



**Circle C Ranch  
Tehama County, California**

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## **Introduction**



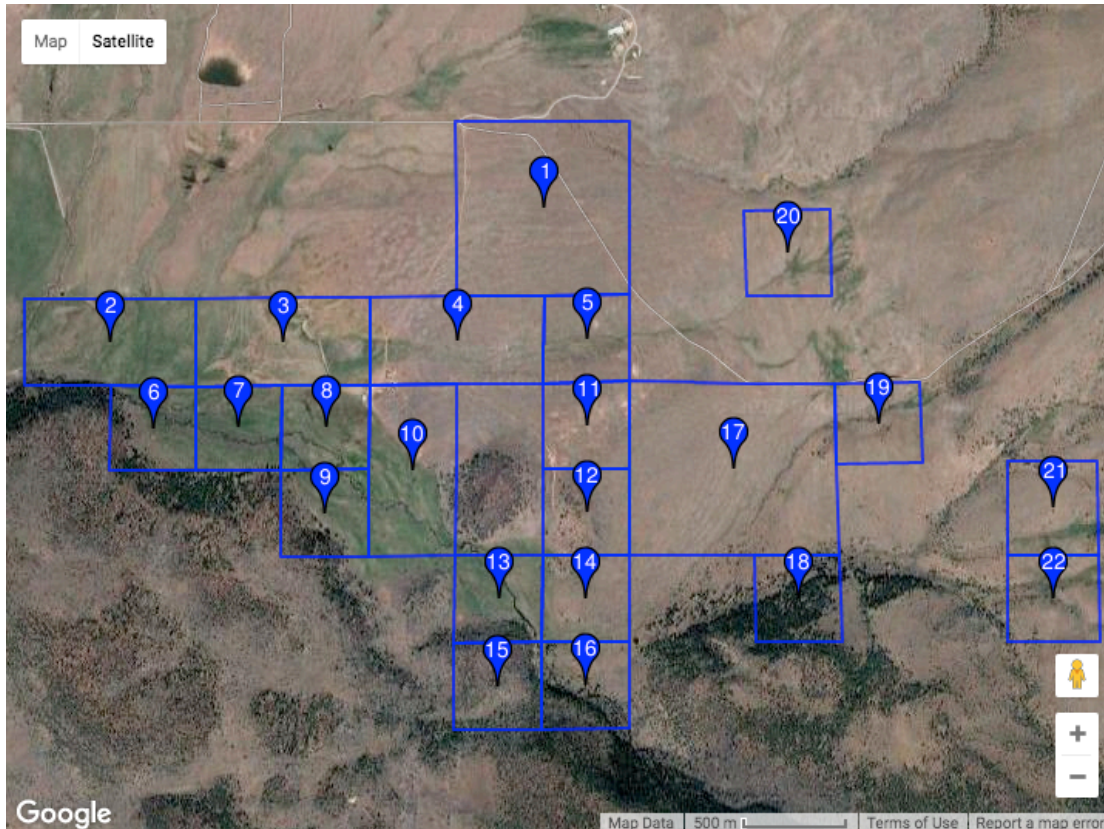
The 1,311 +/- acre Circle C Ranch is located in Northern California's scenic Modoc County. The ranch sits just 7 minutes north of the small community of Adin, 40 minutes southwest of Alturas, CA, and is about 70 miles south of the Oregon state line and 70 miles west of the Nevada state line. Alturas has a population of 2,827 people and is the county seat of Modoc County. The closest commercial airport would be Redding, California, approx. 110 miles from the ranch. There is a private airport in Fall River Mills with a 5000 ft. runway less than a ½ hour away and a 2850 ft. runway in Adin just minutes away.

The Circle C Ranch is a trophy property for both fishing and hunting. The property has approximately four miles of private fishing along the Ash Creek, which meanders through the ranch. Ash Creek is full of native Rainbow, Redband, and Brown trout whom naturally reproduce in the stream and range in size from fingerling to 24 inches. Members from Trout Unlimited described Ash Creek as "a pristine spring fed creek with a thriving wild trout population." The creek provides excellent dry and wet fly fishing on the ranch. The ranch also has great hunting. The property is located in the X-3A premium-hunting zone, which offers Deer, Antelope, Black Bear, Turkey, along with great waterfowl hunting. The surrounding area is home to mountain lions, coyotes, bobcats, badgers, squirrels, rabbits, hawks, and eagles giving the ranch great biodiversity.

Along with great fishing and hunting, the ranch is also a great cattle ranch. Historically, the property has been a summer grazing ranch with the ability to support 150 cows and 450 steers of cattle from roughly May through October. The property has plenty of feed as 400 acres are irrigated by ditch from the Ash Creek. Access to the ranch is by Highway 299, which is a two lane paved highway, exiting onto County Road 86 and taking it to the end. Please call the office for an appointment to visit this distinctive ranch.



## Size and Description



The ranch consists of 22 parcels and is NOT in the Williamson Act. It sits at the 4300 ft. elevation and the parcels range from 40 acres to 191 acres. A detailed list of parcel numbers can be seen below:

#1 018-210-021-000 160 Acres	#2 018-210-023-000 80 Acres	#3 018-210-024-000 80 Acres	#4 018-210-027-000 80 Acres
#5 018-210-028-000 40 Acres	#6 018-240-055-000 40 Acres	#7 018-240-056-000 40 Acres	#8 018-240-057-000 40 Acres
#9 018-240-065-000 40 Acres	#10 018-240-034-000 80 Acres	#11 018-240-036-000 40 Acres	#12 018-240-037-000 40 Acres
#13 018-240-040-000 40 Acres	#14 018-240-057-000 40 Acres	#15 018-240-059-000 40 Acres	#16 018-240-058-000 40 Acres
#17 018-370-011-000 191 Acres	#18 018-370-014-000 40 Acres	#19 018-370-021-000 40 Acres	#20 018-350-020-000 40 Acres
#21 018-370-019-000 40 Acres		#22 018-370-018-000 40 Acres	

## **Water and Utilities**



As described earlier, the ranch has private access to roughly four miles of the Ash Creek, which bisects the ranch. Approximately 400 acres of the ranch are irrigated by the Ash Creek via ditches. The water rights available to the ranch include 4.7 cfs as described in Degree # 3670 which is adjudicated, 1<sup>st</sup> priority right. The ranch also included a well which provides water to the house and other structures. Electricity is provided by Surprise Valley Electric which connects to the house, barn, shop, and other various structures. Ash Creek is the heart of this ranch. It is a true spring ranch where 100% of the summer flow comes from the springs located in Ash Valley. It is a wild trout fishery with rainbow, red band and brown trout. Since the river is self-sustaining there is a great variance in size. It has very consistent flows. The Creek has two very different characteristics. The upper creek has classic meadow fishing with big undercut banks and deep potholes. The lower creek is pine covered ravines with freestones experience. The ranch used to be a fly fishing business with strict catch and release and a limit of poles on the river at one time. The owner stated that since the creek is in such pristine condition



the amount of food for the trout is quite extensive, from fresh water mussels to leeches. The bugs seem larger than normal with great hatches of caddis and mayflies.

## **Structures**



The ranch includes a 1,630 square foot single family house with a 360 square foot attached garaged. The house includes three bedrooms, two bathrooms, a den, kitchen, living room/dining area, a wood-burning fireplace, and has a wood frame structure with aluminum siding and a metal roof. Flooring includes carpet and ceramic tile, while the interior walls and ceiling are finished with paint and texture over sheet rock. The back of the house has a 450 square foot redwood deck and there is also a small landscape that is enclosed by a chain link fence. The equipment shed is approximately 1,455 square feet, has a wood frame, metal roof, and pier foundation. The barn is approximately 480 square feet, has a wood frame, metal roof, and pier foundation. The shearing barn is approximately 4,284 square feet with a wood frame, metal roof, and pier foundation. This barn also has access to electricity and water. The workshop is approximately 1,152 square feet, has a wood frame, metal roof, metal sidings, and a concrete foundation. The shop has electricity and water and plenty of workspace.

## Livestock



The majority of the property is flat to moderately sloping terrain, making it a great mother cow operation. The ranch typically supports around 600 head of cattle (150 cows, 450 steers) generally from May through October. The entire Ash Creek is protected from the cattle via electric fence. The property could also be used as an equestrian center with trails for exploring and flat land for round pens and riding arenas. Water is distributed across the property via the Ash Creek, troughs and ponds making it easily accessible for livestock. While the ranch has only been used as a cattle operation, it is important to remember that the space is open and available to hold whatever livestock related pursuit you desire.



## **Recreation**



On a ranch this size, the lists of recreational possibilities are many. Take a ride on horseback up through the trails and meadows with amazing views of the surrounding area. Explore the hills and valleys on a 4 wheeler, quad, dirt bike, or even on foot as roads can be found throughout the property.

The thing that sets this ranch apart from all others is its incredible fishing and hunting. The Circle C Ranch is a trophy property for both fishing and hunting. The property has approximately four miles of private fishing along the Ash Creek, which is full of native Rainbow, Redband, and Brown trout whom naturally reproduce in the stream. There is an abundance of grasshoppers and caddis in the early season lasting well into late October providing excellent dry and wet fly-fishing. The creek has also had some years where a Hexagenia hatch would last as long as six weeks.

The ranch also has great hunting. The property is located in the X-3A premium-hunting zone, which offers Deer, Antelope, Black Bear, Turkey, along with great waterfowl and avian hunting. The surrounding area is home to mountain lions, coyotes, bobcats, badgers, squirrels, rabbits, hawks, and eagles giving the ranch great biodiversity.

The ranch hasn't been hunted for the past twenty years allowing the ranch to be full of wildlife. The property owner can obtain two deer tags per year giving him or her the right to hunt on owned property. The property is also eligible to enter into Private Lands Management program (PLM), which would likely grant the property between four to six deer tags per year. The owner can sell, auction, or keep the tags to utilize them however they want. The PLM program also extends the hunting season from two weeks to almost three months.



## Weather and Modoc County

As shown on Wikipedia and Google Maps Modoc County:



From Wikipedia on Modoc County

**Modoc County** is a county in the far northeast corner of the U.S. state of California. As of the 2010 census, the population was 9,686.<sup>[1]</sup> making it the third-least populous county in California. The county seat and only incorporated city is Alturas.<sup>[3]</sup> Prior county seats include Lake City and Centerville; the latter is now a ghost town. The county borders Nevada and Oregon.

A large portion of Modoc County is federal land. Several federal agencies, including the United States Forest Service, Bureau of Land Management, National Park Service, Bureau of Indian Affairs, and the United States Fish and Wildlife Service, have employees assigned to the area, and their operations are a significant part of the area's economy and services.

The county's official slogans include "The last best place" and "Where the West still lives".

rior to the arrival of Europeans in the region, varying cultures of Native Americans inhabited the county for thousands of years. At the time of European encounter, the Modoc people lived in what is now northern California, near Lost River and Tule Lake. The county was named after them.<sup>[4]:216</sup> The Achumawi (or Pit River Indians, for which the Pit River is named), and the Paiute also lived in the area.<sup>[4]:216</sup> To the north were the Klamath in present-day Oregon.

The first European explorers to visit Modoc County were the American John C. Frémont and his traveling party (including Kit Carson) in 1846, who had departed

from Sutter's Fort near the confluence of the American and Sacramento Rivers. (This is where the city of Sacramento lies today.)<sup>[4]:216</sup>

The northern boundary of California, and eventually Modoc County, had been established as the 42nd parallel since the time of Mexican possession. In the absence of a reliable survey of the 120th meridian, the eastern boundary of northern California was a subject of contention before Modoc County formed. The Territory of Utah requested jurisdiction to the summit of the Sierra Nevada. At the time, the Warner Mountains were believed to be a part of the Sierra Nevada, so this would have included Surprise Valley, but California denied the request.<sup>[5]:76-77</sup>

In 1856, the residents of Honey Lake Valley reckoned the 120th meridian to be west of their valley, placing them in Utah territory, and attempted to secede and form a territory they called Nataqua. Nataqua would have included Modoc County.<sup>[6]</sup> In 1858, the Territory of Nevada, with its capital now in Carson City, successfully seceded from Utah, and assumed jurisdiction to the summit of the Sierra Nevada until the 120th meridian was surveyed in 1863.<sup>[5]:76-77</sup>

After Nevada was granted statehood in 1864, the region of current Modoc County was placed within jurisdiction of Shasta County, California, and Siskiyou County was, in turn, generated from Shasta County in 1852.<sup>[7]</sup>

Increasing traffic on the emigrant trail, unprovoked militia raids on innocent Modoc, and a cycle of retaliatory raids increased a cycle of violence between settlers and the tribes in the area.<sup>[4]:217</sup> In 1864, the Klamath, Modoc and Yahooskin band of the Shoshone signed a treaty ceding lands in both Oregon and California, and the tribes were colocated on the Klamath Reservation. Harassed by the Klamath, traditional competitors, a band of Modoc led by Captain Jack returned to California and the Tule Lake area.

The Modoc War (or Lava Beds War) of 1872-73 brought nationwide attention to the Modoc during the protracted battles. From strong defensive positions in the lava tubes, 52 Modoc warriors held off hundreds of US Army forces, who called in artillery to help.<sup>[4]:218-219</sup> Peace talks in 1873 stalled when the Modoc wanted their own reservation in California. Warriors urged killing the peace commissioners, thinking that the Americans would then leave, and Captain Jack and others shot and killed General Edward Canby and Rev. Eleazer Thomas, and wounded others. More Army troops were called in to lay siege to Captain Jack's Stronghold.<sup>[8]</sup> Dissension arose, and some Modoc surrendered. Finally most were captured, and those responsible for the assassinations were tried and executed. More than 150 Modoc were transported to Indian Territory as prisoners of war.<sup>[4]:219</sup> The area has since been designated the Lava Beds National Monument.

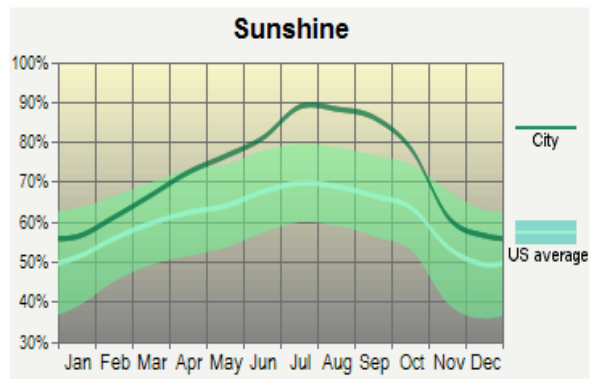
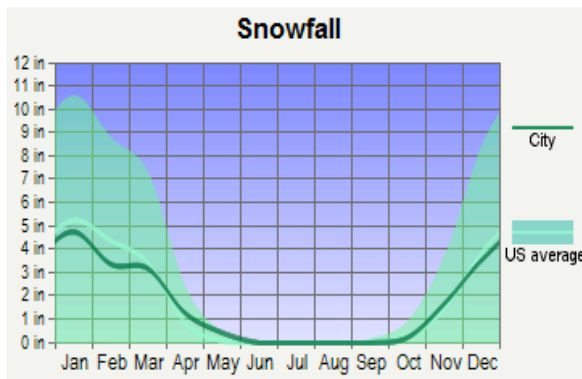
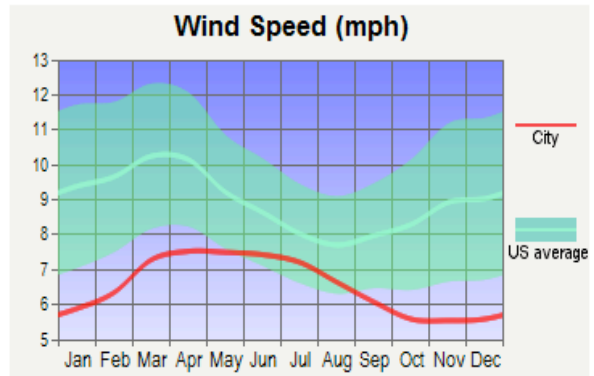
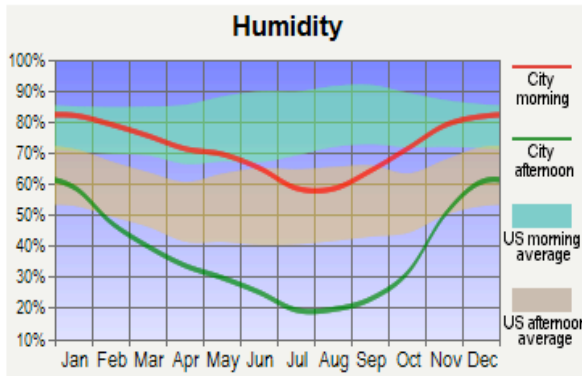
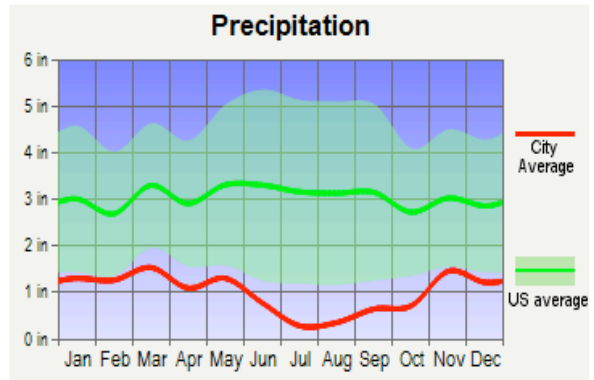
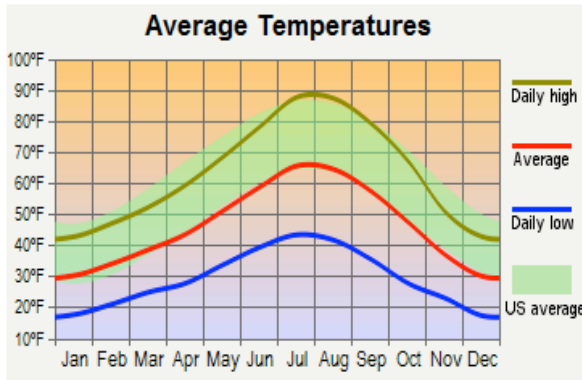
Settlement of the county began in earnest in the 1870s, with the timber, gold, agriculture, and railroad industries bringing most of the settlers into the area. The county was a crossroads for the Lassen Applegate Trail, which brought settlers north from Nevada to the Oregon Trail and south to trails leading into California's central valley. Early settlers included the Dorris, Belli, Essex, Scherer, Trumbo, Flournoy, Polander, Rice and Campbell families.



Modoc County was formed when Governor Newton Booth signed an Act of the California Legislature on February 17, 1874 after residents of the Surprise Valley region lobbied for the creation of a new county from eastern Siskiyou County land.<sup>[4]:216</sup> The county residents considered naming the newly formed county after General Edward Canby, who had been killed the year before at peace talks in an ambush by Modoc. The idea of naming the county "Summit" was also considered, but the populace eventually settled on "Modoc"; the war was over and 153 of Captain Jack's band had been transported to Indian Territory as prisoners.<sup>[7]</sup>



# Weather





### **Offering Price**

**Please call us for a price.**

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