

100 acres+- Modoc County, CA



May 2023 with seasonal water thru the property

For information on this ranch please call:
BILL WRIGHT
SHASTA LAND SERVICES, INC.
358 Hartnell Avenue, Suite C
Redding, CA 96002
(530) 941-8100

www.ranch-lands.com

100 acres

Adin, CA

100 acres+- located in the heart of Modoc County, CA, just minutes from the small town of Adin, CA. Small meadow along a seasonal stream, rocky outcroppings, and mature juniper trees. Easy access as borders County Road 88, a good gravel road. Modoc County is a great place to enjoy the outdoors with fantastic opportunities for hunting, fishing, hiking, camping, and boating.

This ranch is located just a few miles to the north of the small community of Adin, CA, south of Alturas in Modoc County, CA. About a 2-hour drive east of Redding, CA, 3 hours from Reno, NV or about 5-6 hour drive from the Bay Area.

The communities of Fall River Mills and McArthur, CA are only about a 45-minute drive west of the ranch. The Fall River Airport (089) has been upgraded to handle most private jet aircraft on a 5,000' x 75' runway. World famous fishing opportunities in the Fall River, Pit River, and Hat Creek.

Modoc County Assessor Parcel Number: 018-340-005 – 100 acres

GENERAL AREA:

The small community of Adin, CA is located about 4 miles westerly of the property and has a post office, fire department, general store with a deli and a great breakfast & burger cafe. The closest larger community is Alturas which is about 20 miles easterly of the ranch. Alturas is the county seat and has a population of about 2,800. This country town has an elementary and high school as well as a community hospital, grocery stores, restaurants, etc.

X3A DEER ZONE – the property is in the center of the highly sought after California X3A deer hunting zone. The Modoc National Forest spans over 1.6 million acres in this area of Northern California offering a multitude of public hunting.

To the east of the property is the South Warner Wilderness - over 70,000 acres of wild, primitive peaks and valleys waiting for you to come and explore. The area was designated as a Primitive Area in 1931 and became a wilderness by act of congress in 1964. Additional acreage was added in 1984 by the California Wilderness Act. The South Warner Wilderness lies in the eastern half of Modoc County at the extreme south end of the Warner Mountains. Wilderness elevations vary from 5,800 feet at Clear Lake to 9,892 feet at Eagle Peak. Seven peaks dominate the South Warner Wilderness. The most distinctive are Warren Peak at 9,710 feet in the north central section and Eagle Peak at 9,892 feet, presiding in the south-central section of the wilderness. The massive cliffs rising dramatically behind Patterson Lake on the north side of Warren Peak are typical of the strikingly beautiful geography in this wilderness.

The wilderness is surrounded by trailheads, campgrounds, corrals and staging areas that were designed for equestrians. There are also excellent facilities for hikers and backpackers to enjoy. With more than 80 miles of trails, hikers and equestrians can use them in combination to create through routes and loops.

Recreation opportunities in Northern California are superb: In addition to the Warner Mountains just to the east, there is Clear Lake, Medicine Lake, the Devils Gardens, Lava Beds National Park, the Klamath Basin National

Wildlife Refuge with Tulelake, Shasta Lake, Whiskeytown Lake and Trinity Lake all offering tremendous recreation; boating, water skiing, hiking, camping, hunting and fishing. The Sacramento River, the McCloud River, Hat Creek, Fall River and all the lakes and streams are readily accessible for world class fly fishing.

ASKING PRICE: REDUCED – now only \$99,900 - Great opportunity in Northern California!

DIRECTIONS: Driving from Redding, CA - State Highway 299E out of Redding, CA through Burney, Fall River Mills, and MacArthur to Adin, CA, As you round the bend and come into Adin you cross a bridge and County Road 88 is an immediate right turn. Drive about 1.1 miles on pavement then another 1.1 miles on a good gravel road and the sign for the property will be on your left!

For more information and directions to see the property, please call:

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DRE # 00963490

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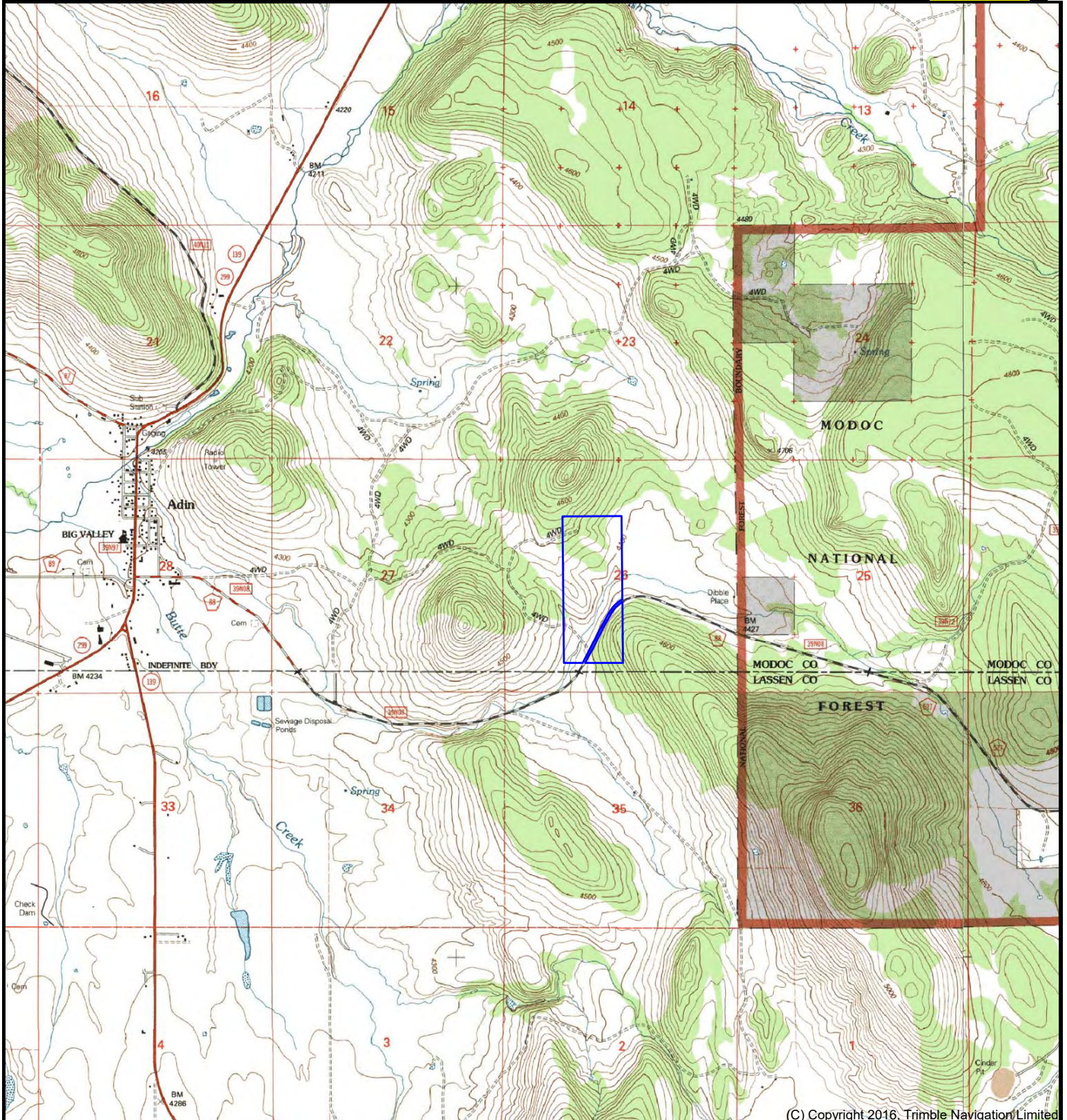


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TNP 22031

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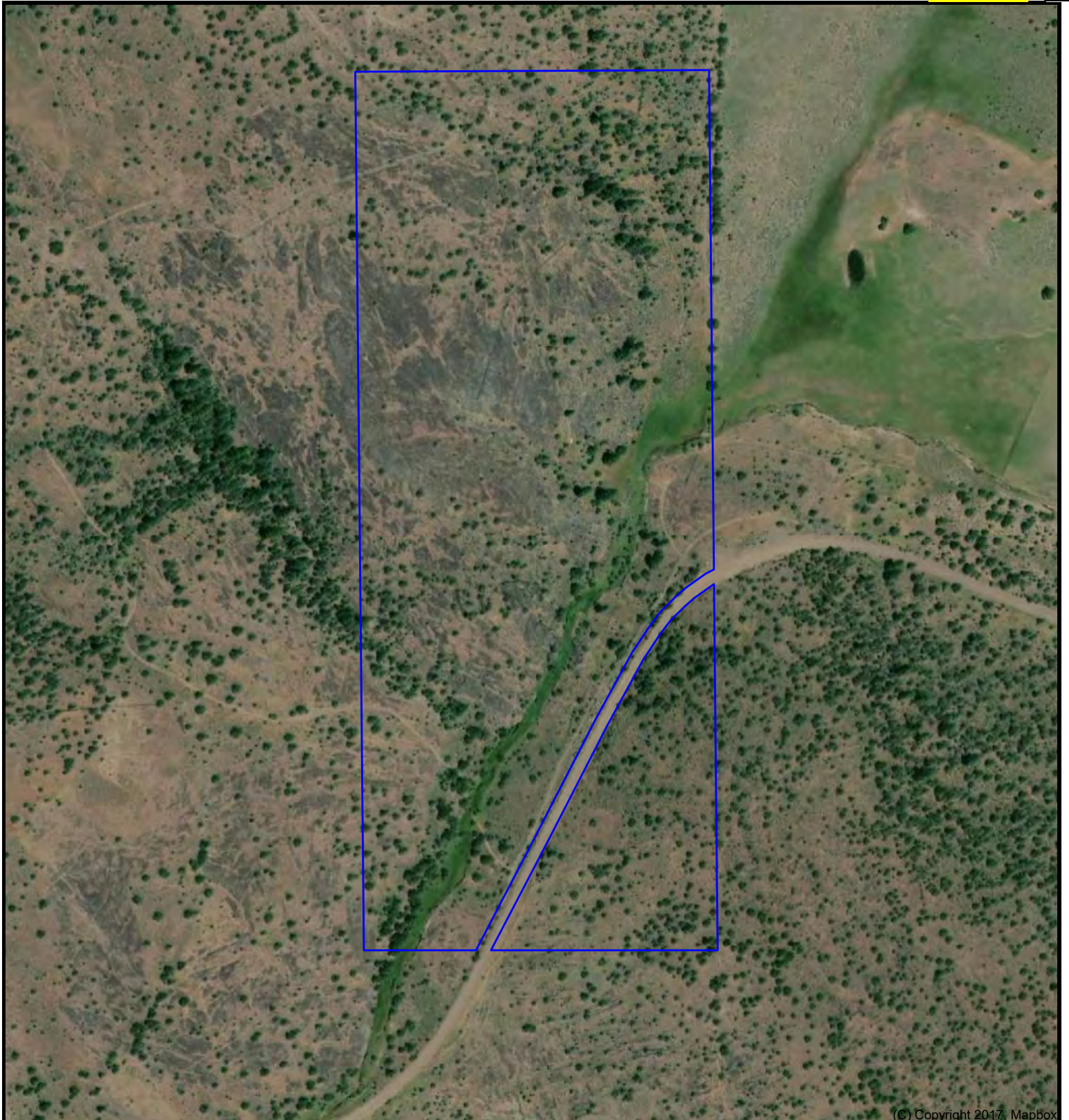


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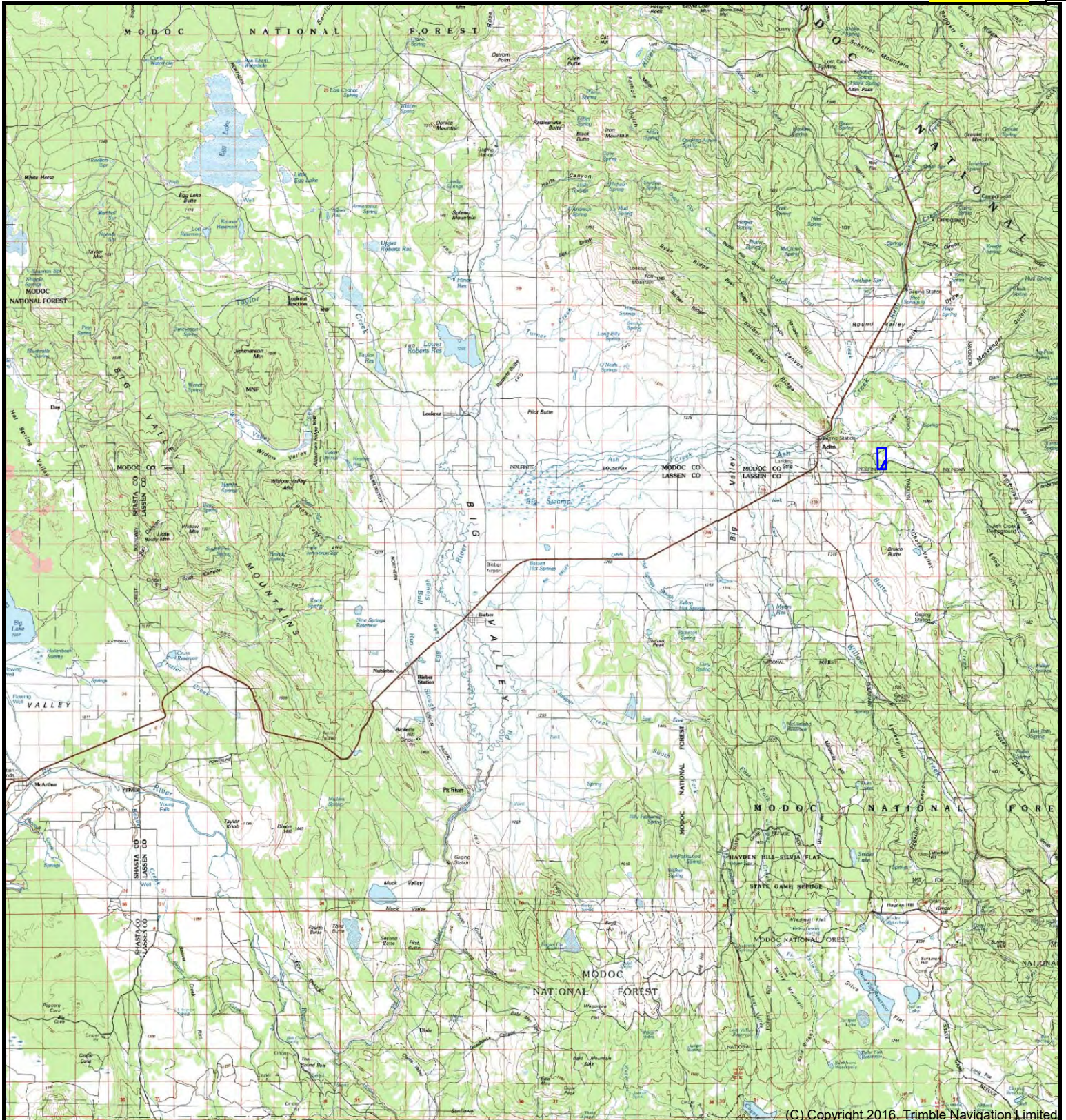


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Photos -May 24, 2023





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October 3, 2023

Photos - October 3, 2023

