



California
OUTDOOR PROPERTIES



Barnes Creek Ranch

1,193.61 +/- acres, Davis Creek, CA
Modoc County



707 Merchant Street | Suite 100 | Vacaville, CA 95688
707-455-4444 Office | 707-455-0455 Fax | californiaoutdoorproperties.com

DRE# 01838294



Executive Summary



The 1,193.61-acre Barnes Creek Ranch offers the best of both worlds. This working ranch is centrally located to major towns in three states, where it is close enough to modern amenities, yet located in a slower-paced, more relaxed environment.

At the ranch headquarters lies the updated 2,132 SF custom residence with 3 bedrooms and 3 bathrooms next to the meandering Barnes Creek. Off the front deck, enjoy beautiful views all the way to Goose Lake and Mount Shasta. Close to the headquarters sits the large 120'X 60' hay barn and working shop with personal office and shower.

Water on the ranch is plentiful with riparian rights to Barnes Creek, water rights from mountain snowfall that fills the reservoir, and 3 wells. There are 240-acres irrigated and 360-acres of timberland. The ranch can run 150-200 pairs year-round. With the ample hay production, over 1,000 tons, it is enough to feed all winter and sell additional hay.

There are plenty of recreational opportunities on the ranch as well as in the surrounding area such as hunting, fishing, hiking, horseback riding, and more. The ranch is zoned X3B, which is excellent for deer hunting. All parts of this ranch are usable and play a role in its appeal. Whether for recreation or agriculture, the vast ecological diversity of the Barnes Creek Ranch makes it unique. This place is turnkey and ready for a new family to continue the legacy.



Highlights

Improvements:

- 2132 square foot, 3 bedroom, 3 bathroom, updated, comfortable home next to Barnes Creek
- Shop with office and shower
- 120' X 60' hay barn* 500-ton storage capacity in the center* 120-ton storage capacity in the wings

Farming:

- 240 acres in native grass, orchard grass, and alfalfa watered by wheel lines
- 147 acres of dryland farm
- 50 acres of sub-irrigated land
- 360 acres of mountain land with cedar, fir, ponderosa pine timber
- 160 acres of planted rangeland in a five grass mix
- 140 acres of feeding ground
- 60 acres of miscellaneous use land

Cattle:

- Can run 150 – 200 pair annually
- Water:
- 3 wells* Irrigation well: 900 – 1200 GPM well (as provided by the owner)* Domestic well: 40 GPM (as provided by the owner)* Stock well: 40 GPM (as provided by the owner)
- Riparian rights to Barnes Creek
- Per owner, the water right from mountain snowfall fills reservoir used for irrigation

Recreation:

- Hunt, fish, hike, or horseback ride
- Zoned X3B, which is great for deer hunting
- Adjacent to Goose Lake

Location:

- Centrally located to major towns in three states



Size & Zoning

This 1193.45 acre property consists of 6 parcels located in Modoc County. These parcels are not in the Williamson Act.

APN	Acres	Zoning
024-230-004-510	82	U, EA
024-230-022-510	280	U, GA
024-230-037-510	147.61	U, EA, GA
024-250-018-510	484	U, GA
024-250-049-510	200	U, GA

Highway 395 bisects this ranch. 510 deeded acres are located to the west of Highway 395 and is primarily hay production. 300 acres of non-deeded land with riparian rights on Goose Lake is utilized to pasture 100 pair for the season. 686 deeded acres are located to the east of Highway 395 and contain the home, timberland, and rangeland. Barnes Creek meanders throughout both portions of the ranch.

Zoning classifications: U - Unclassified, EA - Exclusive Agricultural, GA- General Agricultural. Please refer to the Modoc County Zoning Code, Title 18 for additional information.

Current property taxes: \$12,616



Water

Water on this ranch is plentiful. Riparian rights to Barnes Creek, water rights from mountain snowfall that fills the reservoir, and 3 wells make up the water sources for this ranch.

Irrigation Well:

- 900 – 1200 gpm (as provided by the owner)
- 300 feet deep
- 60 horsepower open discharge pump
- 40 horsepower pressure pump with a Variable Frequency Control Drive (VFD)
- 100 horsepower reservoir pump with a Variable Frequency Control Drive (VFD)
- Sub-irrigation from mountain snowfall fills the reservoir
- Water is pumped from the reservoir to the mainline which feeds the wheel lines

Domestic Well:

- 40 gpm (as provided by the owner) feeds the home and stock tanks

Shop and Stock Well:

- 40 gpm (as provided by the owner) feeds the shop and stock tanks

Electric costs: \$10,000 per year



Soil



The types of soil found on the ranch to the west of Highway 395 are classified as follows:

- Calimus clay loam, 0 to 2 percent slopes, Class 3s
- Drews loam, 0 to 5 percent slopes, goose lake valley, southern part, mira 21, Class 3e
- Drews gravelly loam, 0 to 9 percent slopes, Class 3e
- Drews clay loam, 2 to 5 percent slopes, Class 3e
- Pit silty clay loam, 0 to 2 percent slopes, Class 3w
- Pit clay, seeped, 0 to 2 percent slopes, Class 4w

The types of soil found on the ranch to the east of Highway 395 are classified as follows:

- Donica gravelly clay loam, 2 to 9 percent slopes, Class 3e
- Drews loam 0 to 5 percent slopes, goose lake valley, southern part, mira 21, Class 3e
- Drews gravelly loam, 0 to 9 percent slopes, Class 3e
- Drews clay loam, 2 to 5 percent slopes, Class 3e
- Kinkel loam, 30 to 50 percent slope, Class - None Specified
- Lorella cobbly clay loam, 15 to 30 percent slopes, Class - None Specified
- Lorella cobbly clay loam, 30 to 50 percent slopes, Class - None Specified
- Lorella cobbly clay loam, 30 to 50 percent slopes, eroded, Class - None Specified
- Salisbury gravelly loam, 0 to 9 percent slopes, Class 3e

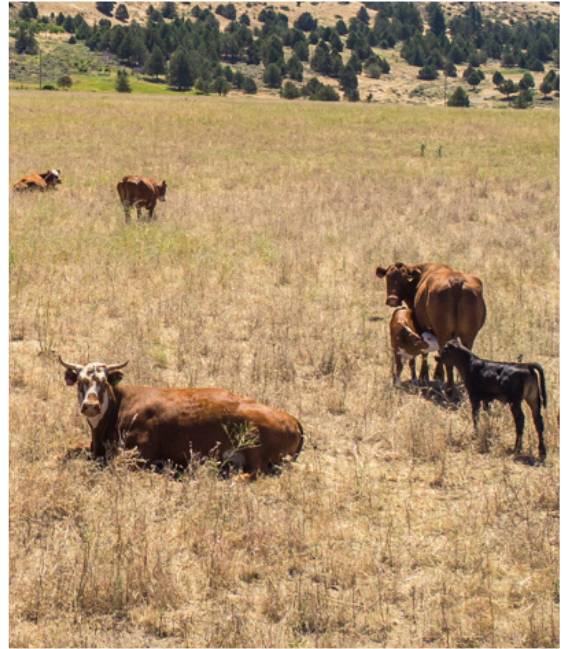
Please contact California Outdoor Properties for a detailed soil report for this ranch.



Cattle

150 – 200 pairs can be run year-round. The hay production is ample, over 1000 tons, which is enough to feed all winter and sell any additional hay.

300 acres of non-deeded land with riparian rights on Goose Lake is utilized to pasture 100 pair for the season.



Timberland

360 acres of prime cedar, fir, and ponderosa pine are located on the parcels east of Highway 395. This good stand of trees has not been cut since the owners have occupied this property for the last 20 years. It is likely that these trees have not been cut for many years prior to the current owner's occupancy.



Structures





Location

About Davis Creek:

Davis Creek is an unincorporated town in Modoc County. There are no schools and no post office. Postal service is provided 5 miles away in the town of New Pine Creek. Davis Creek is 19 miles from the town of Alturas, CA. Shopping is conducted in Lakeview Oregon, 19 miles from the property where one can take advantage of the Oregon tax structure.



About Alturas, CA:

Alturas is the county seat of Modoc County. The population was 2,827 at the 2010 census. Alturas is the headquarters to the Modoc National Forest, the Alturas Field Office of the Bureau of Land Management, the Modoc National Wildlife Refuge, and other recreational areas, and the trade center for the region which produces beef, sheep, potatoes, alfalfa & lumber.

About Lakeview, OR:

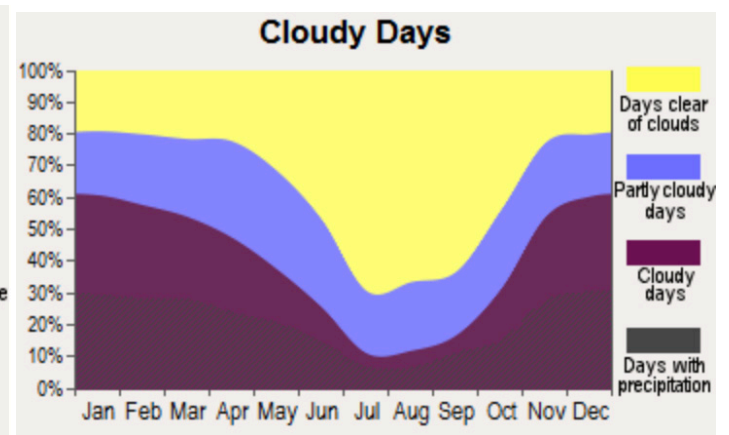
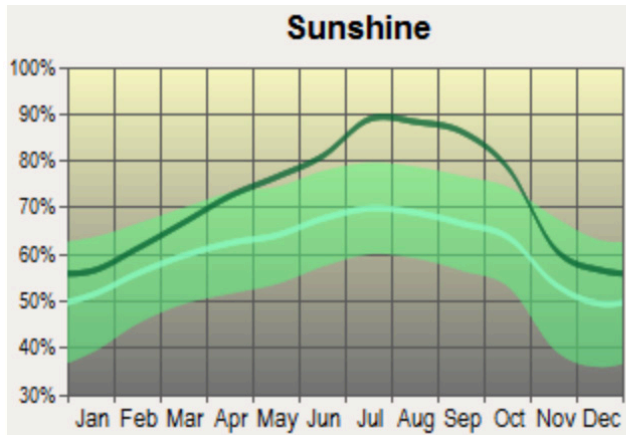
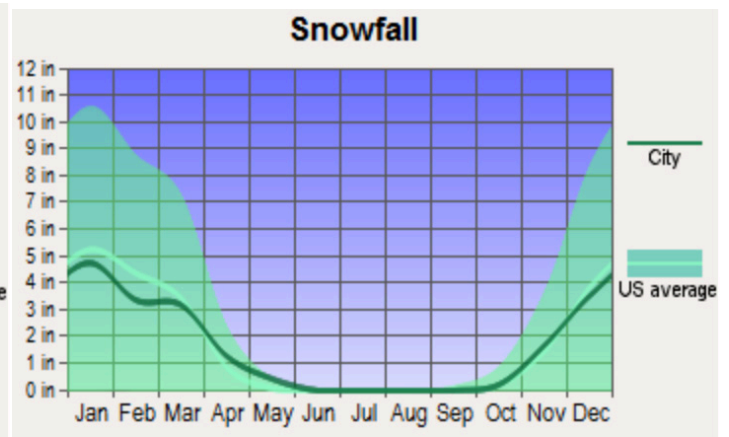
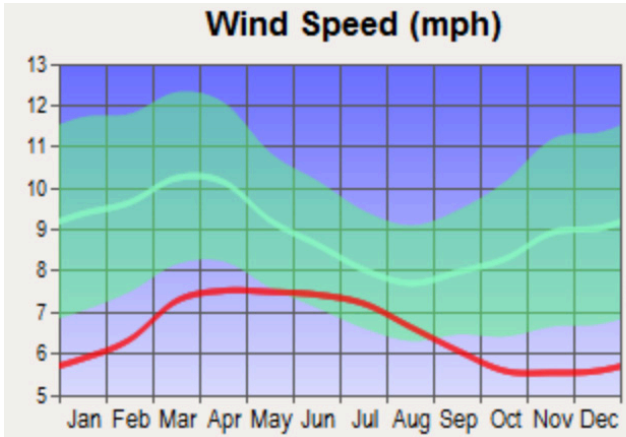
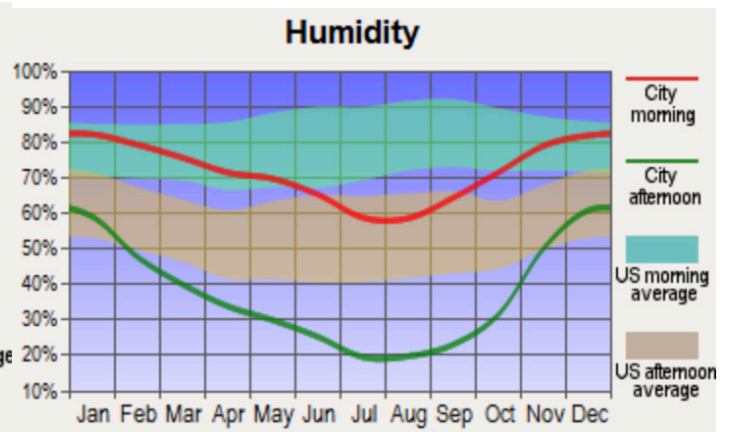
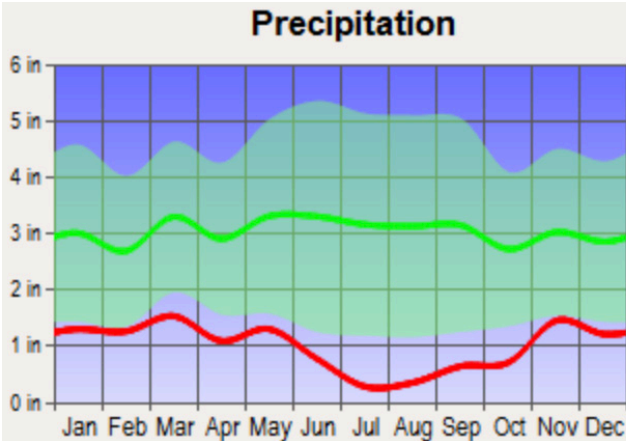
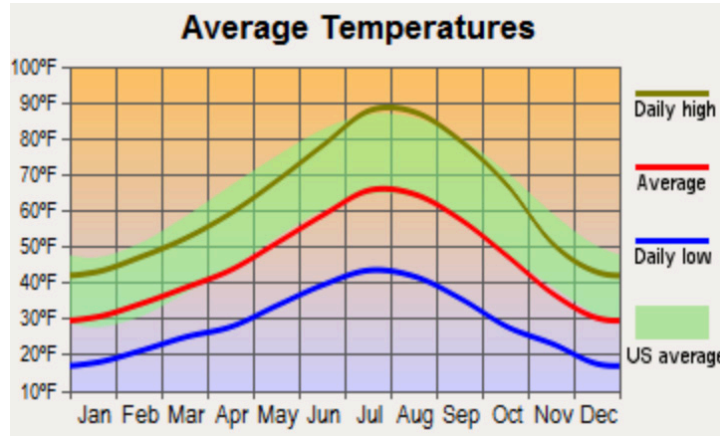
Lakeview is the county seat of Lake County. The population was 2,294 at the 2010 census. Lakeview is situated at the edge of Oregon's high desert. The economy is based on agriculture, lumber production, and government activities.

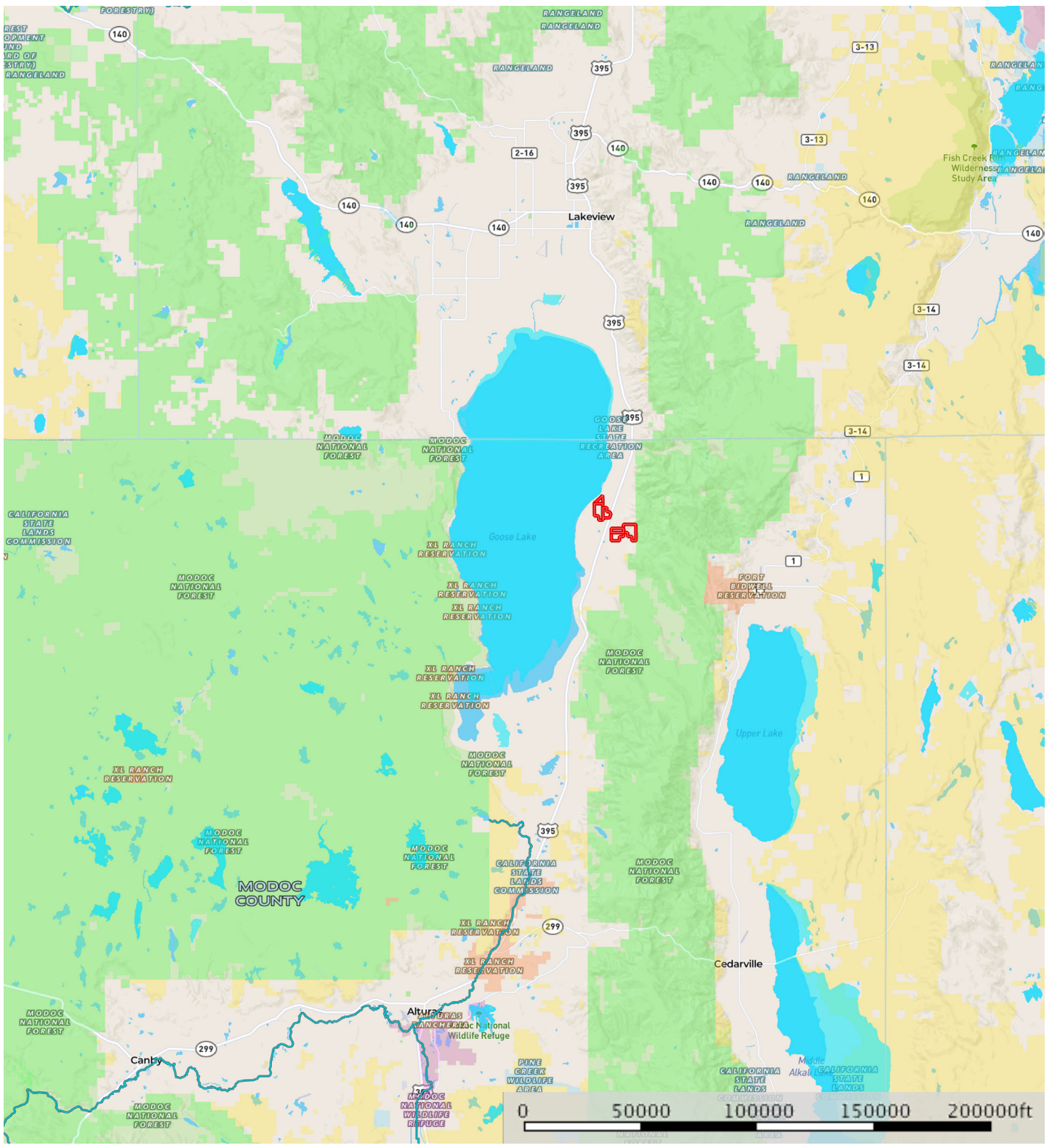
About Modoc County:

Modoc County is in the far northeast corner of California, bordering Nevada and Oregon. The population was 9,686 as of the 2010 census, making it the 3rd least populous county in California. A large portion of Modoc County is federal land, and employees are a significant portion of the area's economy and services.



Weather



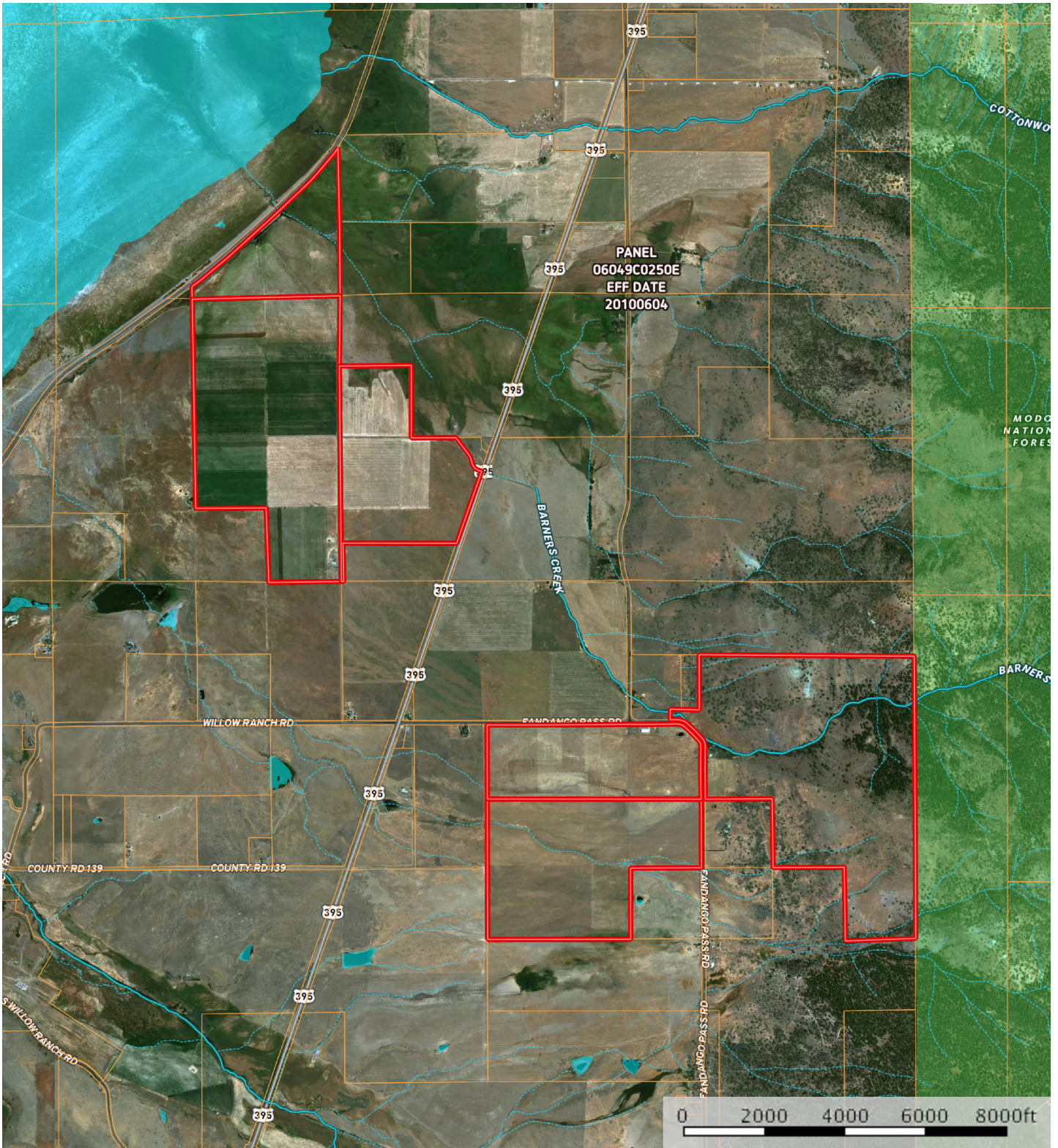


- ▭ Boundary
- ▭ Forest Service
- ▭ State Land
- ▭ Fish and Wildlife
- ▭ National Park
- ▭ Other
- ▭ BLM
- Stream, Intermittent
- River/Creek
- ▭ Water Body

Todd Renfrew

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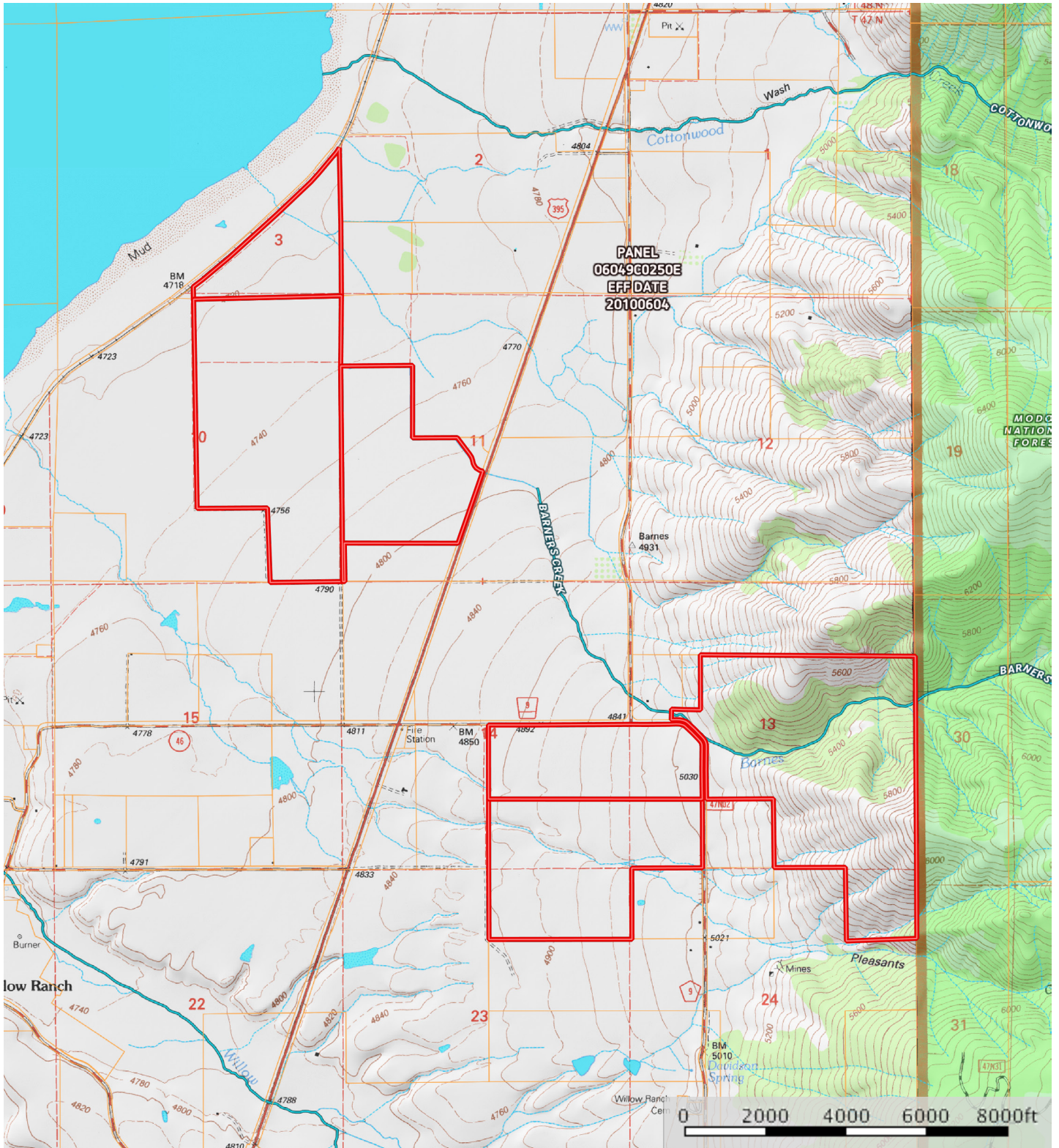




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www.CaliforniaOutdoorProperties.com

California Outdoor Properties Inc.
707 Merchant Street, Suite 100
Vacaville, California 95688
(707) 455-4444 Office (707) 455-0455 Fax
todd@caoutdoorproperties.com
www.californiaoutdoorproperties.com

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