

# Pit River Land & Cattle – Duck Club

Modoc County, California

\$2,175,000 | 260.00 Acres

2505 West 4th Street  
Alturas, California

260 ac+ established duck club with 5200 sf clubhouse, 2nd home, and barn. Pit River runs through the property. 2 pivots, wheel line, water rights, and hot springs.



## PROPERTY HIGHLIGHTS

- The main home has 9 bedrooms, 3 baths
- Upstairs loft sleeps 10
- Great room with a wet bar
- 2nd home used as a rental
- Large metal barn with power and water



### **DONNA UTTERBACK**

Real Estate Agent  
BRE# 01199200

Office: (530) 336-6869

Cell: (530) 604-0700

[fallriverproperties@frontiernet.net](mailto:fallriverproperties@frontiernet.net)



### **SARA SMALL**

Real Estate Agent  
BRE# 02145262

Office: (530) 336-6869

Cell: (530) 262-2942

[sarasmall1996@gmail.com](mailto:sarasmall1996@gmail.com)