



Joseph Creek Basin Ranch
Modoc County, California

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Introduction



This magnificent 320+/- deeded-acre property is located in Modoc County about 16 miles north of Alturas, CA. It is hard to imagine that such a large beautiful property like this can be bought by a private individual. It is like owning your very own park. Beautiful grass meadows, forested land and 360 degree views. Tucked into the western slope of the Warner Mountains and Modoc National Forest. This property is completely surrounded by Modoc National Forest.

This property is off the grid with an abundance of water & springs making it a great candidate for family retreat. Put in a water system and septic and you are ready to build your dream lodge. Alturas is a lovely old western town with 2,827 residents located on the Pitt River at 4370' elevation. You have all the amenities needed; gas station, restaurants, hospitals, and even an Indian Casino.

If you are looking for a private meadow ranch with beautiful views, year round springs, blue line creeks, a wide array of wildlife... you have found the right place. It is 16 miles to Alturas, and 125 miles to Klamath Falls, Oregon.

The Modoc County airport in Alturas, CA, can serve the property about 20 miles from the ranch with a 4400 ft. runway, or there are commercial flights out of Klamath Falls.



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Size and Description



The property has deeded access to the two 320 acre parcels

026-060-16	160 acres	Agri-grazing/rough zoning
026-060-15	120 acres	Agri-grazing/rough zoning
026-040-08	40 acres	Agri-grazing/rough zoning

Any questions on zoning should be directed to the
Modoc County Planning department.

Planning Department
203 W. 4th Street
Alturas, CA 96101
530-233-6406
530-233-6420 FAX

Office Hours Monday - Thursday 7:30 a.m. until 5:00 p.m. Closed from 12:00 p.m. until 1:00 p.m. for lunch
Closed Fridays

All of the property corners are marked.



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Timber





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Water



As seen from the lush green meadows, and the blue line creeks that flow through the property, you can tell it has an abundance of water and the spring fed cattle tank has cool clear water.





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Recreation



This is a recreational dream with aspen groves and riparian areas along the creeks and meadows making great habitat for mule deer, bear, chukar, quail and many other creatures large and small.

You enter the ranch at about 5400 ft elevation and it climbs to a high of 5600'.

You are in the prestigious x3b zone, one of the top mule deer zones in the state of California.

The current owners leases the ranch out for cattle grazing to a local rancher from May to October for \$3000.00 per month.

As you hike around your property, you'll notice the beautiful meadows and forest; you are completely surrounded by National Forest making for a hikers, horseman's and hunters dream.

There is something magical about Joseph Creek Basin Ranch, you have to see this place to believe it.

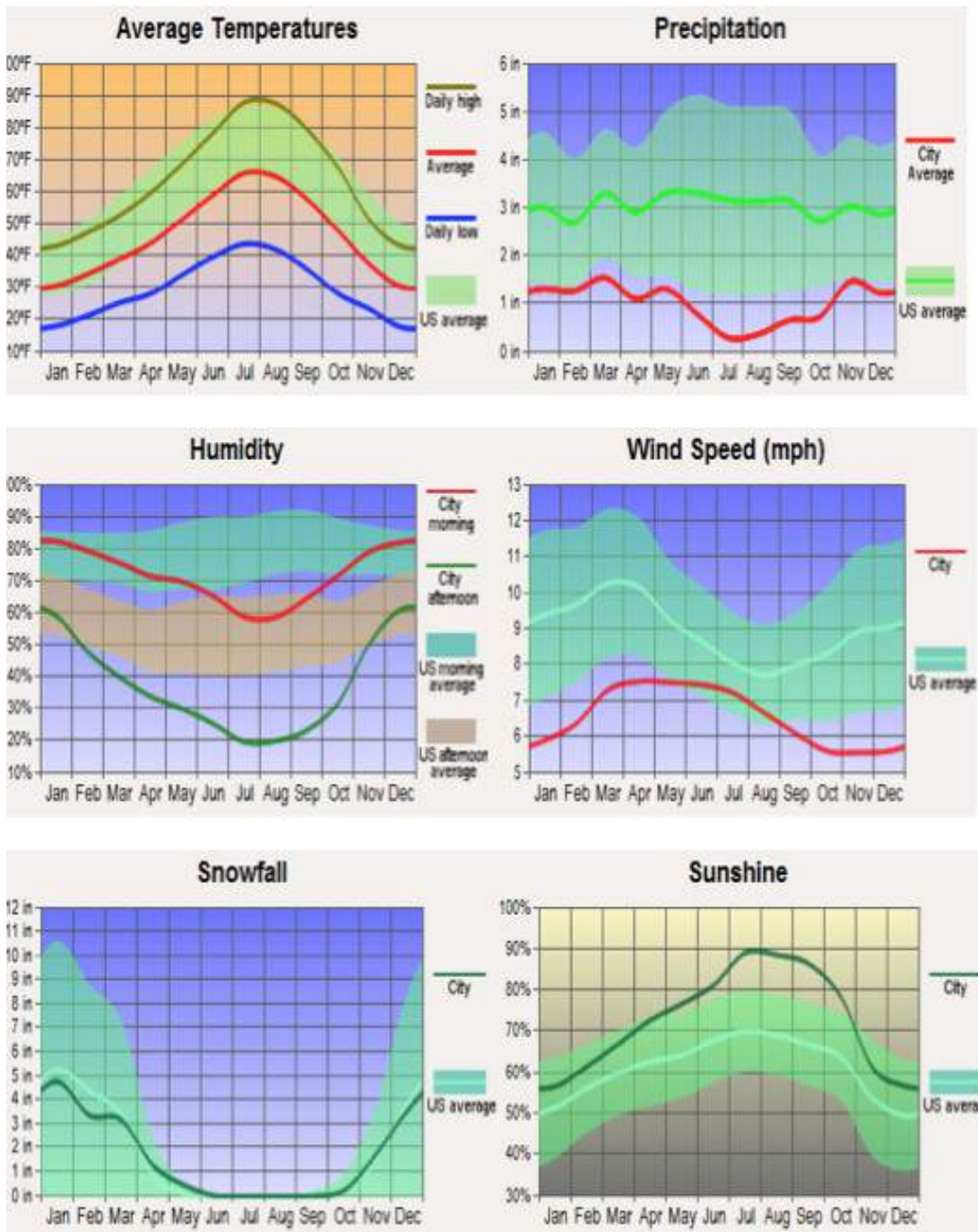




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Weather





As stated on the Modoc County website

Modoc County is a county located in the far northeast corner of the [U.S. state of California](#). As of the [2010 census](#), the population was 9,686.[1] making it the third-least populous county in California. The county seat and only incorporated city is Alturas.[2] Previous county seats include Lake City and Centerville; the latter is now a ghost town. The county borders Nevada and Oregon. A large portion of Modoc County is federal land. Several federal agencies, including the United States Forest Service, Bureau of Land Management, National Park Service, Bureau of Indian Affairs, and the United States Fish and Wildlife Service, have employees assigned to the area, and their operations are a significant part of the economy and services in this rural area. The county's official slogans include, "The last best place," and "Where the West still lives."

Prior to the arrival of Europeans in the region, varying cultures of Native Americans inhabited the county for thousands of years. At the time of European encounter, the Modoc people lived in what is now northern California, near Lost River and Tule Lake. The county was named after them.[3]:216 The Achumawi (or Pit River Indians, for which the Pit River is named), and the Paiute also lived in the area.[3]:216 To the north were the Klamath in present-day Oregon. The first European explorers to visit Modoc County were the American John C. Frémont and his traveling party (including Kit Carson) in 1846, who had departed from Sutter's Fort near the confluence of the American and Sacramento Rivers. (This is where the city of Sacramento lies today.)[3]:216 The northern boundary of California, and eventually Modoc County, had been established as the 42nd parallel since the time of Mexican possession. In the absence of a reliable survey of the 120th meridian, the eastern boundary of northern California was a subject of contention before Modoc County formed. The Territory of Utah requested jurisdiction to the summit of the Sierra Nevada. At the time, the Warner Mountains were believed to be a part of the Sierra Nevada, so this would have included Surprise Valley, but California denied the request.[4]:76–77

In 1856, the residents of [Honey Lake Valley](#) reckoned the 120th meridian to be west of their valley, placing them in Utah territory, and attempted to secede and form a territory they called Nataqua. Nataqua would have included Modoc County.[5] In 1858, the Territory of Nevada, with its capital now in Carson City, successfully seceded from Utah, and assumed jurisdiction to the summit of the Sierra Nevada until the 120th meridian was surveyed in 1863.[4]:76–77 After Nevada was granted statehood in 1864, the region of current Modoc County was placed within jurisdiction of Shasta County, California, and Siskiyou County was, in turn, generated from Shasta County in 1852.[6] Increasing traffic on the emigrant trail, unprovoked militia raids on innocent Modoc, and a cycle of retaliatory raids increased a cycle of violence between settlers and the tribes in the area.[3]:217 In 1864, the Klamath, Modoc and Yahooskin band of the Shoshone signed a treaty ceding lands in both Oregon and California, and the tribes were colocated on the Klamath Reservation.

Harassed by the Klamath, traditional competitors, a band of Modoc led by Captain Jack returned to California and the Tule Lake area. The Modoc War (or Lava Beds War) of 1872-73 brought nationwide attention to the Modoc during the protracted battles. From strong defensive positions in the lava tubes, 52 Modoc warriors held off hundreds of US Army forces, who called in artillery to help.[3]:218–219 Peace talks in 1873 stalled when the Modoc wanted their own reservation in California. Warriors urged killing the peace commissioners, thinking that the Americans would then leave, and Captain Jack and others shot and killed General Edward Canby and Rev.

Eleazer Thomas, and wounded others. More Army troops were called in to lay siege to Captain Jack's Stronghold. [7] Dissension arose, and some Modoc surrendered. Finally most were captured, and those responsible for the assassinations were tried and executed. More than 150 Modoc were transported to Indian Territory as prisoners of war.[3]:219 The area has since been designated the Lava Beds National Monument. Settlement of the county began in earnest in the 1870s, with the timber, gold, agriculture, and railroad industries bringing most of the settlers into the area.

The county was a crossroads for the Lassen Applegate Trail, which brought settlers north from Nevada to the Oregon Trail and south to trails leading into California's central valley. Early settlers included the Dorris, Belli, Essex, Scherer, Trumbo, Flournoy, Polander, Rice and Campbell families. Modoc County was formed when Governor Newton Booth signed an Act of the California Legislature on February 17, 1874 after residents of the Surprise Valley region lobbied for the creation of a new county from eastern Siskiyou County land.[3]:216 The county residents considered naming the newly formed county after General Edward Canby, who had been killed the year before at peace talks in an ambush by Modoc.

The idea of naming the county "Summit" was also considered, but the populace eventually settled on "Modoc"; the war was over and 153 of Captain Jack's band had been transported to Indian Territory as prisoners.[6] The Dorris Bridge post office opened in 1871,[8] was renamed Dorrisville in 1874; due to its central location, Dorrisville became the county seat when Modoc County formed that year, although both Adin and Cedarville were larger towns.[4]:84 In 1876, it was renamed Alturas, which means "The Heights" in Spanish.[9] The census of 1880 showed a population of 148. Settlement continued over the next two decades, until the city was officially incorporated on September 16, 1901; the county's only incorporated city.



Offering Price

~ Please call us for a price ~



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