



White Horse Canyon Ranch

Modoc County, California

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Introduction



Looking east from the meadow

This 2080 acre property is located in Modoc County about 10 miles from the town of Alturas, California. Modoc County is known as the last frontier of California. With over 4203 square miles and only 9197 people in the county, this is one of the least populated, unspoiled and beautiful counties in the state. Modoc County sits in the northeast corner of California. On its east boundary is Washoe County Nevada, best known for the Reno and Sparks area. Reno is 172 miles away. To the north are Lake and Klamath Counties in Oregon. Klamath Falls is the largest community and has all the major facilities just 99 miles away. To the west is Siskiyou County, another rural timber/agriculturally based county. On its south is Lassen County. The county seat of Alturas has almost 3000 people. It has all the services you need, banks, groceries, theatres, restaurants, golf course, doctors and a hospital. The closest commercial airport would be Klamath Falls which is 100 miles away. Klamath Falls is the area's most populous city with 20,000 people. Klamath Falls is 385 miles from San Francisco, CA and 275 mile from Portland, OR. Alturas does have a 4300 ft asphalt runway that is just minutes from the ranch. Take Highway 395 north out of Reno and right in the town of Alturas make a right on County road 56, go about 6 ½ miles and make a left on County road 58, go more than 2 ½ miles and make a right on County road 58B which is a gravel road and stay right and in 1.3 miles there will be a green gate and the ranch entrance.

Size and Description



Looking Northwest at Castle rock

The property consists of 12 parcels for a total of 2080 acres. The property is zoned unclassified agricultural use and is not in the Williamson act. The property could be subdivided. The 12 parcels are legal parcels and make this ranch a great investment property. The property sits at the 4800 ft elevation and rises to 6000 feet in the back of the property. The property has moderate to gently sloped terrain on the lower elevation and steep hilly terrain on the upper elevations. The property has a nice 60 acre meadow with various deciduous trees on the stream corridors and of course scattered Juniper trees though out the ranch. The ranch borders National Forest on the east for several miles and has 1/2 mile county frontage on Road 58B.

028-010-19	160 acres	028-010-20	240 acres	028-010-21	80 acres
028-010-22	200 acres	028-010-23	80 acres	028-010-24	80 acres
028-010-25	40 acres	028-010-26	320 acres	028-010-27	240 acres
028-030-30	240 acres	028-030-31	320 acres	028-030-32	80 acres

Water



Negro Creek in drought year of May 2009

The property has two developed springs that feed water troughs and several service creeks such as Negro Creek and White Horse Canyon Creek. In addition, there are several unnamed seasonal creeks and springs that could be developed. Any mineral rights will convey with the property. The property has no conservation easements. It is not enrolled in the Williamson Act.



One of the developed springs

Soil

The property has many different soils. Listed below are some of the important soils for the meadows. A majority of the acreage is McQuarrie sandy and stony loam. A map can be provided.

147	Karcal-Ninekar complex, 0 to 9 percent slopes	78.3 acres
128	Delma cobbly loam, 0 to 9 percent slopes	62.3 acres
129	Delma cobbly loam, 9 to 30 percent slopes	53.6 acres
127	Ager cobbly clay, 2 to 15 percent slopes	52.5 acres

Cows



One of the nice bulls on the ranch

The owner currently leases out the grazing rights to a neighbor. The property is fenced and could run 75 to 100 head for the season depending on the year.



View looking east towards National Forest



View of one of the meadows looking west

Recreation

This ranch is a recreation wonderland. The access out the back gate to the National Forest gives the hiker, hunter or horse enthusiast miles to roam and explore. For the hunter, the property is located in the X3B zone for deer. The X3B zone has a very high success rate and gets some big mule deer. The property would come with two land owner tags. 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 below 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 80 miles to the Klamath/Tule lake refuge.



Rocky Mountain Elk from Devil's Garden, Modoc County

The Warner Mountains that tower above the property are one of the least known mountain peaks in California. The tallest peak is Eagle Peak at 9892 feet. The mountains cover roughly 1400 square miles. There are great hiking trails and camp grounds. Sparkling high mountain lakes and streams offer excellent fishing

opportunities. Many of the lakes are stocked with rainbow, brown and brook trout. For the horsemen, you can ride for miles and miles. The mountains are loaded with wildlife. Mule deer, mountain lion, bear, beaver, bobcats, badgers, martens, porcupines, chipmunks, squirrels, rabbits and weasels. Birdwatchers enjoy quail, dove, geese, duck, woodpeckers, warblers, sapsuckers, flycatchers, owls, hawks, and grouse.



Pepperdine Lake 10 miles from the ranch

Access out the back gate to the Modoc National Forest and the South Warner Wilderness.

<http://www.modoccountryliving.com/weather.html>

<http://www.fs.fed.us/r5/modoc/maps/index.shtml>

<http://www.wilderness.net/index.cfm?fuse=NWPS&sec=wildView&wname=South%20Warner%20Wilderness>

Weather and Modoc County



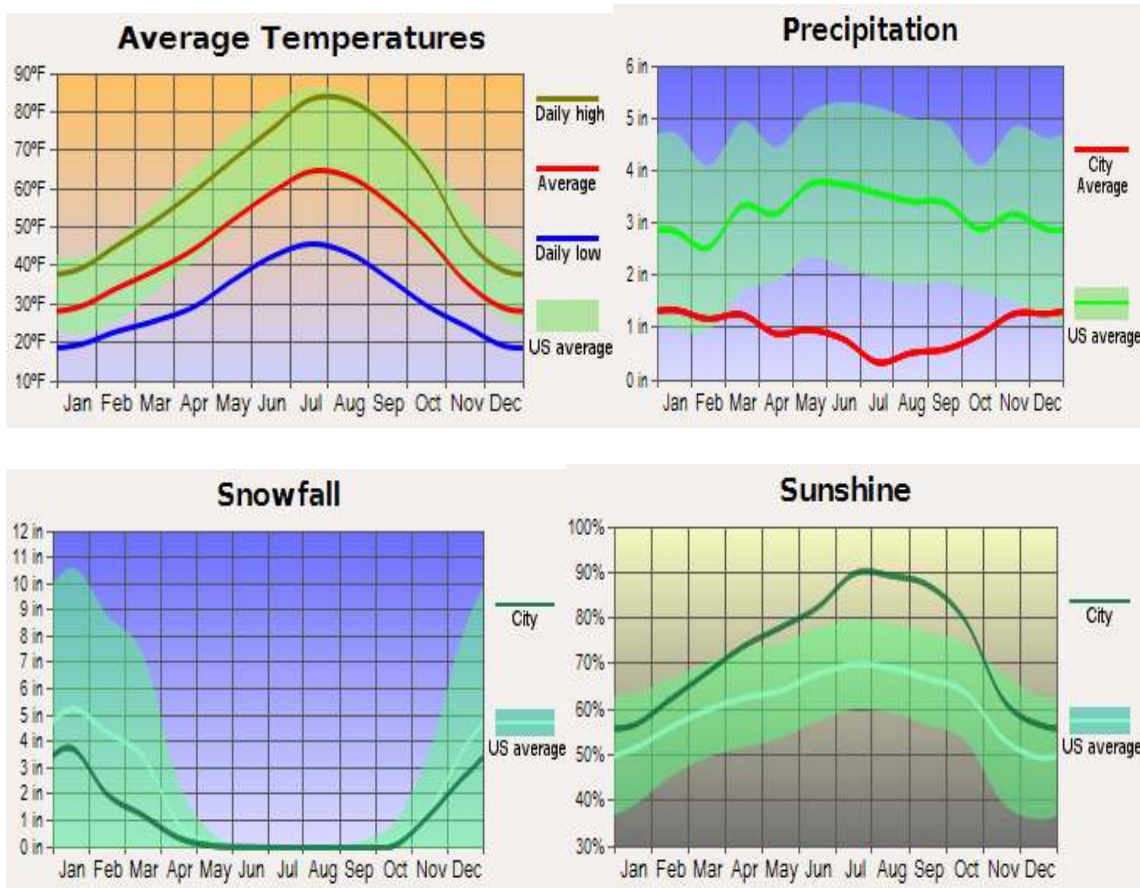
View of Alturas and Dorris reservoir looking West, Mt. Shasta in the background
As stated on the Wikipedia website:



“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.”

Alturas, CA



Offering Price

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