

Payer Ranch

Modoc County, California

\$475,000 | 160.00 Acres

2665 County Road 90
 Lookout, California

160 acre Hay and Livestock operation in Big Valley, Modoc County. This ranch sits between the Pit River and Fox Mountain with sweeping views of both Mt. Shasta and Mt. Lassen. Currently growing alfalfa, mixed grass, and grain. 80 acres is planted to permanent hay crops, 40 acres in alfalfa, the remaining 40 in mixed grass hay. 60 acres planted in grain. The ranch produced an ave...



PROPERTY HIGHLIGHTS

- Power is provided through Surprise Valley Electric which makes irrigation very economical. 2013 S.V.E. irrigation bill was \$7200.
- Three irrigation wells with 50hp, 25hp and 10hp pumps provide water to 3 - 1/4 mile wheel lines and 3 shorter wheel lines via underground main line. A fourth well supplies the house and corrals.
- In 2013, the irrigated 80 acres produced 5.25 tons/acre.
- The non-irrigated 60 acres has been planted in grain.
- The livestock ha



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