



Fisher Ranch Modoc County, California

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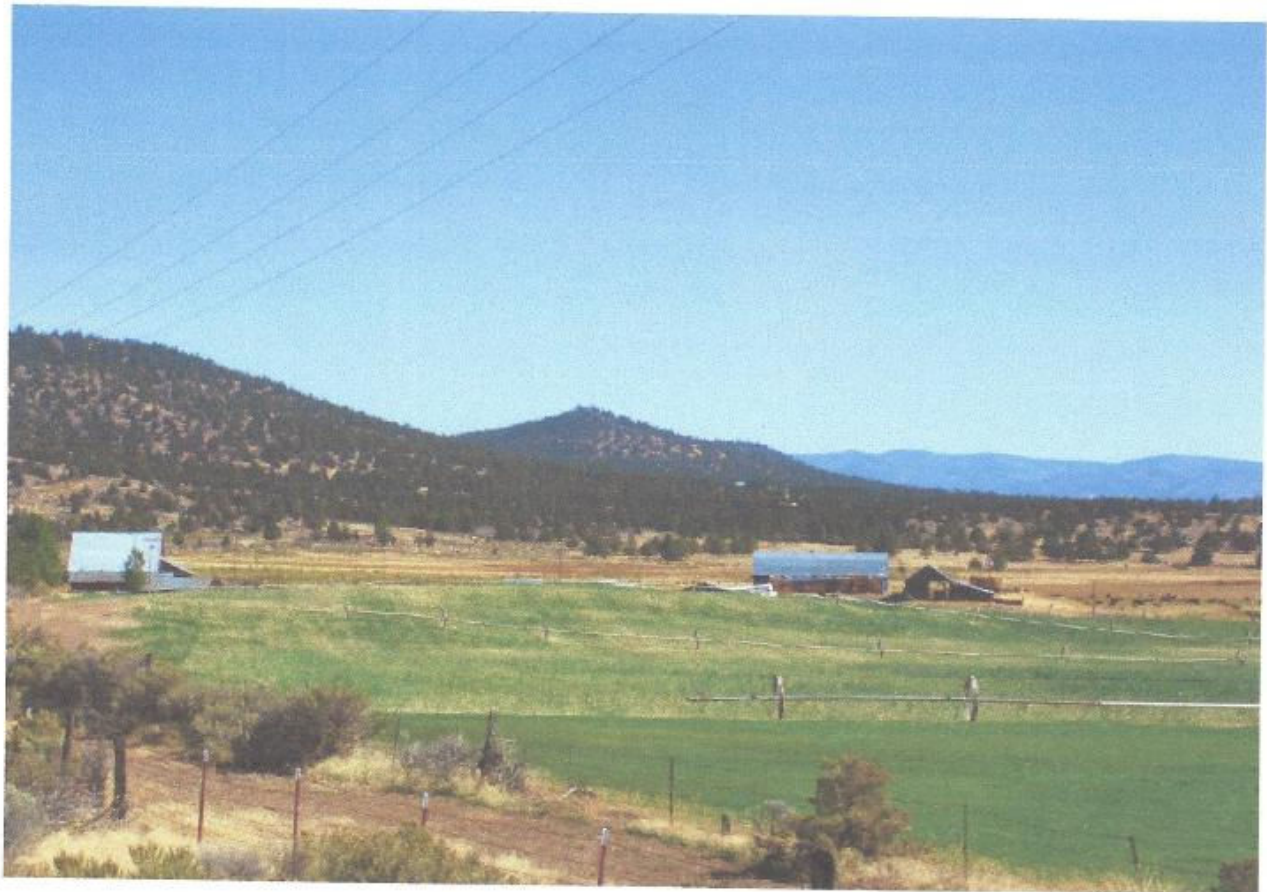
www.CabelasTrophyProperties.com

Introduction



This 2080 acre property is located in North Eastern Modoc County about 10 miles West of Alturas, CA, on Highway 299 East. Alturas features all of the amenities and charm you would expect from a small country town and it the gateway to a recreational wonderland from the soaring Warner Mountain Ranch, babbling springs, rivers and streams, along Devils Garden and into the Modoc National Wildlife Refuge covering thousands of acres of hunting, fishing, camping and relaxation. At 4300 ft. elevation, this high desert climate offers 4 distinct seasons with warm, dry summers and cold crisp winters. There are several small towns in the area, Cedarville is just 22 miles East of Alturas over the Warner Mountains well known for hot springs, hunting and fishing. Likely is 18 miles South on Highway 395 featuring the Likely Place RV and Golf Club with a new 18 hole golf course. Continue South another 82 miles into Susanville. Fall River Mills is 74 miles West of Alturas for more great hunting, fishing and golf. Lakeview, OR, is 53 miles north and Klamath Falls, OR, is about 100 miles to the North West. The nearest airports and hospitals would be in Fall River Mills, Redding, or Klamath Falls.

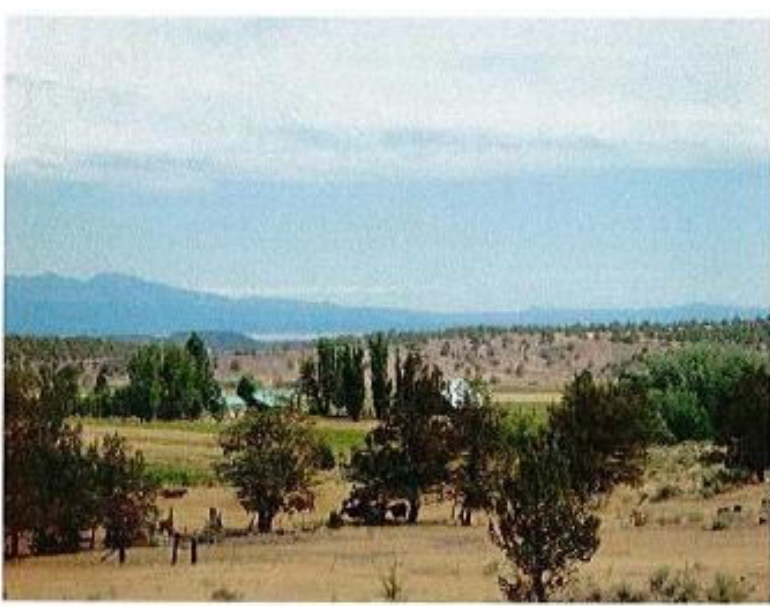
The ranch offers year round access off Highway 299. From Redding, take the 299 E, exit off I-5, and the ranch is 10 miles East after the small town of Canby. From Reno, take the 395 N exit just East of Susanville, in Alturas take 299 West, and the ranch is about 10 miles West of Alturas.



This unique cattle, hay and hunting ranch has been in the Fisher Family for over 65 years. Warm Springs flow down from the mountain ridge, creating a creek through the ranch into a pond then into the Pit River.

Impressive 370 irrigated acres with 3 pumps pulling water from the creek, pond and river. 2- 30 HP pumps each producing 600 GPM. The 30 HP creek pump was installed in 2007. The second 30 HP pond pump was installed in 2010 and the third pump is a 60 HP installed in 2009 with a 1500 GPM rating pulling water from the Pit River. There is a 205 acre allotment from the Hot Springs Valley Irrigation District out of the Pit River. All on Surprise Valley Electric power. Buried main line feeds the wheel lines in the various fields. 80 acres planted in native meadow grass, 130 acres in alfalfa, 80 in triticale. The remaining 80 acres of irrigated ground are not in production at this time. On an average, the ranch produces 450-500 ton/year. The Fishers produce enough hay to feed through the winter months, they do not grow hay as a money crop. The hay on the ranch at time of sale will be negotiable.

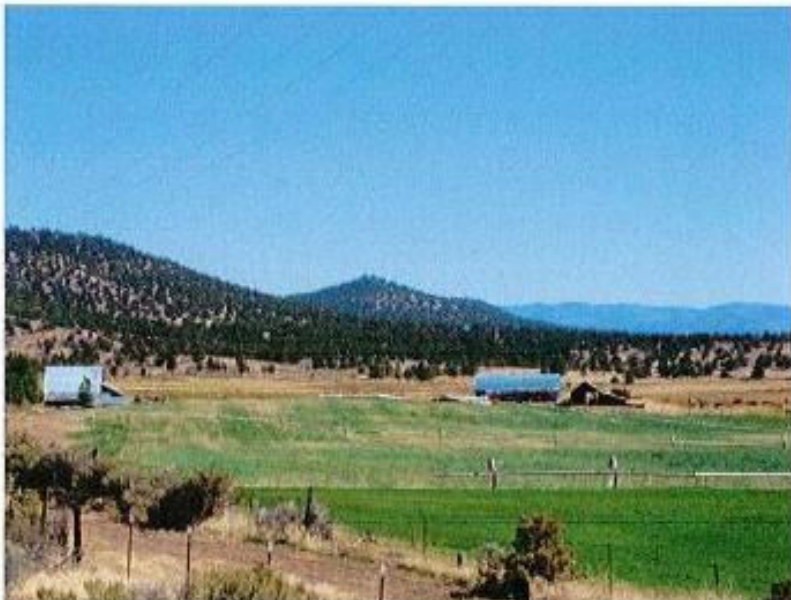
The ranch operates today along the same lines as it did 30-40 years ago. They run around 250 cows, a single brand herd of black and red Angus with Hereford mix. There is a 216 head USFS grazing permit in Devils Garden, the cows know what to do, just open the back gate and there off and grazing. The permit goes from May 15th to September 30th and is valid through 2016. The ranch herd is not included in the purchase price but is for sale at fair market value.

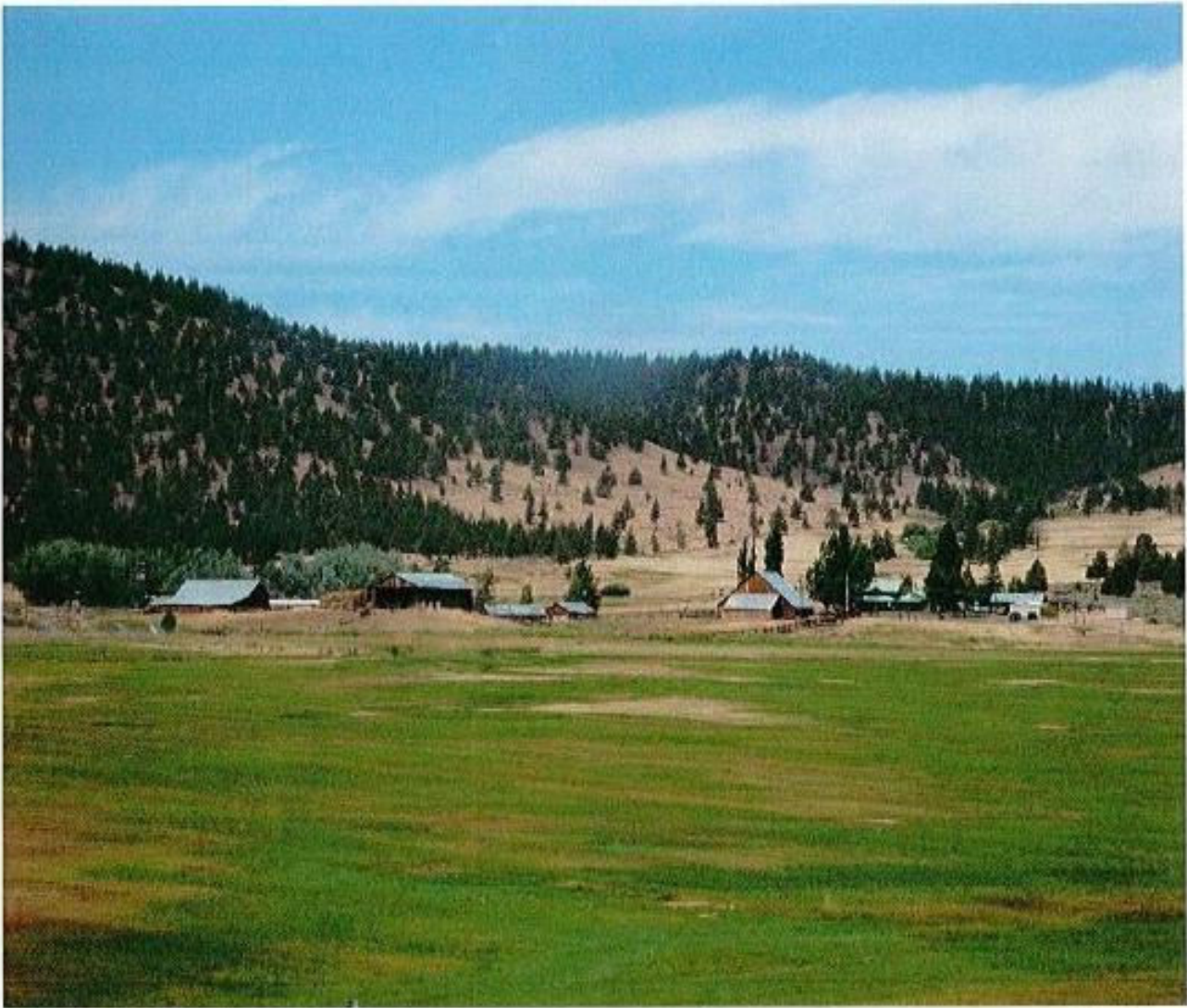


There is a large hay barn, machine shop, old milking barn, 3 pole barns strategically placed around the ranch. The upper west pole barn is the only feed lot where you have to worry about the stock water freezing, the rest of the ranch is worry free with the warm springs keeping the water from freezing over. The ranch headquarters are set up with a good working infrastructure for a full operating cattle ranch with loading chutes, scales and holding pens. There is a secondary home site located west of the ranch house with power, well and septic. Would make a great location for a ranch hands house.

Hunting and Recreation

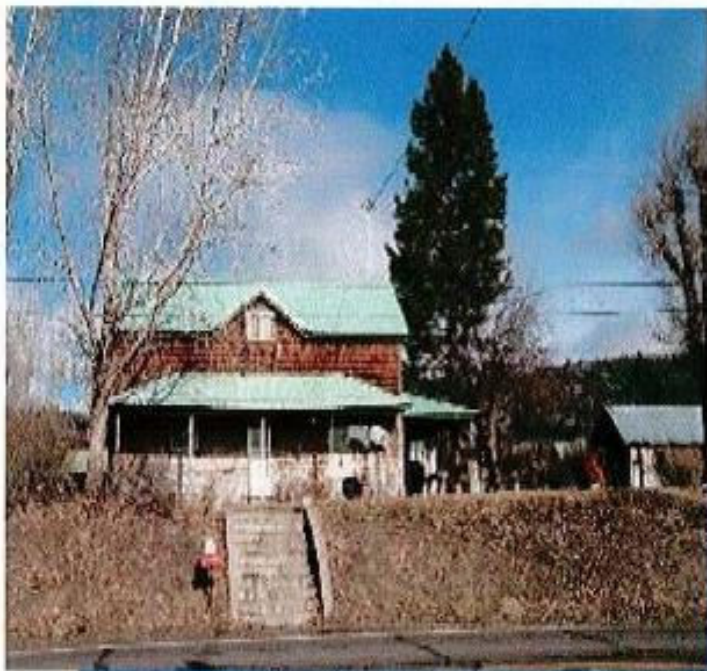
The hunting potential is phenomenal with two land owner tags available for the X2 zone or the X3a zone. You can't have both but you can contact fish and game to discuss which zone you would like to claim as the ranch has enough acres in each zone to qualify for the tags. The Devils Garden is a well known hunting ground for trophy bucks. Abundant waterfowl and wildlife including wild turkey and antelope as well as other upland game birds. The ranch is a dream come true for the horse fanatic with 2800 private acres to roam not to mention thousands of acres in the Devils Garden just out the North gate.





The property consists of 15 parcels for a total of 2,808 +/- acres. The zoning is agricultural and it is not in the Williamson Act. Elevation is about 4200 at the lowest point raising to 4300 to the North near Devils Garden. The ranch is surrounded by private property on three sides and Forest Service to the North.

Parcels:	017-200-03	198.68 ac	017-220-06	41.72 ac		
	017-200-04	597 ac	017-220-07	530.90 ac		
	017-200-11	340 ac	017-220-10	5.58 ac		
	017-200-13	85.50 ac	017-220-28	257 ac		
	017-210-01	160 ac	017-210-07	183 ac	017-220-29	116.08 ac
	017-240-10	8.5 ac	017-600-01	98 ac	017-600-03	54 ac



The Fisher Ranch House

The comfortable ranch house features 3,000 sq. ft. +/- of living space with four bedrooms and two and 1/2 baths.

There are two bedrooms and two baths downstairs and two bedrooms and 1/2 bath upstairs

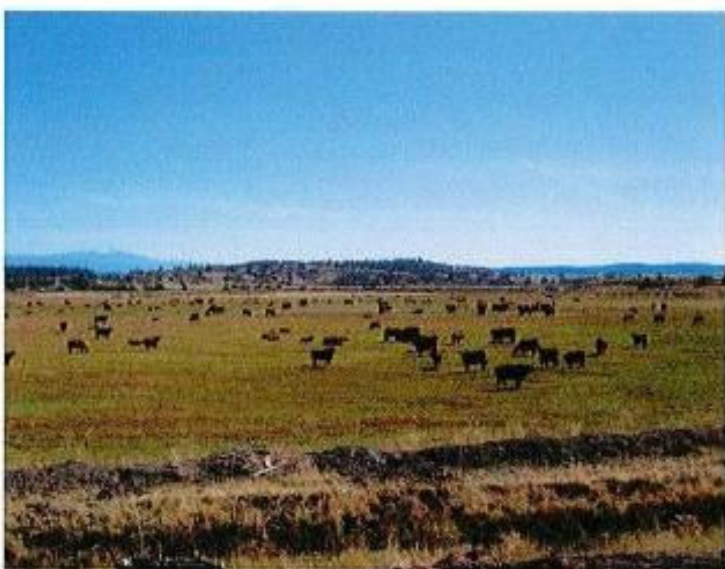
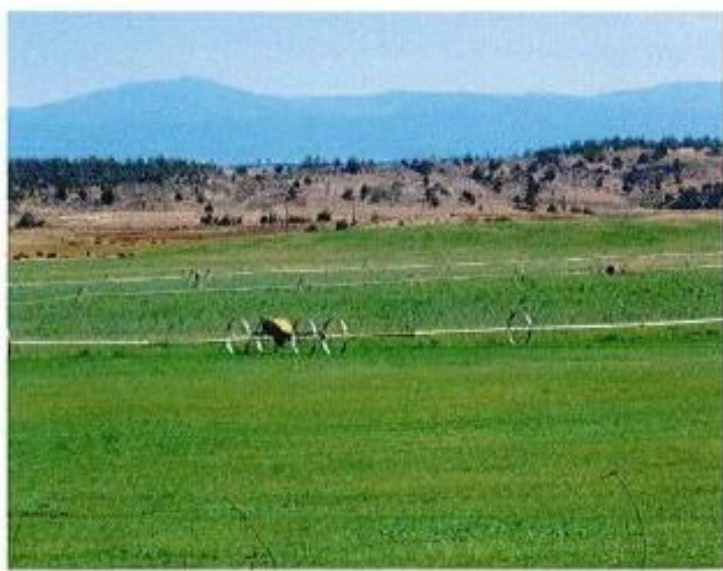


Roomy country kitchen, formal dining room, living room and great room with brick fireplace. Two car detached garage and several storage buildings. Unique concrete inground pool that used to be filled by one of the springs. Needs some work to bring back to it's former glory

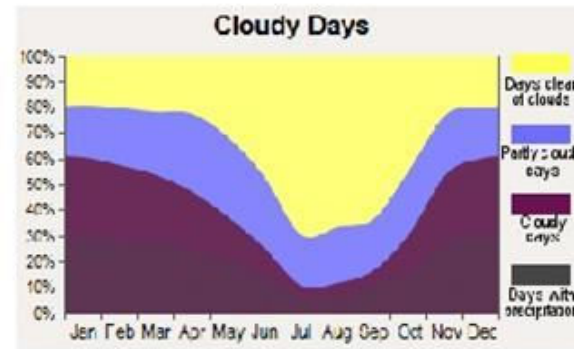
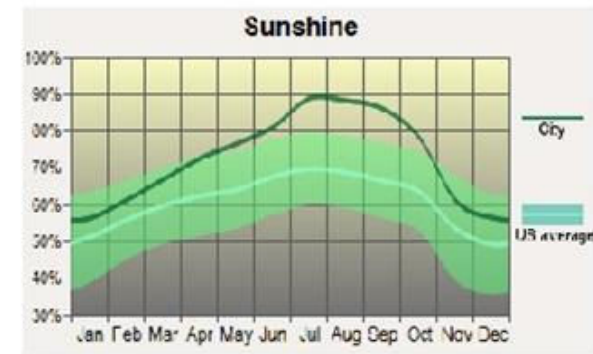
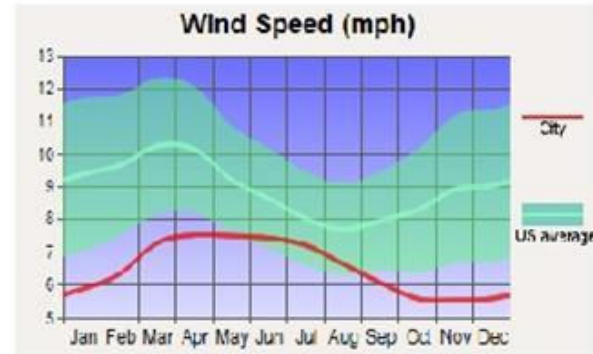
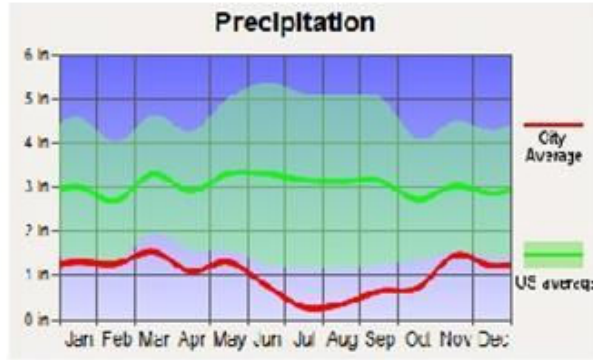
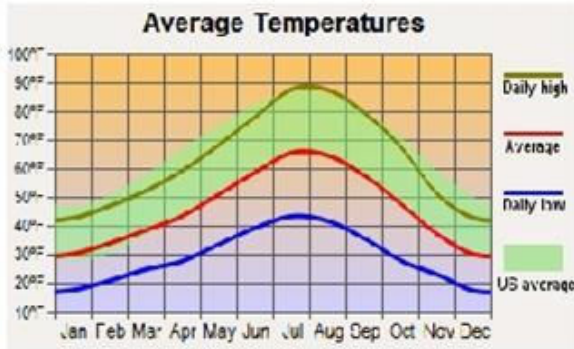




The Fisher Ranch



WEATHER



43603 Highway 299 East
Fall River Mills, Ca. 96028
530-336-6869
fallriverproperties@frontiernet.net
www.californiaoutdoorproperties.com

California Outdoor Properties, Inc. is pleased to have been selected as the Exclusive Agent for the seller of this offering. All information has been obtained from sources deemed reliable however, the accuracy of this information is not guaranteed or warranted by either California Outdoor Properties, Inc. or sellers. Prospective buyers are charged with making and are expected to conduct their own independent investigation of the information contained herein. This offering is subject to price change, correction or withdrawal without notice and any offer presented does not have to be accepted.

FISHER RANCH
Equipment List

Description	Year	Condition
10' Offset Disc	1952	Fair
Cult-a-Packer	1953	Old
Fairbanks Scales	1957	Poor
2-Way Ford Plow	1972	Poor
4-Wheel Wagon	1974	Fair <i>NOT AVAILABLE</i>
Fertilizer Spreader	1974	Fair
Roto Tiller	1976	Fair
2420 JD Swather	1982	Good
Post Hole Digger	1982	Good
Broadcast Spreader	1983	Good
JD Wagon	1984	Fair
Case Disc	1984	Poor
JD Grain Drill	1986	Fair
Meadow Harrow	1989	Good
Sub-Soller	1989	Good
18' Harrow	1991	Good
Back Hoe	1991	Fair
Brush Chopper	1991	Fair
Cattle Chute	1993	Good
Spring Tooth	2001	Good
Hay Grabber	2002	Fair
5th Wheel Trailer	2003	Good
2004 Honda TRX 4-Wheeler	2004	Good
NH 216 Rakes	2006	Excellent
505 NH Baler	2006	Excellent
TD-9 Crawler Tractor	1955	Fair
MF 65 Tractpr	1964	Fair
282 Ferguson Tractor	1984	Good
JD 2350 Tractor	1985	Good
JD 2640 Tractor	1987	Good
Crowding Alley	2002	Excellent
4-Wheeler Broadcaster	2003	Excellent
1984 Chevy 4x4 Flatbed	1989	Fair
1996 Ford F250 Pick-up	2003	Good
12 - 1/4 Mile Wheel Lines	Various	Good

USDA-Forest Service

FS-2200-10 (12/99)

TERM GRAZING PERMIT - PARTS 1 AND 2
(Reference FSM 2230)

Page 1 of 18
Permittee Number
RP0032
Permit Number
00111

PART 1

Freida Dubois, Ted Fisher, Virginia of hereinafter
Longworth d.b.a. Fisher Ranch HCR 5 Box 55000 Alturas CA, 96101
(Name of Permittee) (Post Office Address, Including Zip)

called the permittee, is hereby authorized to graze livestock owned by the permittee upon designated lands administered by the Forest Service within the Modoc (X appropriate box)
 National Forest National Grassland under the following terms and conditions:

1. Description of range. The livestock shall be grazed only upon the area described as follows: ~~described on attached page and/or~~ delineated on the attached map dated January 30, 2007, which is part of this permit. (Strike out item or items not applicable.)

2. The number, kind, and class of livestock, period of use, and grazing allotment on which the livestock are permitted to graze are as follows, unless modified by the Forest Service in the Bill for Collection:

NUMBER	LIVESTOCK		PERIOD OF USE		GRAZING ALLOTMENT
	KIND	CLASS	FROM	TO	
216	Cattle	Cow/ calf	5/15	9/30	Big Sage

3. It is fully understood and agreed that this permit may be suspended or cancelled, in whole or in part, after written notice, for failure to comply with any of the terms and conditions specified in Parts 1, 2, and 3 hereof, or any of the regulations of the Secretary of Agriculture on which this permit is based, or the instructions of Forest officers issued thereunder; or for knowingly and willingly making a false statement or representation in the permittee's grazing application, and amendments thereto; or for conviction for failure to comply with Federal laws or regulations or State and local laws relating to livestock control and to protection of air, water, soils and vegetation, fish and wildlife, and other environmental values when exercising the grazing use authorized by the permit. This permit can also be cancelled, in whole or in part, or otherwise modified, at any time during the term to conform with needed changes brought about by law, regulation, Executive order, allotment management plans, land management planning, numbers permitted or seasons of use necessary because of resource conditions, or the lands described otherwise being unavailable for grazing. Any suspension or cancellation action may be appealed pursuant to 36 CFR 251, Subpart C.

4. This permit supersedes permit issued 3/20/2000 to Freida Dubois, Ted Fisher, Virginia Longworth d.b.a. Fisher Ranch

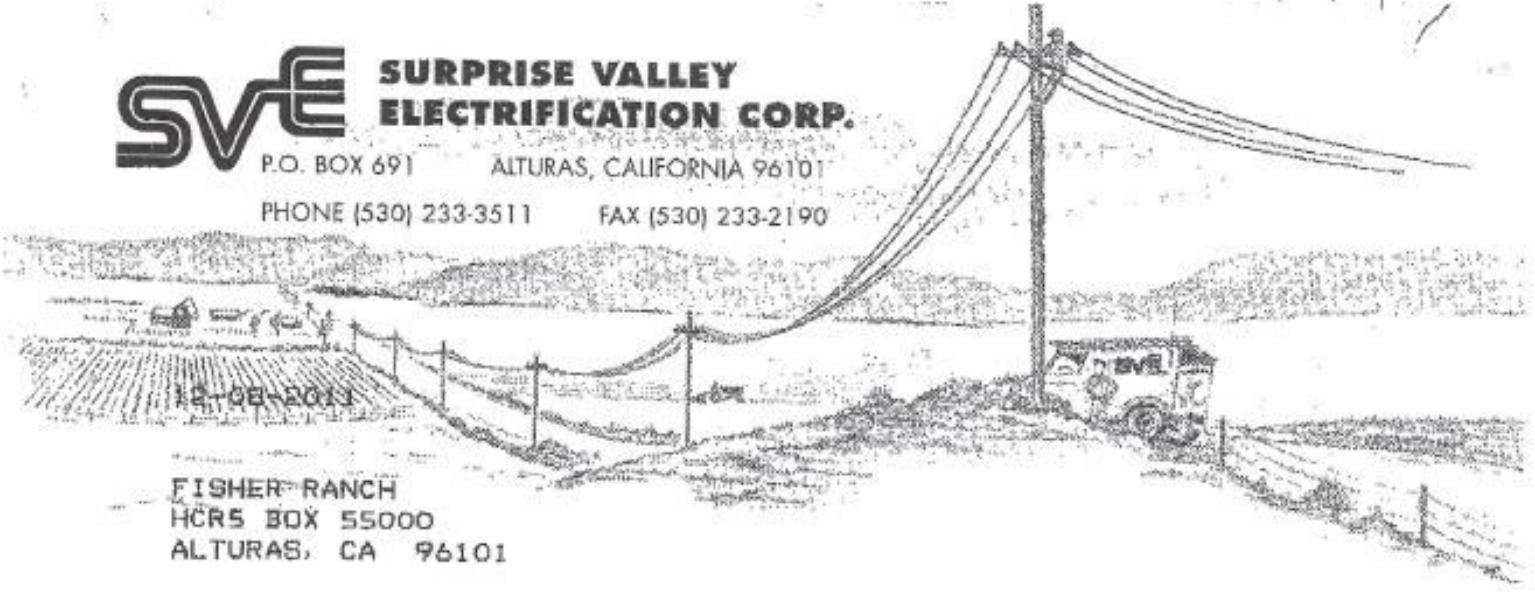
I HAVE REVIEWED AND ACCEPT THE TERMS OF THIS PERMIT

SIGNATURE OF PERMITTEE OR HIS AUTHORIZED AGENT		DATE	
<i>Fisher Ranch by Freida Dubois</i>		3/08/2007	
SIGNATURE OF FOREST OFFICER	NAME (PRINT)	TITLE	DATE
<i>Jim Irvin</i>	Jim Irvin	District Ranger	3/26/07



**SURPRISE VALLEY
ELECTRIFICATION CORP.**

P.O. BOX 691 ALTURAS, CALIFORNIA 96101
PHONE (530) 233-3511 FAX (530) 233-2190



FISHER RANCH
HCR5 BOX 55000
ALTURAS, CA 96101

Base No:	18626		Total	Total	Avr Cost
Meter #	H/P	K. W. H.	Billed	Per Kwh	
9845	30.0	22464	1475.53	.0657	
20000	25.0	2384	506.09	.2123	
20010	60.0	17656	1831.76	.0932	
		44504	3813.38	.0857	

DEAR FISHER RANCH,

In order to help you with your 2012 electric budget, we have listed your total kilowatt usage and the average cost for 2011.

The irrigation energy rate for 2012 will be \$.0485 per kwh. This is an increase of approximately 8%.

If you need help determining your cost or if you desire an irrigation system pump test, please call or come by the office.

Sincerely,
Surprise Valley Electrification Corp.

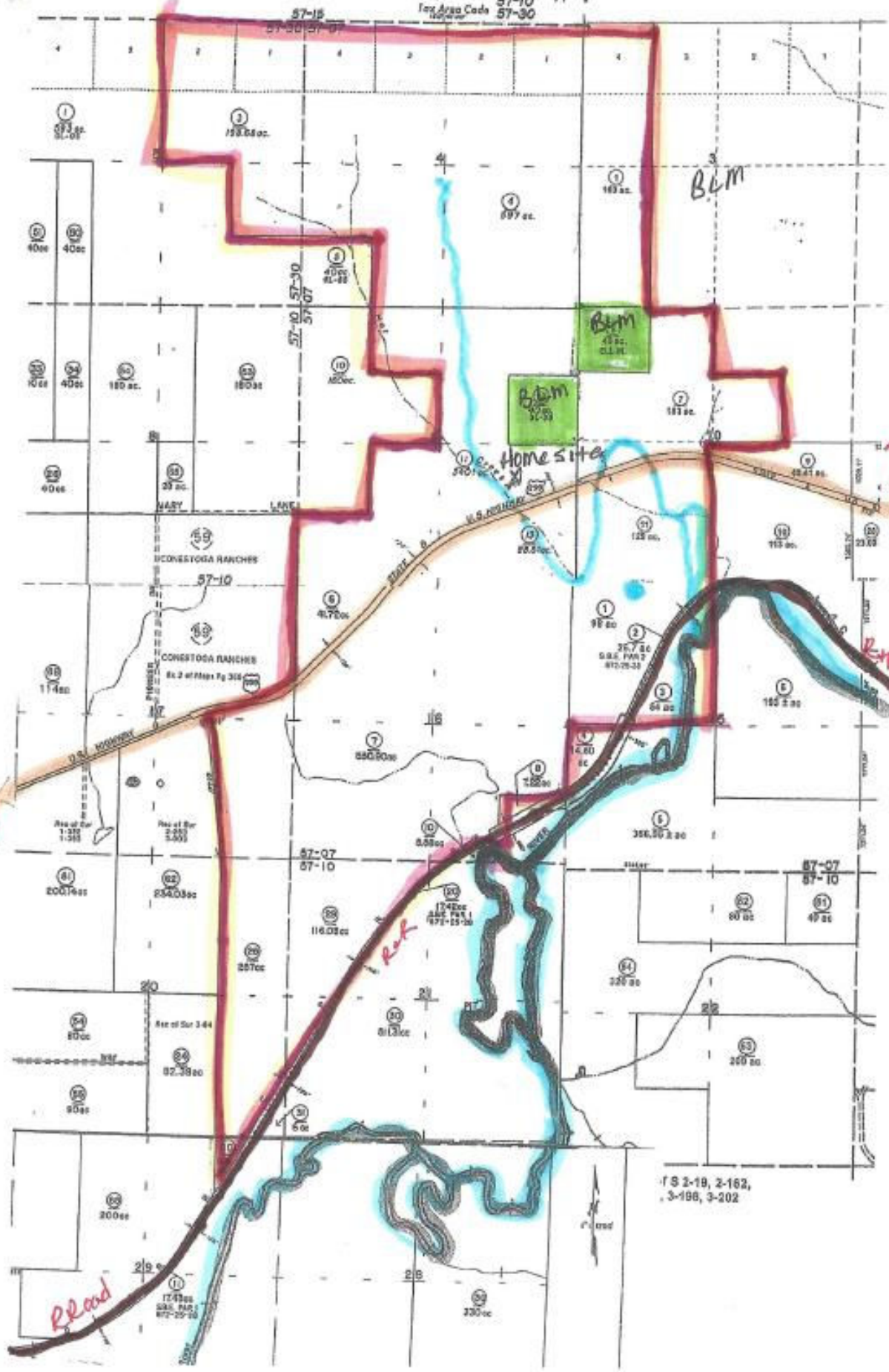
T.42N, R.11E, M.D.B.8M.

Forest Service / Dennis Gardner

57-07
57-10
57-30

Top Area Code
100000

57-10



To Candy

To Alturas

R.R.

Road

FS 2-19, 2-162,
3-198, 3-202

