

PROPERTY LOCATION



ADDITIONAL INFO

Please call or email us for additional information.

JOHN BRENNAN BROKER

DRE License No. 01107673
1059 Court Street, Suite 120
Woodland, CA 95695

(530) 870-6625
john@landmba.org

**Brennan, Jewett,
Hackett** Land Management,
Brokerage and Appraisals

*In Association w/ Peter F. Brennan Inc.
DRE 01944663*

MARKUS HACKETT BROKER

DRE License No. 02020460
1059 Court Street, Suite 120
Woodland, CA 95695

(530) 301-0329
markus@landmba.org

** The information contained herein has been supplied by the owners and sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. The property is offered subject to prior sale, change in price, or withdrawal from the market without prior notice.

PROPERTY SUMMARY

3,135 Acres Along Raccoon Creek

Lincoln, California | Western Placer County

A legacy ranch offering 3,135 acres of contiguous land situated just two miles north of Lincoln, CA. With a balanced blend of irrigated pasture, gently rolling rangeland, and strong water rights, this property supports continued agricultural use while preserving vital open space and habitat.

Sustainable Water Resources

Water security is a hallmark of this ranch. Irrigation water is delivered by Nevada Irrigation District (NID) through a network of creeks and ditches, supplemented by both a riparian water claim and an appropriative license to divert from Raccoon Creek. Three (3) private, onsite reservoirs owned and managed independently ensure exclusive water use for the ranch. Stock water is provided by two (2) year-round ponds and multiple off-creek stock tanks, supporting rotational grazing and livestock health.

Working Ranch Infrastructure

The ranch includes four (4) residences and is well-equipped for active cattle operations with barns, equipment sheds, shops, corrals, loading chutes, and gathering pens. Two main headquarters located at either end of the property provide functional access and management efficiency.

Conservation Stewardship

Protected by a Conservation Easement held by the Placer County Authority, this ranch is preserved in perpetuity for agricultural use, watershed health, and open space. The easement supports continued grazing and ranch operations while ensuring long-term protection of the lands ecological and agricultural values. Several building sites have been excluded from the easement language which allow for future homesites or commercial operations.

ADDITIONAL INFO

Please call or email us for additional information.

JOHN BRENNAN BROKER

DRE License No. 01107673
1059 Court Street, Suite 120
Woodland, CA 95695

(530) 870-6625
john@landmba.org

**Brennan, Jewett,
Hackett** Land Management,
Brokerage and Appraisals

*In Association w/ Peter F. Brennan Inc.
DRE 01944663*

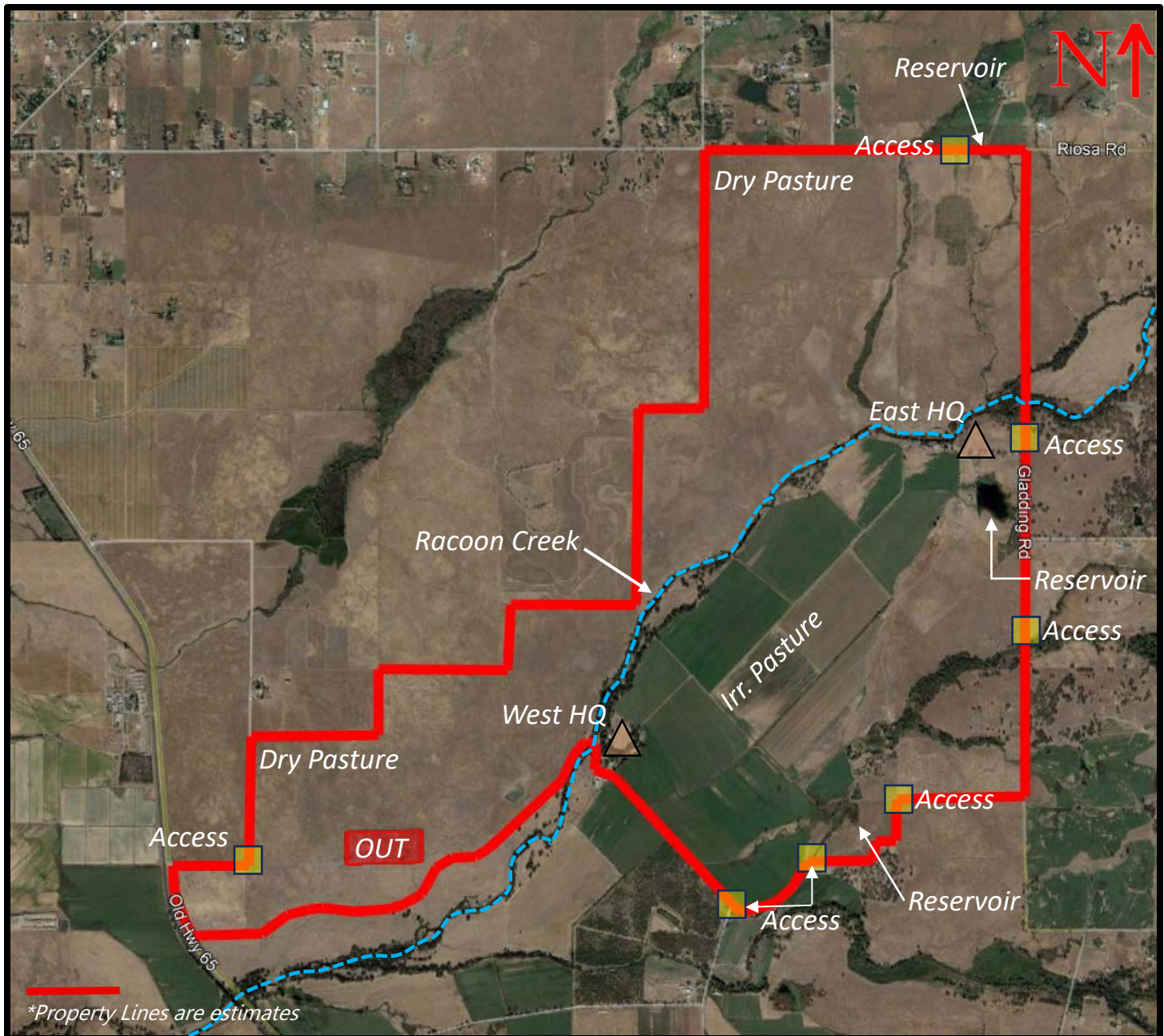
MARKUS HACKETT BROKER

DRE License No. 02020460
1059 Court Street, Suite 120
Woodland, CA 95695

(530) 301-0329
markus@landmba.org

** The information contained herein has been supplied by the owners and sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. The property is offered subject to prior sale, change in price, or withdrawal from the market without prior notice.

PROPERTY MAPS - AERIAL



ADDITIONAL INFO

Please call or email us for additional information.

JOHN BRENNAN BROKER

DRE License No. 01107673
1059 Court Street, Suite 120
Woodland, CA 95695

(530) 870-6625
john@landmba.org

**Brennan, Jewett,
Hackett** Land Management,
Brokerage and Appraisals

*In Association w/ Peter F. Brennan Inc.
DRE 01944663*

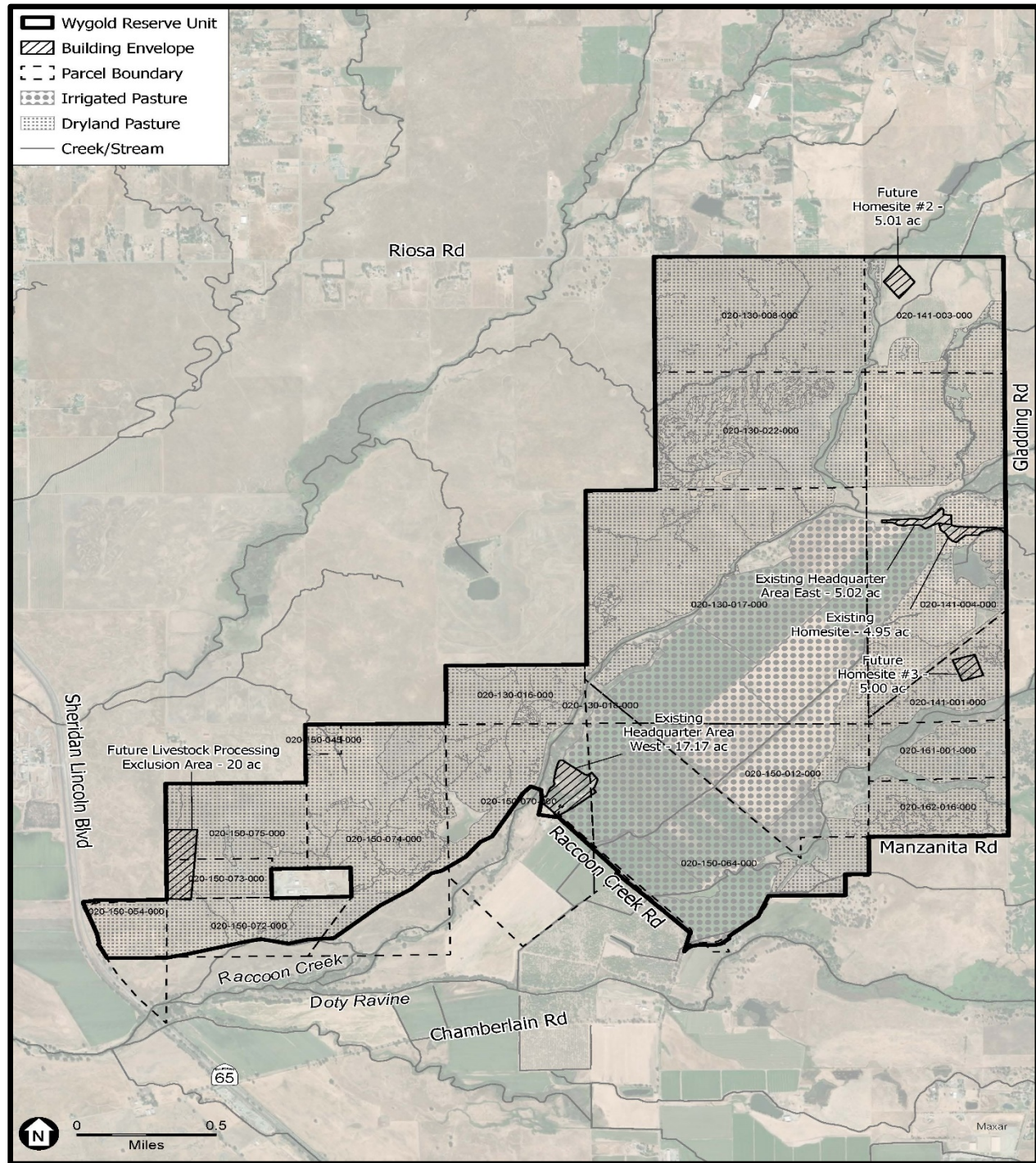
MARKUS HACKETT BROKER

DRE License No. 02020460
1059 Court Street, Suite 120
Woodland, CA 95695

(530) 301-0329
markus@landmba.org

** The information contained herein has been supplied by the owners and sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. The property is offered subject to prior sale, change in price, or withdrawal from the market without prior notice.

PROPERTY MAPS – PARCEL MAP LAYOUT



ADDITIONAL INFO

Please call or email us for additional information.

JOHN BRENNAN
BROKER

DRE License No. 01107673
1059 Court Street, Suite 120
Woodland, CA 95695

(530) 870-6625
john@landmba.org

Brennan, Jewett,
Hackett Land Management,
Brokerage and Appraisals

In Association w/ Peter F. Brennan Inc.
DRE 01944663

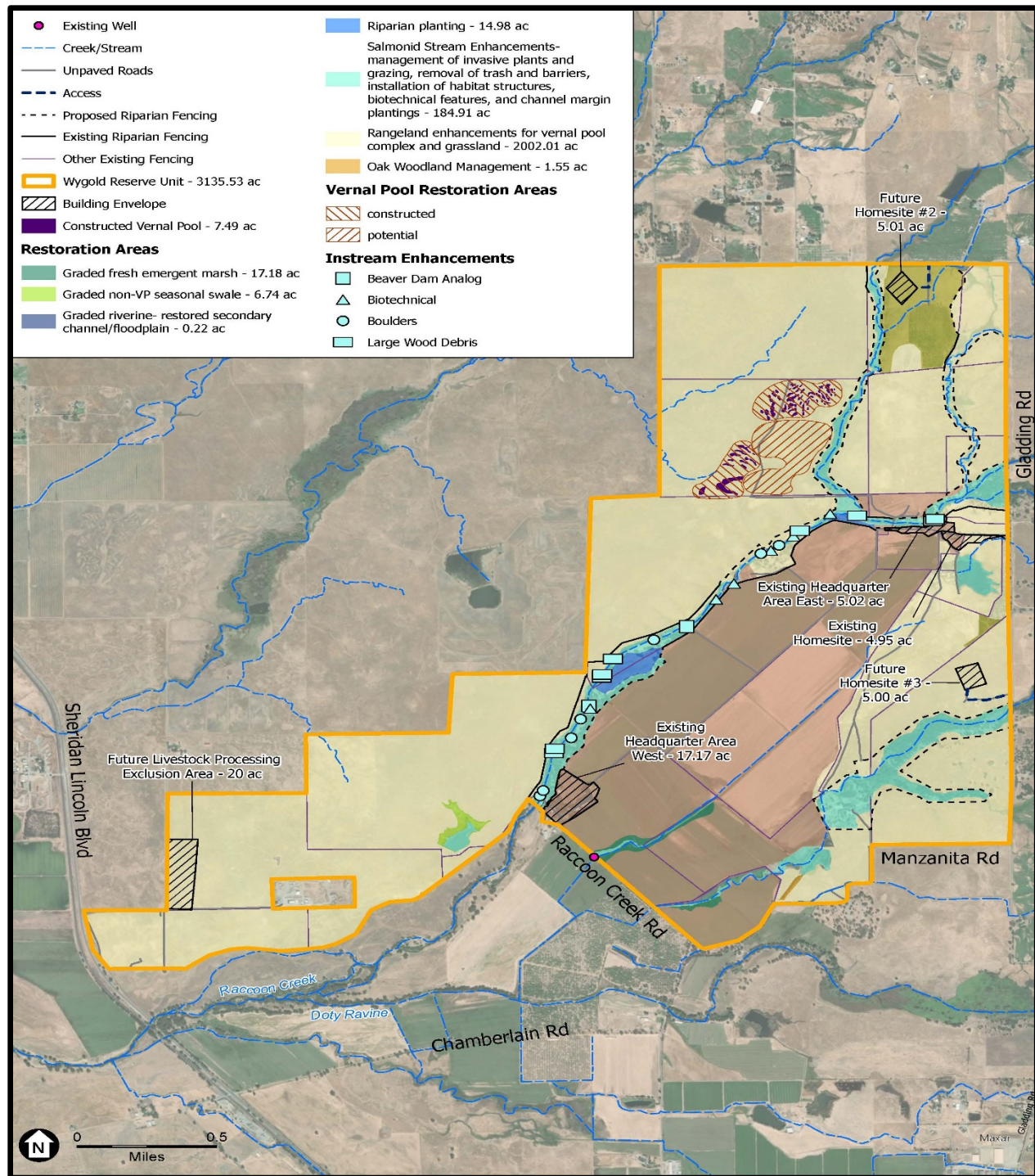
MARKUS HACKETT
BROKER

DRE License No. 02020460
1059 Court Street, Suite 120
Woodland, CA 95695

(530) 301-0329
markus@landmba.org

** The information contained herein has been supplied by the owners and sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. The property is offered subject to prior sale, change in price, or withdrawal from the market without prior notice.

PROPERTY MAPS – RESTORATION MAP



ADDITIONAL INFO

Please call or email us for additional information.

JOHN BRENNAN
BROKER

DRE License No. 01107673
1059 Court Street, Suite 120
Woodland, CA 95695

(530) 870-6625
john@landmba.org

Brennan, Jewett,
Hackett Land Management,
Brokerage and Appraisals

In Association w/ Peter F. Brennan Inc.
DRE 01944663

MARKUS HACKETT
BROKER

DRE License No. 02020460
1059 Court Street, Suite 120
Woodland, CA 95695

(530) 301-0329
markus@landmba.org

** The information contained herein has been supplied by the owners and sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. The property is offered subject to prior sale, change in price, or withdrawal from the market without prior notice.