

DeForest Ranch

509 acres+- in Modoc County, CA
Near Adin, CA



For information on this ranch please call:

BILL WRIGHT

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The ranch is located just a few miles to the north of the small community of Adin, CA, and south of Alturas in Modoc County, CA. State Highway 299E access. 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 an hour 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.

RANCH & IRRIGATION: There are 2 pivots providing irrigation to about 69 acres, about 50 acres now dryland and sub irrigated and about 390 acres of rangeland utilized for winter feeding and spring grazing. Irrigated crops over the years are a mixture of pasture, hay crops, and grains. The current operation just planted 36 acres of Triticale under one pivot and another 12 acres Triticale in a portion of the dry land area- balance being pasture for hay and grazing.

In past years a wheel line (included) has irrigated most of the 50 acres of dry land and sub-irrigated lands and could be set up once again. All irrigated via a well and underground main line. Beautiful seasonal water through the range land for winter and spring. Plus, there is also a solar well set up on the range land with above ground tanks and two water troughs connected via underground PVC that provide additional livestock water.

Surprise Valley Electric provides electric power to the ranch. which greatly helps to reduce the pumping costs significantly on the ranch compared to PG&E. Surprise Valley Electric (SVE) is a non-profit electric cooperative that serves customers in northeastern California, southeastern Oregon, and western Nevada.

According to the Modoc County Assessor's office, there are approximately 509 deeded acres with two (2) assessor parcels. Assessor's Parcel numbers 018-220-005 and 018- 240-019

The ranch is eligible for a landowner deer tag in the California X3A Deer Zone. Adjoining the ranch on the northerly boundary is an 80 acre+- parcel owned by the BLM providing more hiking, horseback, and hunting opportunities right off the ranch range lands.

Waterfowl hunting on the ranch for geese on the fields and waterfowl in the Dutch Flat pond and creek channel should be good!

The landowner believes the ranch should carry 50-60 pair year-round. He believes the ranch would also be well suited for a yearling operation running about 150 yearlings with good gains from May thru October or so.

IMPROVEMENTS: There is an approx. 1,400 sq. ft. 3-bedroom 2 bath residence with an attached garage, three (3) large barns including one with horse stalls and a tack room, a shop, and an Arena. Good set of working corrals with a covered working chute, a set of 15' x 8' electronic scales and a loading chute.

GENERAL AREA: The small community of Adin, CA is located about 12 miles southerly of the ranch and has a post office, fire department, general store with a deli and a great burger spot. 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, banking, etc. The tall Warner Mountain lie to the east, the wetlands and wild rice fields of South Fork Valley to the south, and the extensive Modoc Plateau to the north.

To the east of the ranch and Altura 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, the 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: \$1,400,000 Great opportunity for a cattle and horse ranch in Modoc County!

For more information and an appointment to see the ranch, please call:

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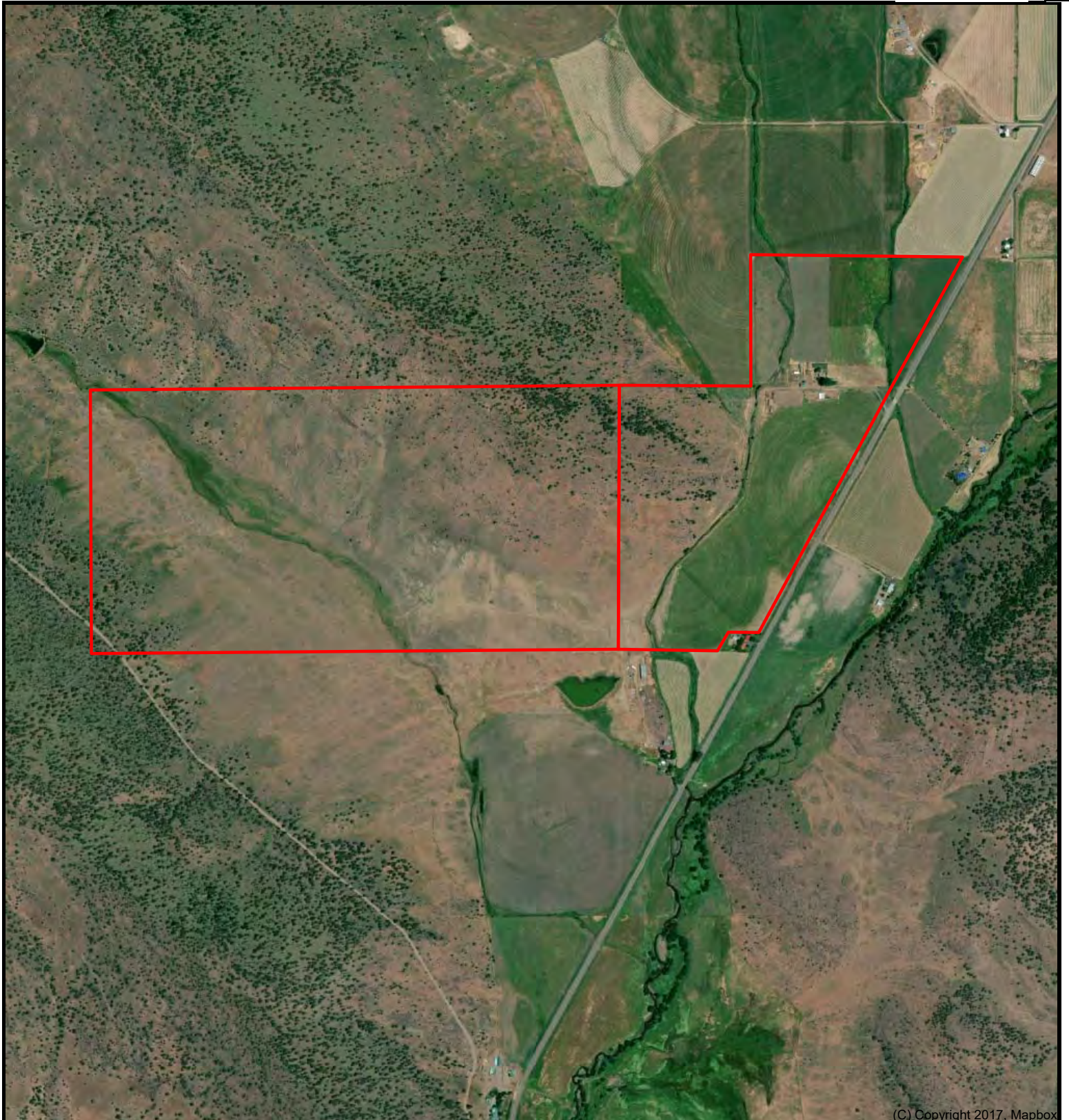


DeForest Ranch 500 acres +/- Modoc County, CA

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