



## **Big Valley Ranch** **Modoc County, California**

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**BRE# 01838294**



## Introduction



Barn and house Summer July 2014

This 1,723.04-acre property is located in Northeastern California in Modoc County. It has approximately 800 acres irrigated with a 38,000 private cattle lease. The ranch should run 800 pair for the season on a normal year. The ranch is in the Big Valley area where the counties of Lassen, Shasta, Siskiyou and Modoc meet. The Valley has four little towns; Adin, Lookout, Bieber and Nubieber. These little towns have your basic necessities. The ranch is about 5 miles from the town of Lookout, 7 miles from Beiber, 9 miles from Nubieber and 17 miles from Adin. The closest hospital and good airport would be Fall River Mills, CA which is 30 miles away. Fall River Mills has recently upgraded their airport to a 5000 ft. runway. Fall River Mills is famous for world class fly fishing and has a nice 18 hole golf course. For your serious shopping needs, Klamath Falls, OR has most of the big retailers and is 89 miles away. Klamath Falls or Redding, CA would be the closest commercial airport. The ranch has year round access and is off a county maintained road. From the Bay Area, head North on Highway 5 and at Redding take Highway 299 East and go through the towns of Burney and Fall River Mills. Stay on Highway 299 and you will drive into the Big Valley and drive through the towns of Nubieber and Bieber. As you pass Bieber make a left on Bieber Lookout road and follow the road for 3.8 miles, make left and drive into Lookout. Stay on Main Street and you will run into County road 93. Make a right and follow the road for a few miles and make a left on a gravel road labeled Widow Valley Rd (County Road 94) and follow the road to the ranch. The North Meadow can be viewed from County 93 and make a right on White Horse road and follow the road a couple of miles the ranch will be on your right.

## Size and Description



Nice aerial view of the Northern Meadow July 2014

The property consists of 12 parcels for a total of 1,723.04 acres. The property is zoned unclassified agricultural use and is not in the Williamson act. The property sits at the 4260 ft elevation and rises to 4400 feet in the forest portion of the property. The property is mostly flat with some rolling hills along the outer edge. The ranch has three big beautiful meadows surrounded by pine tree forest: The Widow Valley portion has two meadows and the North Meadow portion has one. Widow Valley and North Meadow are about 6 miles apart as a crow flies, but are set up perfect for the lease grazing land. The county road is a year round gravel road that goes by the barn and homestead of the Widow Valley piece and the North Meadow piece is accessed by Whitehorse road that needs a little TLC. The ranch borders Modoc National Forest on the eastern border and Sierra Pacific timber company on the Southern end and Northern end. To the northwest you are mostly surrounded by W.M. Beaty & Associates timber ground.

011-330-09	40 acres WV	011-340-17	360 acres WV
011-340-27	40 acres WV	011-360-02	363 acres WV
011-360-07	80 acres WV	011-120-31	40 acres NM
011-120-32	80 acres NM	011-170-01	454.4 acres NM
011-170-17	80 acres NM	011-170-18	186 acres NM

## Water



The dams getting full in July, 2014

On the Widow Valley portion the ranch has adjudicated water rights to Widow Valley Creek per the Pit River Decree No. 6395 February 17, 1959. The water right is for 400.50 acres and 5.72 cfs from the creek. The previous owner installed a new pump and panel for an irrigation well that produces +/- 2200 GPM from an electric pump. The well is a 100 HP. The costs have been about \$8000 to run the well for the summer. The previous owner has also put in a new electric motor and pump for the windmill well that feeds consistent stock water. The current owner has not had to use the well. The house gets its water from a house well that produces approximately 10 GPM. The owner has also improved the irrigation structures for the meadows. The 400 + acres of meadows are irrigated and sub-irrigated. The meadows are fenced and cross-fenced. The remaining deeded ground is timberlands with approximately 2.5 million board feet of timber. The ranch was last logged in 2000 and they did a good job chipping and thinning out the left over trees. The North Meadow gets its water from a 125 HP well powered by a John Deere diesel motor that produces about approximately 700 GPM. There is approximately 840 acres with 400 acres irrigated and sub irrigated. The current owner spent \$6000 last year to irrigate the meadows. There are no cross fences and has a minimal set of corrals.

## House



Front door



Kitchen

The home is a classic ranch home that was built in 2006. 1400 sq ft, 3 bedrooms and 2 baths, pier and post construction, hardy board on wood frame, metal roof, nice wood stove and monitor oil heater. Each bedroom and bathroom has their own electric heating units.

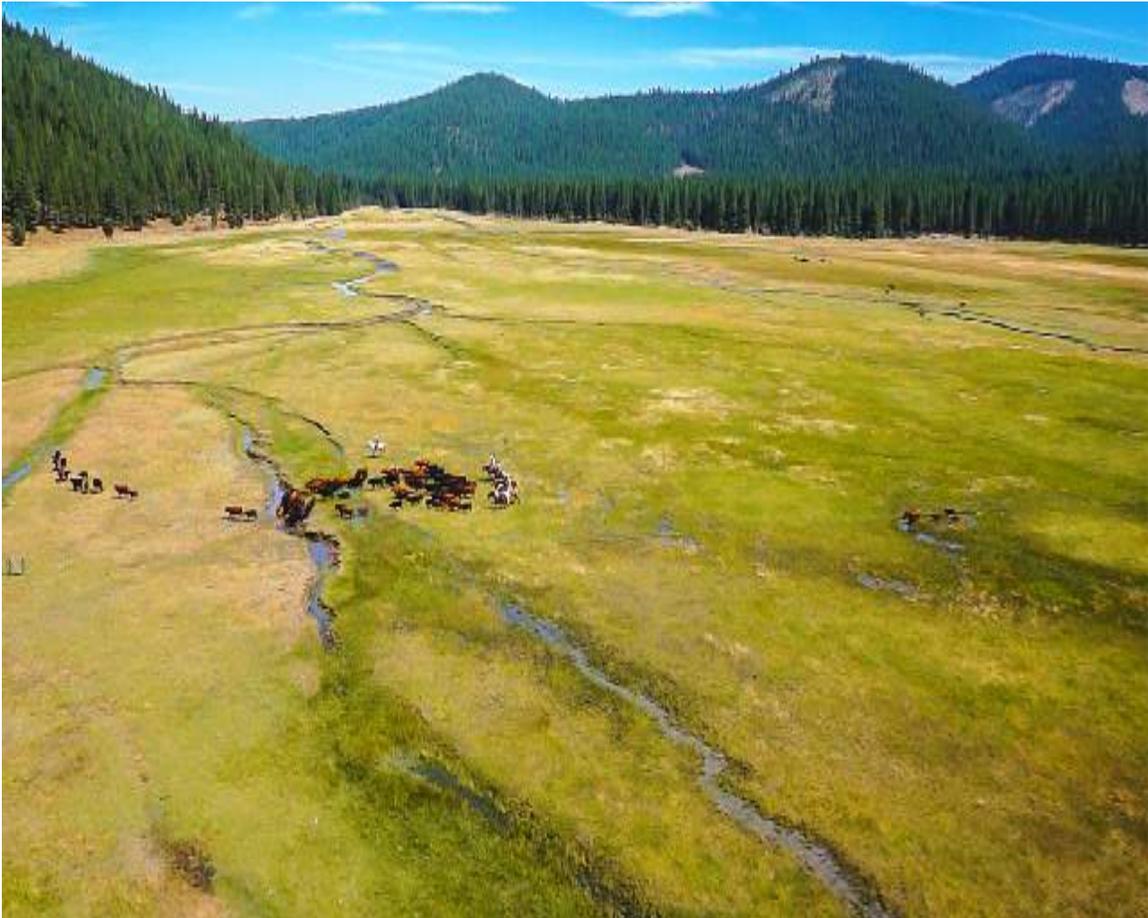
## Barn



Corrals and turn of the century barn

The turn of the century 6000 sq ft barn has been nicely restored. There is a nice big heated tack room, storage area and new cement for the support corners and new metal roof.

## Cows



Gathering cows in July at the Widow Valley portion

Adjoining the 1723.04 acres is approximately 38,000 acres of private grazing permit ground that the ranch has been leasing. The permit ground is used to graze cattle from mid-May through October depending on the season. The permit capacity is approximately 2186 AUM's. There is also a small BLM ground with 80 AUM's. The deeded ground can run about 2000 AUM's and that give the ranch approximately 800 cow/calf pairs for the season on a normal year. For more information on the permit ground, please contact the office for maps and more details. The deeded irrigated meadows are fenced and cross fenced. With the adjudicated water rights to Widow Creek and the new agricultural well, the 800 irrigated acres have been improved and upgraded. This is a great summer cattle ranch with its cool evenings and warm days make for a nice break from the hot valley floor. Cattle can be bought and sold in Alturas, CA just 51 miles away or Shasta Livestock Auction Yard in Cottonwood, CA at 112 miles away. The Western Video Market is another great way to market your cattle.

## Recreation



A nice Elk from Modoc County

This ranch is a recreation wonderland. The access out the back gate to the National Forest gives the hunter, hiker or horse enthusiast miles to roam and explore. There is a lot of history in the hills and the town of Lookout recalls how Native American used nearby hills as observation points. For the hunter, the property is located in the X1 zone for deer. The X1 zone has a very high success rate and gets some big mule deer. The property would allow for one land owner tag. The properties alignment with the national forest allows views of a lot of game; bear, deer, coyote, badger, antelope, valley quail, mountain quail and grouse. Modoc County is a sportsmen paradise. There are three species of big game hunting, antelope, Mule Deer and Rocky Mountain Elk. The mule deer are here year round, but come in heavy during May fawning season. If you are lucky enough to get a tag, you can go to Modoc National Forest and get a Rocky Mountain Elk. Pictured above is an Elk from the Devils Garden area. For the water fowler, Modoc County has some of the best waterfowl staging areas in North America. Tule Lake and Lower Klamath refuges hold superior numbers of Western waterfowl starting in September, and come October, this little basin is a duck and goose hunter's paradise. The property is located just about 60 miles to the Klamath/Tule lake refuge. Just 5 miles from the ranch is some of the best waterfowl hunting. The famous Lookout Ranch is renowned for its spectacular numbers of waterfowl in the spring and fall.

## Weather and Modoc County



The crew getting ready to gather

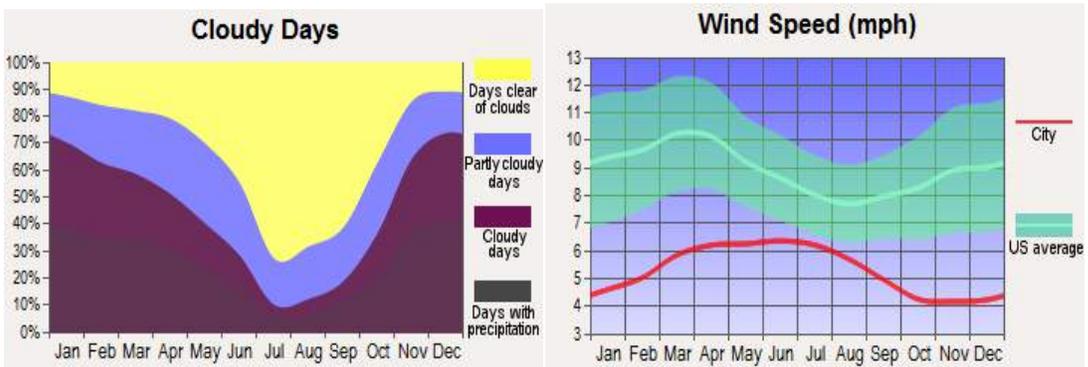
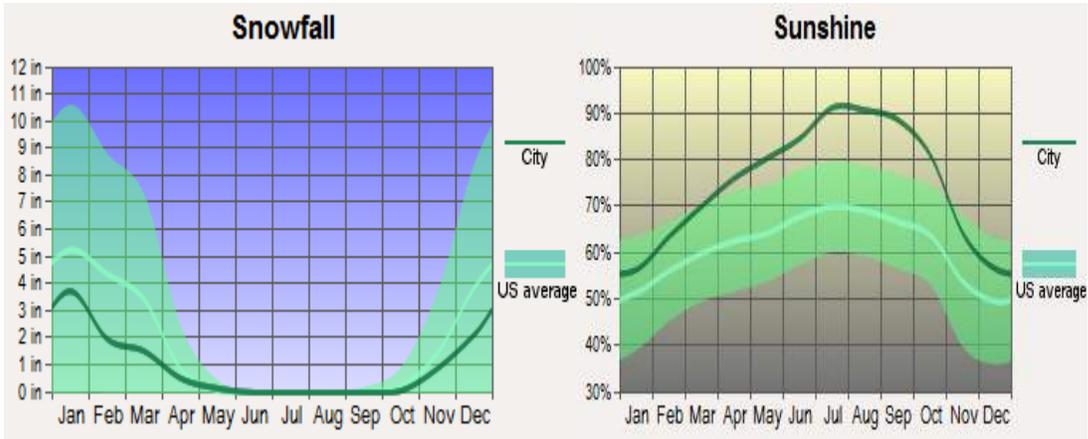
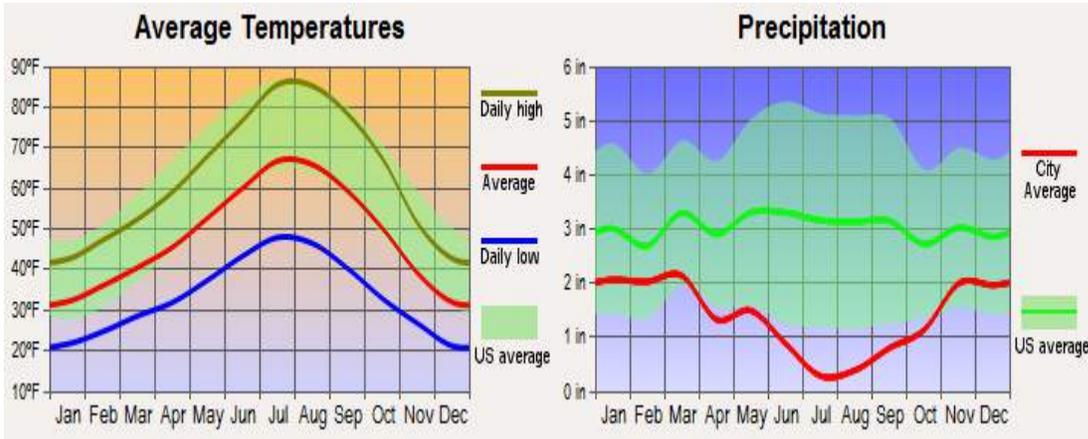
As stated on the Wikipedia website:



**Modoc County** is a county located in the far northeast corner of the U.S. state of California, bounded by the state of Oregon to the north and the state of Nevada to the east. As of 2000, its population was 9,449. The county seat is Alturas, the county's only incorporated city. The county's official slogans include, "The last best place," and "Where the West still lives."

A large portion of Modoc County is federal reservations. A patchwork of overlapping government agencies form a significant part of the economy and provide services to this rural area. The federal presence includes the following agencies and departments: US Forest Service, Bureau of Land Management, National Park Service, Bureau of Indian Affairs, and the US Fish and Wildlife Service.”

## Adin, CA



## Offering Price

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