

5560 McCourtney Rd., Lincoln, CA 95648



The **Hanley Ranch** is a rare jewel of a ranch located in the much sought after Placer County region of Northern California. The Ranch consists of approximately 200 acres of fully irrigated, gentle rolling property with scattered Oak Tree groves and lush pasture. A beautiful Owner's residence, a comfortable Ranch Manager's home and additional laborer's quarters.

The 3233 square foot main residence is positioned perfectly as you enter the property, with scenic ranch views and shaded by majestic Oaks. The home has a large garage/shop large enough for personal vehicles, ranch vehicles and off road ATVs. The upscale equestrian facilities include a stately main brick barn constructed with bricks from the local region, a beautiful timber structure supporting the impressive high ceilings and recently new asphalt shake roof. The barn houses 15 stalls which include six large 12' x24' Stallion stalls and nine 12' x12' stalls suitable for any high-end horse training or breeding operation.

The outside pens include 12 covered pens and 16 partially covered pipe pens. A two story mechanics shop, a round exercising arena and fully equipped cattle pens complete the barn area.

The manager's residence and ranch labor housing includes a 3/2 double wide mobile home strategically located near the barn area with beautiful views from the back decking area, and two trailers located near the ranch entrance.

The hay barn is over 4000 sq. ft. with newer shake roof, timber structure and concrete flooring, large enough to store up to 30 tons of hay and other ranch equipment. Irrigation is provided by the Nevada Irrigation District, sprinklers service the entire 200 acres of pasture land. A domestic well services the homes and barn facilities.



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