

Parker Creek Ranch

Modoc County, California

\$2,750,000 | 1,117.23 Acres

County Road 199
Alturas, California

This is a turnkey ranch with extensive perimeter and cross-fencing, corrals, chutes, barns, round pen, outbuildings, and a fuel tank. With 981 ± acres of rangeland and 136 ± acres of irrigated pasture, there is ample forage and water throughout the ranch for a successful livestock operation. Depending on the precipitation, the ranch supports around 100-150 ± pair seasonally.



PROPERTY HIGHLIGHTS

- 2,150 SF main home with 3 beds/2 baths
- Four-car garage, multiple barns, shed, outbuildings, corrals, chutes, round pen, & split diesel/unleaded fuel tank
- Two year-round creeks: Shields Creek & Parker Creek
- Water rights from both creeks
- Ag Well
- Year-round ponds



TODD RENFREW
Broker & Owner, ALC
BRE# 01727574 &
NV#B.1001686

Office: (707) 455-4444

Todd@caoutdoorproperties.com