



California
OUTDOOR PROPERTIES

FARMS | RANCHES | RECREATIONAL PROPERTIES | LAND | LUXURY ESTATES



Barnes Creek Ranch

1194 +/- acres, Davis Creek, CA
Modoc County



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Introduction

100 years ago, settlers to the Old West were steadfast, hardworking, and lived off the land. Today, much of the Old West is replaced with fast paced, metropolitan areas, gridlocked with cars, masses of humanity, and concrete. If you could go back in time, to a simpler lifestyle, one where you could raise your own hay and cattle, you would find that place in the northeastern portion of California, at the Barnes Creek Ranch. Located in Modoc County, this 1193.61 acre ranch has an updated, 2132 square foot home and bountiful land. Just 5 miles to the town of New Pine Creek for postal services and 19 miles from shopping, this ranch provides the best of both worlds. It is close enough to modern amenities, yet located in a slower-paced, more relaxed environment.



Location

Barnes Creek Ranch is located adjacent to Goose Lake in Modoc County. The ranch is 19 miles from Lakeview, OR, 35 miles from Alturas, CA, 2 hours from Klamath Falls, and about a 3 1/4 hour drive to larger cities: Medford, Oregon, Reno, Nevada, and Redding, California. Reno International Airport is 3.5 hours from the property, and Alturas Municipal Airport is 30 minutes from the property. The closest school is 5 miles away in the town of New Pine Creek, CA. From the north, take Highway 395 south, right onto County Road 9 (Fandango Pass Road). From the south, take Highway 395, left onto County Road 9 (Fandango Pass Road).



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Highlights

2312 square foot, 3 bedroom, 3 bathroom, updated, comfortable home next to Barnes Creek

- Shop with office and shower
- 240 acres in native grass, orchard grass, and alfalfa watered by wheel lines
- 147 acres of dry land 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
- Can run 150 – 200 pair annually
- 120' X 60' hay barn
 - * 500 ton storage capacity in the center
 - * 120 ton storage capacity in the wings
- 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, water right from mountain snowfall fills reservoir used for irrigation
- Centrally located to major towns in three states





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Size and 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





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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





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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.





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Cattle

150 – 200 pair 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.





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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 2827 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, and lumber.



About Lakeview, OR:

Lakeview is the county seat of Lake County. The population was 2294 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.



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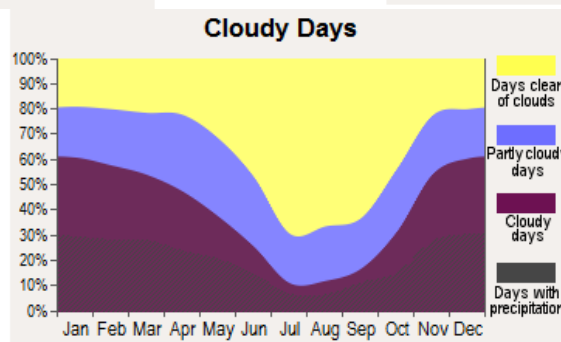
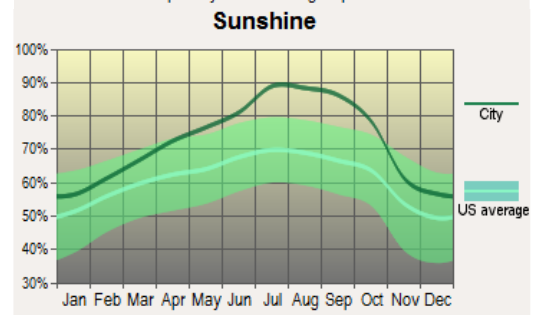
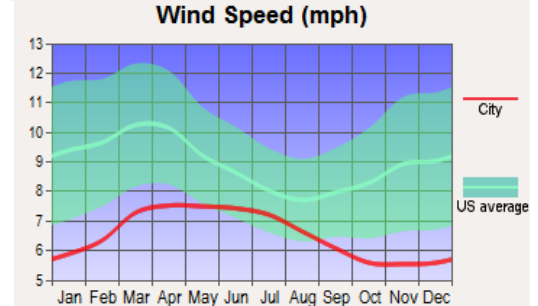
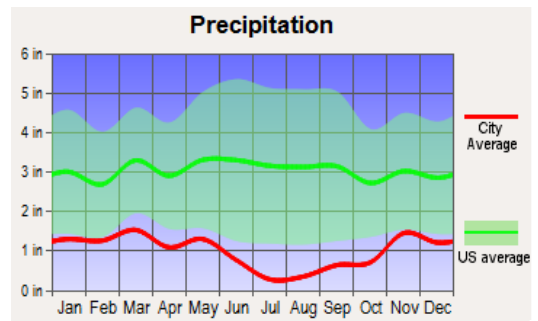
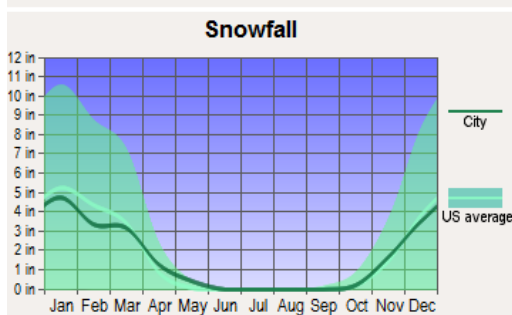
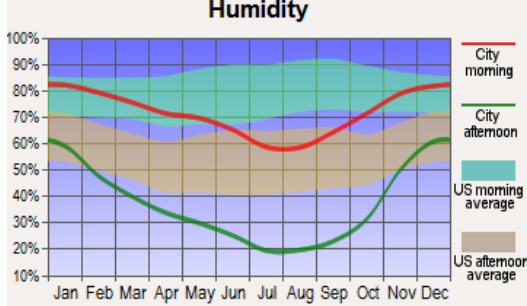
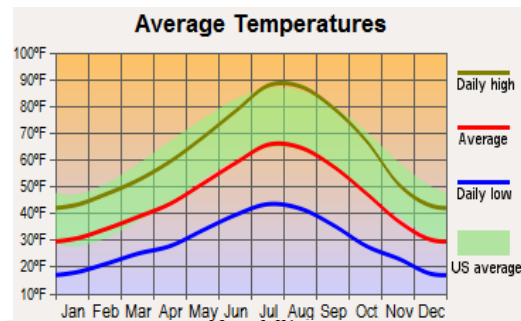
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About Modoc County:

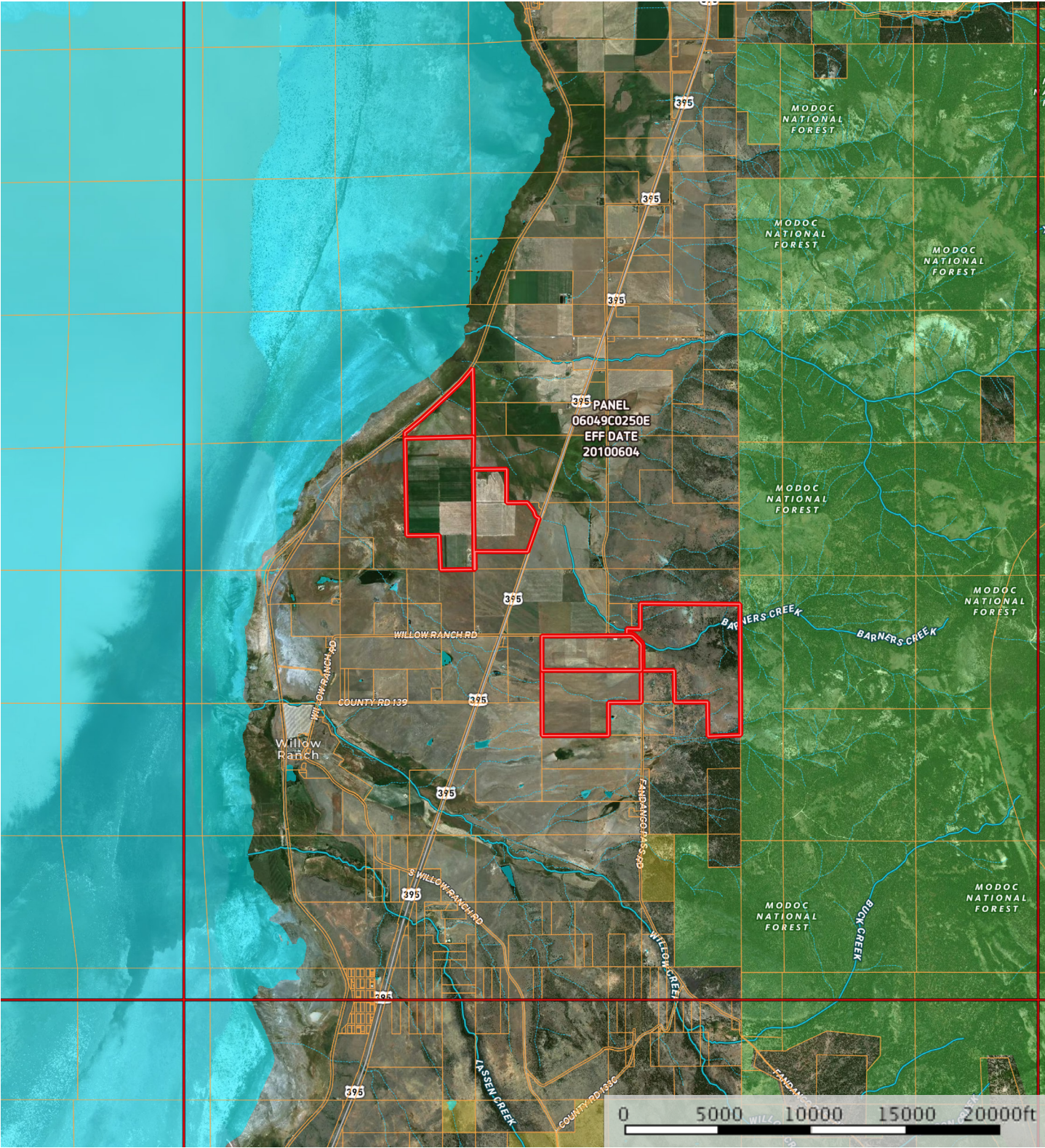
Modoc County is in the far northeast corner of California, bordering Nevada and Oregon. The population was 9686 as of the 2010 census, making it the third least populous county in California. A large portion of Modoc County is federal land, and employees are a significant portion of the area's economy and services.



Weather



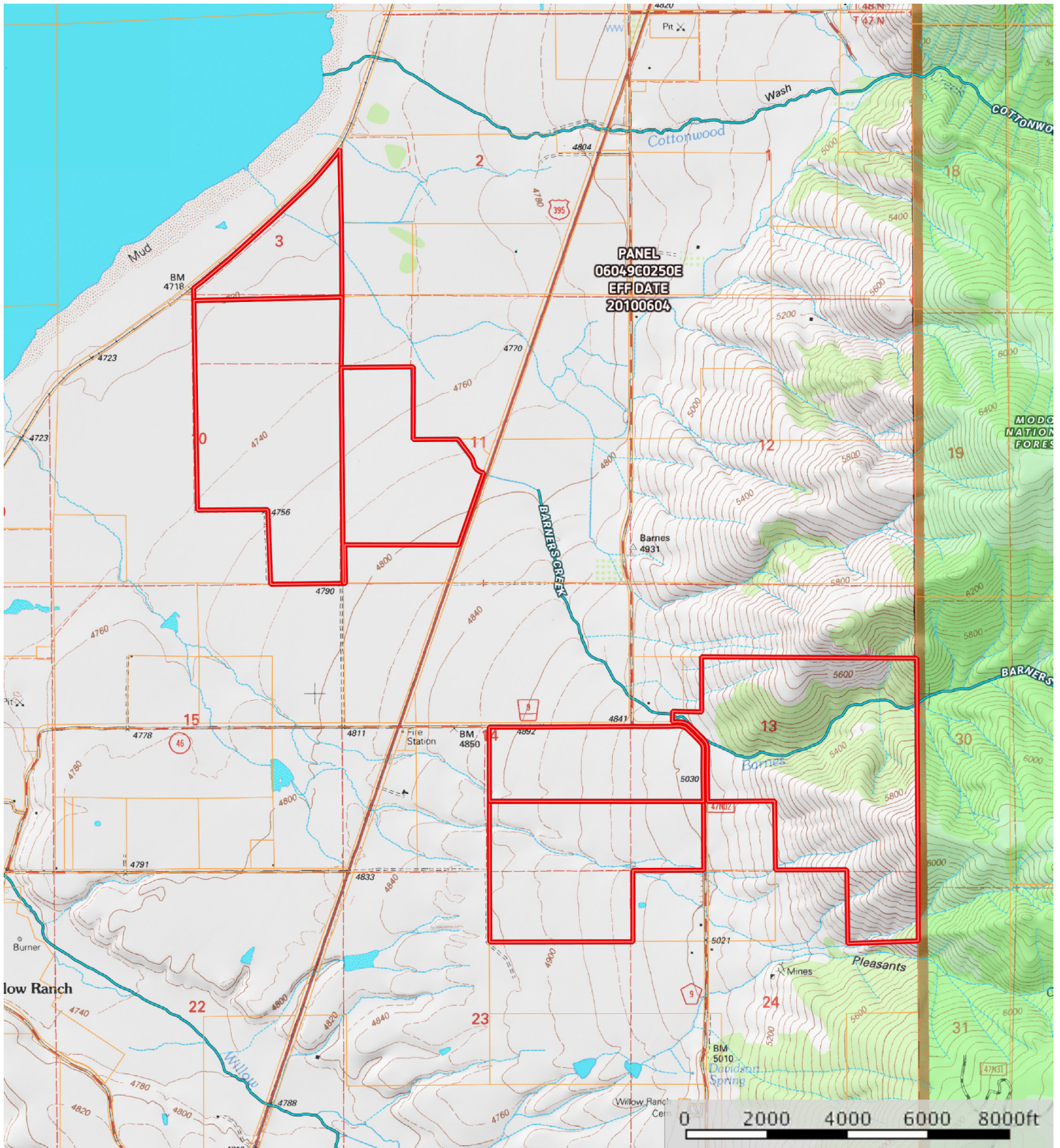
Emard
Modoc County, California, 1200 AC +/-



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

Emard

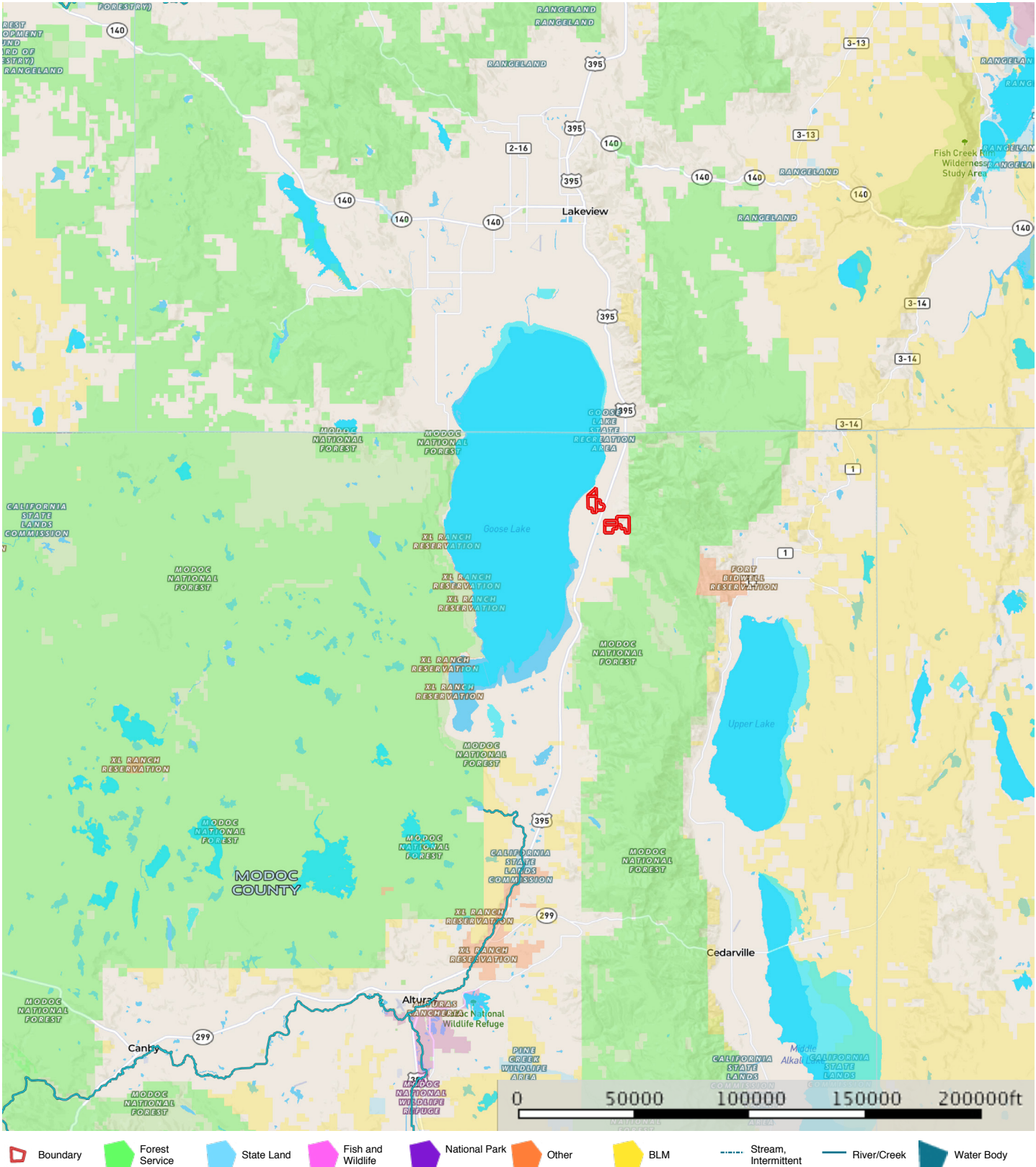
Modoc County, California, 1200 AC +/-



Todd Renfrew

The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

Emard
Modoc County, California, 1200 AC +/-



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