



Widow Valley Ranch

Modoc County, California

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Introduction



Barn in the Fall

This 883 acre property is located in Northeastern California in Modoc County. 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, Redding, CA has most of the big retailers and is 100 miles away. Redding would also 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 and follow the road to the ranch.

Size and Description



Nice aerial view of part of the ranch and barn

The property consists of 5 parcels for a total of 883 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. Two big beautiful meadows are surrounded by pine tree forest. The county road is a year round gravel road that goes by the barn and homestead. The ranch borders Modoc National Forest on the eastern border and Sierra Pacific timber company on the Southern end. To the north and west you are mostly surrounded by W.M. Beaty & Associates timber ground.

011-330-09	40 acres	011-340-17	360 acres
011-340-27	40 acres	011-360-02	363 acres
011-360-07	80 acres		

Water



Driving the cows up Widow Creek in the Fall

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 owner installed a new pump and panel for an irrigation well that produces 2500 GPM from an electric pump. The costs have been \$ to run the well for the summer. The owner has also put in a new electric motor and pump for the windmill well that feeds consistent stock water. 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.

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 have their own electric heating units.

Barn



Inside the 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



Branding calves

Adjoining the 883 acres is approximately 25,000 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 1435 AUM's. The deeded ground can run 1200 AUM's and that give the ranch approximately 440 cow/calf pairs for the season. 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 400 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.



Tack room in the barn

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 Lookout Ranch is renowned for its spectacular numbers of waterfowl in the spring and fall.

Weather and Modoc County



Feeding cows early morning

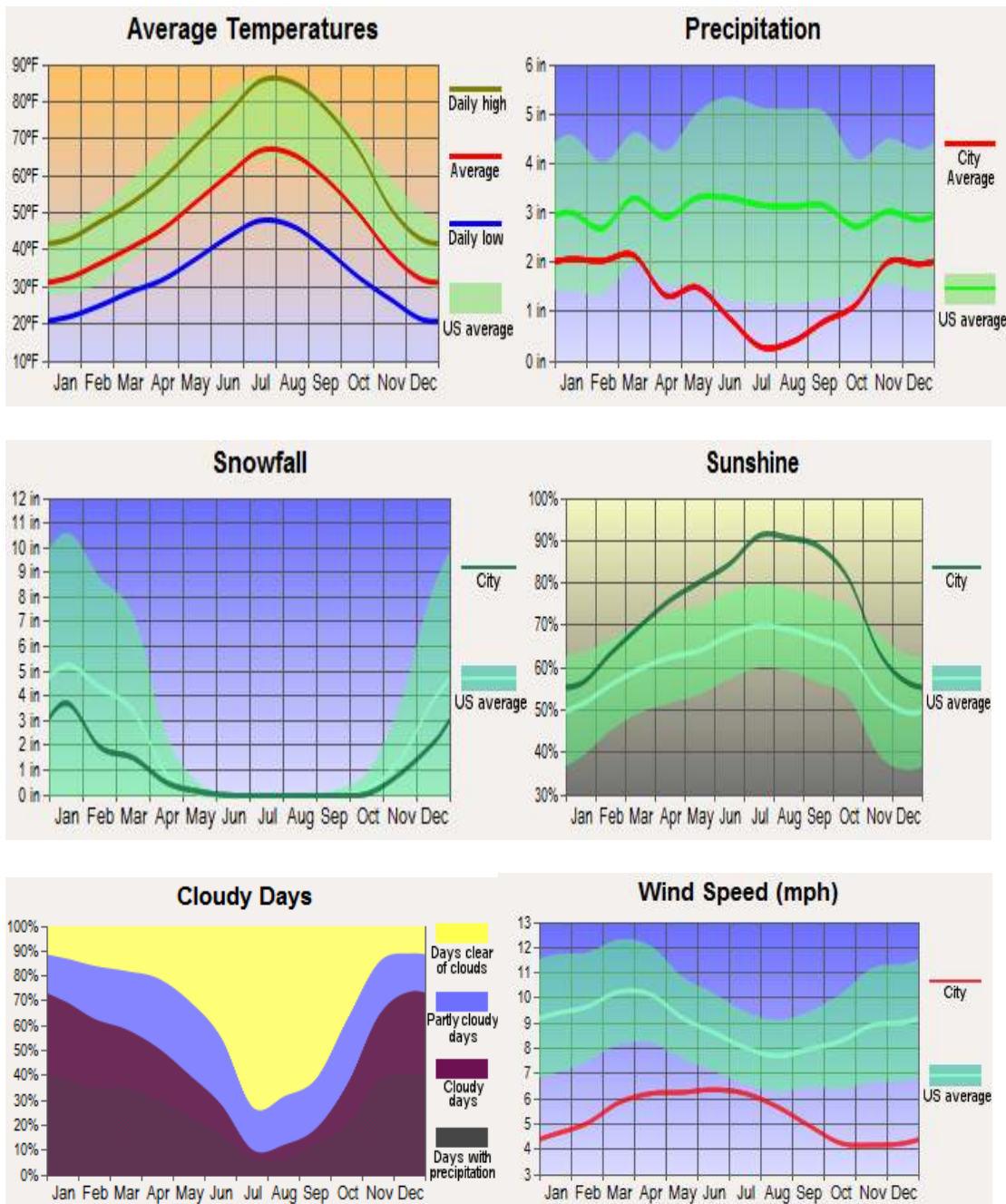
As stated on the Wikipedia website:



“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

Please call us for a price

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