

12 MILE RANCH

Modoc County, CA
& Lake County, OR



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OUTDOOR PROPERTIES

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In a single afternoon at **12 MILE RANCH**

you may see far off thunderstorms trail in across the Eastern range of the Warner Mountains. With some luck, you'll share the silent company of turkey, quail, mule deer, antelope, elk.

If you choose, a stroll will take you splashing through sub-irrigated pastures, green-gold and laced with streams. Scrambling up rim rock hilltops, you can see for miles in every direction.

Aspen lined valleys tell stories of the land's past occupants - shards of tea cups from stagecoach stops, Paiute Indian arrowheads carved from obsidian. The sky seems to stretch out endlessly here, and there is plenty of room to wander.

12 Mile Ranch extends more than 5,980 acres across Modoc County, California, and Lake County, Oregon. Dotted with well-watered meadows, the ranch is suitable for a small-scale cattle operation, and is currently leased for grazing. It would also make the perfect private oasis for the seeker of almost any type of adventure or recreation.

Come for a visit. You may need more than one afternoon.

Clockwise from above: Cattle grazing in an open meadow, the ranch's big skies, a valley rich with autumn grass.





Size and Description

The ranch consists of seventeen assessor parcels in California (4,733 +/- acres) and ten assessor parcels in Oregon (1,247 +/- acres).

In total, the ranch spans 5,980 +/- acres.

The majority of the acreage is in the AG (agriculture general) and RL (rangeland) zone.

The AG and RL zones permit residential development, the keeping of livestock and horses, agricultural pursuits, alternative energy development, recreation, and many other uses.

The property stretches from an elevation of ~5,200 ft to ~7,200 feet.

The topography is rolling; rim rock formations are scattered with meadows and aspen groves, and there is an estimated 200+ acres of prime grazing land.

In addition to the privately held acreage, the property also has access to BLM and Forest Service permits for the grazing of livestock. Full details on permitted AUs and covered area will be made available to serious buyers.

A full list of APNs is available upon request.





Left: The home and garage

Above: The large metal barn can be used for storage or as a workshop

Ranch Improvements

The ranch address is located in Oregon, providing significant possible tax savings.

There is a comfortable 1,800 sq ft manufactured home on the property, as well as a 3-car garage and large metal barn.

Current zoning allows the construction of additional homes and ranch buildings.

Power is provided by a local utility company, and water is supplied by a well.

Home

1,800 sq ft, 3 bedrooms, 2 bathrooms

Outbuildings

3-car garage/workshop with redwood siding

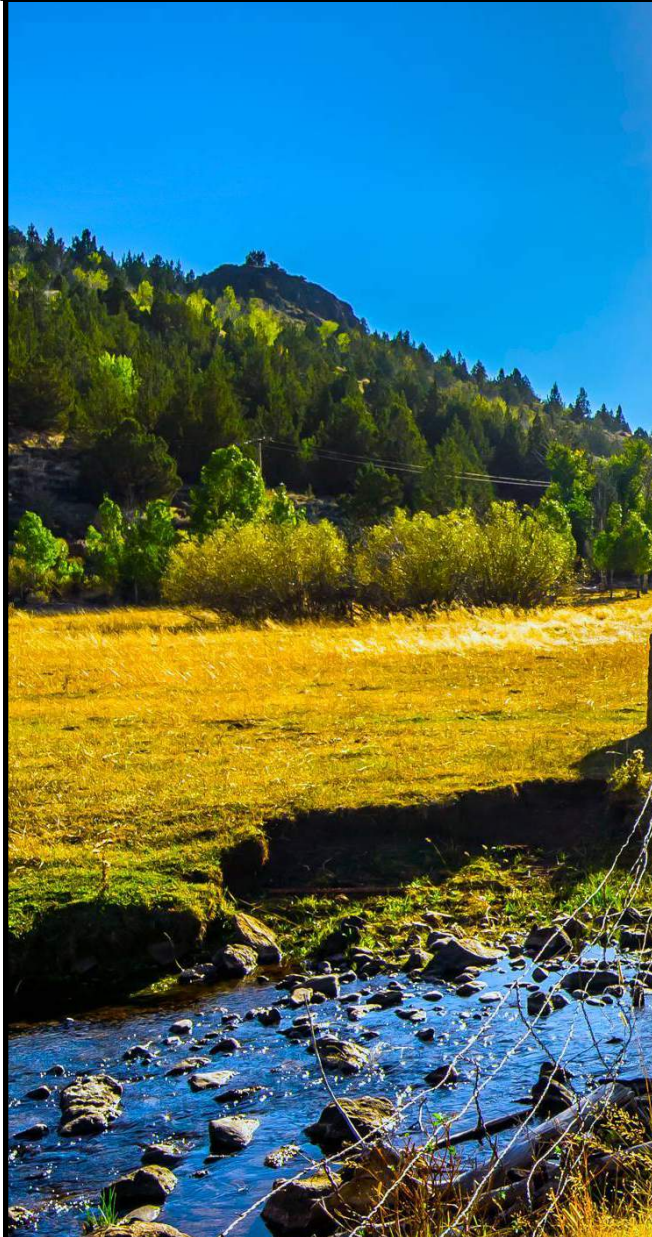
~1,200 sq ft metal barn

Remains of historic homesteads, barns, and sheep camps



Left: Home and outbuildings from above

Above: The home's front porch



Water Resources and Climate

There is a lot of water on this ranch.

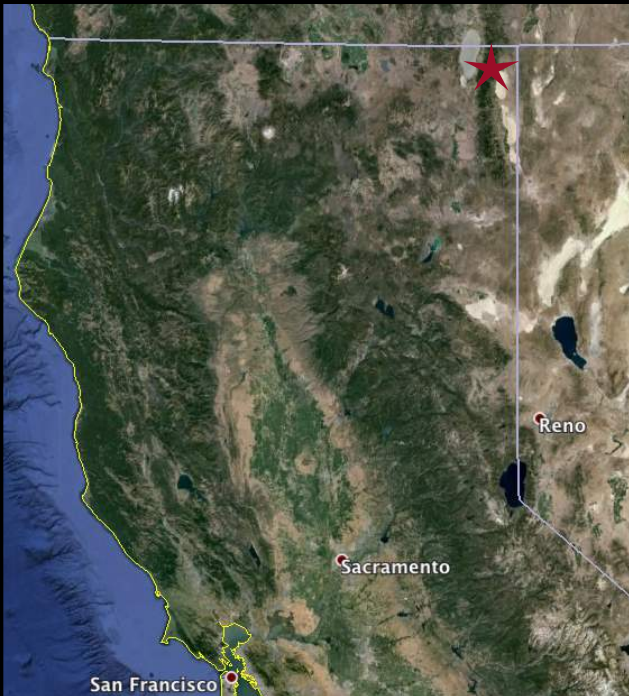
There are numerous year-round creeks that run through the property. It's also common to come upon springs flowing directly out of the ground. The meadows in the ranch are largely sub-irrigated from these underground spring sources.

The ranch also has a large reservoir known as Fisher Flat, and a number of other small seasonal reservoirs.

The home itself has a good well which can be used for domestic water and small-scale irrigation.

The ranch also benefits from a year-round open ditch that runs through the entire property. Cattle and wildlife use the ditch as a watering hole.

Above and left: Streams criss-cross the meadows and feed lush groves of aspens



Surrounding Area and Access

12 Mile Ranch is located in the Northeastern corner of California and spills over into Southern Oregon. The Nevada border is not far to the East of the property.

The closest private airport is in the town of Ft. Bidwell, a twenty minute drive from the ranch house. For commercial flights, Klamath Falls's airport is 145 miles driving, and Reno's International airport is 220 miles away.

The area is a hub for ranching and outdoor recreation. The beautiful and rugged Warner Mountains, an 85 mile stretch of wilderness, provide endless opportunity for adventure.

Go for a soak in Surprise Valley's hot springs, or watch the majestic gathering of over 240 types of migratory birds at the Modoc National Wildlife Refuge.

There is not a single stop-light in the whole of Modoc County, and in many ways the area has changed little since the Pauite, Pit River and Modoc Indians were its only inhabitants. Nonetheless, creature comforts can be found in the small surrounding towns of Fort Bidwell, Alturas (the county seat) and Cedarville.

Despite low populations in the area, there is a deep sense of community among the people living in this stronghold of the old West.

Above, top to bottom:

The Warner Mountains provide all-year sporting access

A cafe in the nearby town of Likely

The property is located at the border of CA, OR and NV

The annual County Fair in Cedarville is a popular event for all ages





Recreational Attributes

This property is truly a private recreational playground.

The adventurer will find more than their fill of old treasures at the former homestead and shepherd sites, and arrowheads abound in the rocky hills.

Endless hiking and horseback trails crisscross the property.

For the hunter, you are in X3b zone and you should be able to get 2 landowner tags. Rocky Mountain Mule deer and Colombian Blacktail deer, pronghorn antelope, quail, turkey and predators can all be found on the ranch.

Fish the streams for redband trout or head to a nearby basin lake to cast out for bass and crappie.

Stargaze under the huge night skies, and wake up to the smell of fresh mountain air.



Clockwise from above: One of the ranch's many meadows, an obsidian arrowhead, redband trout, cattle grazing near the old homestead.

Offering Price

~Please call us for a price ~



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