



G-V Farms

Modoc County, California

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Introduction



This 305 acre property is located in Modoc County about 3 minutes from the town of Newell, CA and approximately 30 miles from Klamath Falls, OR. The closest post office and town with stores is Tule Lake, CA about 15 minutes away. The ranch is located in the Tule Lake agricultural region of Northern California. This area is part of the Klamath basin which is bordered by the Cascade and Siskiyou mountain ranges to the west, by Mt. Shasta to the south, by Modoc National Forest to the east, and by the Central Oregon Plateau to the north. The area's most populous city is Klamath Falls with 20,000 people. Klamath Falls is 385 miles from San Francisco, CA and 275 mile from Portland, OR. Tule Lake airport is just minutes from the ranch and has a 3500 ft. airstrip. For commercial flights you can drive 30 miles to Klamath Falls. The property has beautiful views of Mt. Shasta which is 94 miles away. The ranch is accessed off of Highway 139 and has a paved road to all the houses. This is a working commercial ranch that grows alfalfa and orchard grass hay. It has district water, 2 irrigation wells, pivot, linear, wheel lines, 2 homes, 2 barns, shop, and outbuildings.

Size and Description



The property consists of 9 parcels for a total of 305.02 acres. The property is zoned unclassified agricultural use and is not in the Williamson act.

006-170-32	106.58 acres	006-170-34	4.06 acres
006-170-35	38.35 acres	006-170-36	1.5 acres
006-170-40	76.59 acres	006-170-41	17.94 acres
006-170-15	3.49 acres	007-010-13	56.5 acres
06-170-30	MH		

The property sits at the 4250 ft. elevation in the shadows of Horse Mountain. The Mountain is a beautiful landmark that can be seen from miles around. This historic mountain was known for the annual pilgrimage of the Pit River Indians who would come to Horse Mountain to worship.

Water



Water is gold and this ranch has lots of it. The farm is part of the Tule Lake Irrigation District with adjudicated 1905 water rights and they have Class A contracts. In addition, the farm also has 2 agricultural wells; 1st is 1500 gpm, 2nd 600 gpm. The ranch is currently irrigating 260 acres. The district water costs \$64.00 an acre and the booster pumps run about \$48-\$50 an acre. They usually pump May-September 15. The power company is Pacific Corp. In the past, the farm has sold water to the government and used the well water. The wells would be an additional \$45-\$50 an acre to irrigate. Each one of the two houses has their own well and all are very productive. The government owns the mineral rights. The property has no conservation easements. It is not enrolled in the Williamson Act.

Soil

The property has two dominant soils. Laki fine sandy loam and Tulebasin mucky silty clay loam. They are both considered productive. The current owner is growing alfalfa and orchard grass hay.

Laki fine sandy loam	0% - 2% slope	IIIw-1 capability class
Tulebasin mucky silty clay loam	0% - 1% slope	IIIw-2 capability class
Truax-Searless complex	2% - 9% slope	VLE capability class
Fordney loamy fine sand	0% - 2% slope	IIIE capability class

Hay



The ranch grows commercial alfalfa and orchard grass and sells the hay to feed stores for horses. The ranch is irrigated with wheelines on 110 acres and has a Valley pivot on 84 acres and a Valley linear on 66 acres for a total of 260 acres. The alfalfa is 3 years old and they are averaging 6 tons per acre. In 2013, the alfalfa got \$220 a ton. The 1st cutting in 2014, the farm got \$275 a ton for alfalfa. The farm has 45 acres in alfalfa and 45 acres of alfalfa orchard grass mix. The orchard grass sold for \$260 a ton. The orchard grass yielded 4.5 tons per acre. There was a third cutting, but the owners chose to pasture their cattle. The farm gets three cuttings per year and depending on the weather might get a fourth cutting. They currently have 170 acres in Orchard grass.



Houses



The property has two homes. The nicely remodeled modular that is 3 bedrooms and 2 baths and approximately 1885 sq. feet is rented on a month to month basis. The owner's son lives in a conventional house and is also 3 bedrooms and 2 baths and about 1782 sq. feet. Both properties have nice trees and lawn surrounding the property.



Barns



The metal barn is eight years old and can hold over 2000 tons of hay. It measures 176' x 75'. There is also a wood barn that holds 280 tons of hay and a third barn that is used to raise pheasant and chukar that is 30' x 30'.

Shop



The newer shop measures 70' x 36' and is set up to handle farming equipment and vehicles. It has a concrete floor and metal construction. The shop has two 10' ft rollup doors and a 14' rollup door in the back. The ranch has two above ground fuel tanks and plenty of room for outdoor storage and equipment.

Recreation



This is a sportsmen paradise. There are three species of big game hunting in the area; Antelope, Mule Deer and Rocky Mountain Elk. The antelope love to winter in the area and are quite a sight to behold. The mule deer are here year round, but come in heavy during May fawning season. The Modoc National Forest is just a couple of miles away. If you are lucky enough to get a tag, you can ride out your back gate and get a Rocky Mountain Elk. Pictured above is an Elk from the Devils garden area. For the water fowler, this property is close to 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 a 20 minute drive to the Klamath/Tule lake refuge. Not only does the ranch team with mule deer and antelope, but it has an amazing variety of birds; Swainson hawk, ferruginous hawk, rough-legged hawk, red tail hawk, bald eagle, golden eagle, prairie falcons, pelicans and sand hill cranes. It also has coyote, badger, pygmy rabbits and baylin ground squirrels. During the fall, the quail and dove hunting gets good.

Weather and Modoc County

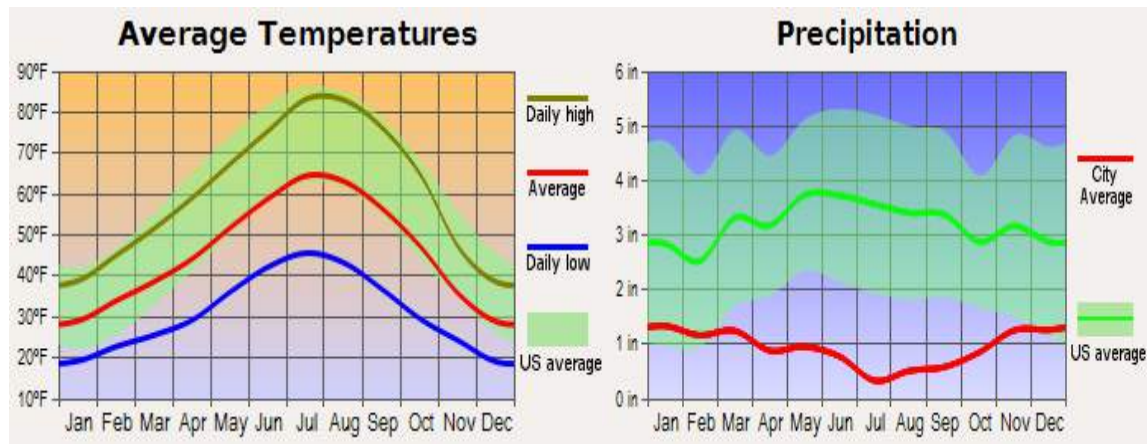


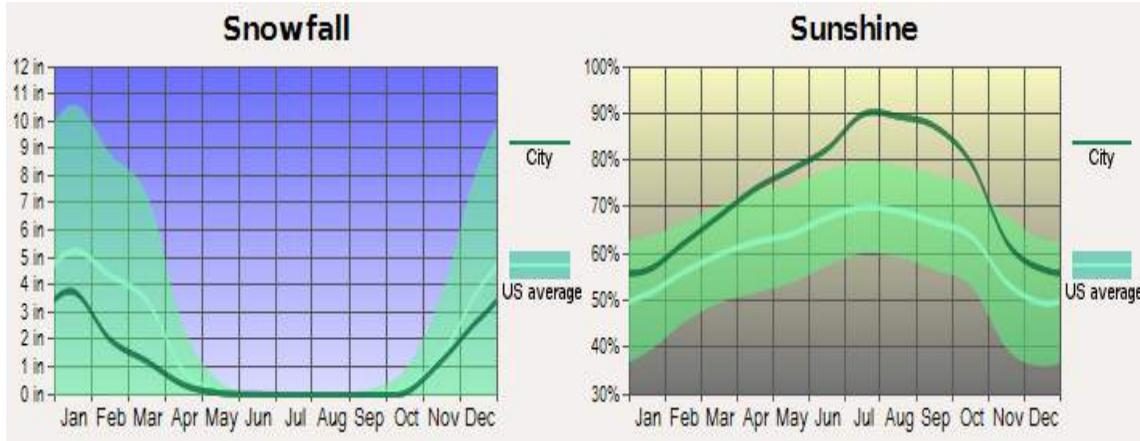
As stated on the Wikipedia website:



“**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.”





Offering Price

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