



**California**  
**OUTDOOR PROPERTIES**

FARMS | RANCHES | RECREATIONAL PROPERTIES | LAND | LUXURY ESTATES



# ***Circle C Ranch***

**1800 +/- acres Adin, CA**  
**Modoc County**



EXCLUSIVE PARTNER OF

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DRE# 01838294



# Introduction

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The Circle C Ranch is what one would envision if it were possible to have a first class recreational facility, with incredible water, and enough land to run cattle. In addition to the plethora of recreational activities available, the icing on the cake for this property is the first priority adjudicated water rights\* from Ash Creek. Moderately sloping terrain provides visual interest. The remainder of the ranch is flat land that cradles Ash Creek as it meanders through the property. This 1800-acre, (1311 deeded acres), ranch is located in Modoc County in Northern California, just outside of the town of Adin.



## Location

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Located 3.5 miles from the town of Adin, this ranch is located in Northern California, Modoc County. The ranch is 37 miles from the town of Alturas, 70 miles west of the Nevada state line, and 70 miles south of the Oregon state line. The closest school is 4 miles away in Adin. Adin Airport, with a 2850-foot runway, is 4.5 miles from the property. The 5000-foot runway at Fall River Mills Airport is 40 miles from the property. Redding Airport offers commercial flights and is 110 miles from the ranch. From the north, take highway CA-139 south. Turn left onto County Road 86. From the south, take highway CA-139 north. Turn right onto County Road 86.





# Highlights

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- First priority adjudicated water rights\*
- 4 miles of Ash Creek bisect the property
- Rainbow, RedBand, and Brown trout in Ash Creek
- 400 irrigated acres for hay production
- Premium X-3A hunting zone with deer, antelope, black bear, turkey and waterfowl
- 600 head of cattle run seasonally
- 1800-acre ranch, 1311 deeded acres
- 1630 sq ft, 3 bedroom, 2 bathroom home
- Well water, septic, and electricity
- 1455 sq ft equipment shed
- 480 sq ft barn
- 4284 sq ft shearing barn with electricity and water
- 1152 sq ft workshop with electricity and water
- Mostly flat with gentle sloping topography

\* Water rights are treated similarly to rights to real property, can be conveyed, mortgaged, and encumbered in the same manner, all independently of the land on which the water originates, or on which it is used.



# Size and Zoning

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This 1800-acre property consists of twenty-two parcels, totaling 1311 deeded acres, located in Modoc County.

APN:	Acreage:	Zoning/General Plan
018-210-021-000	160	U/EA
018-210-023-000	80	U/EA
018-210-024-000	80	U/EA
018-210-027-000	80	U/EA
018-210-028-000	40	U/EA
018-240-034-000	80	U/POL
018-240-036-000	40	U/POL
018-240-037-000	40	U/POL
018-240-040-000	40	U/EA
018-240-055-000	40	U/EA
018-240-056-000	40	U/EA
018-240-057-000	40	U/EA
018-240-058-000	40	U/EA
018-240-059-000	40	U/EA
018-240-064-000	40	U/EA
018-240-065-000	40	U/EA
018-350-020-000	40	U/EA
018-370-011-000	191	U/EA
018-370-014-000	40	U/GA
018-370-018-000	40	U/GA
018-370-019-000	40	U/GA
018-370-021-000	40	U/EA

U zoning is Unclassified. EA zoning is Exclusive Agriculture. POL zoning is Publicly Owned Lands. GA zoning is General Agriculture. Please refer to the Modoc County Zoning Code for additional information on uses for this property. This property is not in the Williamson Act.

Current property taxes: \$15,405

## Utilities

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Surprise Valley Electric supplies power to the ranch. The home is on well water and septic.





## Ash Creek

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Ash Creek is 35-miles long, flowing through Lassen and Modoc Counties, and located to the east of the Cascade Mountain Range. It originates as a number of springs in the Ash Valley and flows northwest through a canyon into Ambrose Valley, then into Modoc County. Near its terminus, the creek feeds an extensive wetlands area, Big Swamp. The California Department of Fish and Wildlife calls Ash Creek, “one of the most remote, least improved, and most pristine wildlife areas in California.” The creek attracts many species of mammals, waterfowl, and birds of prey.

4-miles of Ash Creek run through the middle of this ranch. Rainbow, redband, and brown trout, ranging in size from fingerling to 24-inches, give the new owner excellent wet and dry fly fishing. The current owner has stated the food supply is quite extensive with large caddis, mayflies, fresh water mussels, and leeches.

The property has first priority water rights from Ash Creek.



# Cattle

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600 head of cattle (150 cows and 450 steers) can be run seasonally. Cattle handling facilities are fenced so that Ash Creek is protected from the animals.

The current owner irrigates 400 acres for hay production.





# Recreational Activities

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On 1800 acres, biking, hiking, off-roading, and horseback riding are some of the other options available for the recreational enthusiast. The ranch offer Class A fishing from Ash Creek and is denoted as X-3A, premium hunting zone. Deer, antelope, black bear, turkey, waterfowl are present and have not been hunted on the property for the last twenty years. The ranch is eligible for Private Lands Management (PLM), allowing the new owner four to six deer tags annually and an extended hunting season.





# About Adin

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Adin, the first town in Modoc County west of the Warner Mountains, was founded in 1869 by Adin McDowell as the supply point for the mining town of Hayden in northern Lassen County, and was named for him in 1870. The Aidenville post office opened in 1871. The name of the town was changed to Adin in 1876. As of the 2010 U.S. Census, the population of Adin was 272. With nearby Lava Beds National Monument, McArthur Burney Falls State Park, Subway Cave and Lava Tubes, and Mill Creek Falls, there is ample opportunity for outdoor activities for the recreational enthusiast.



## Modoc County

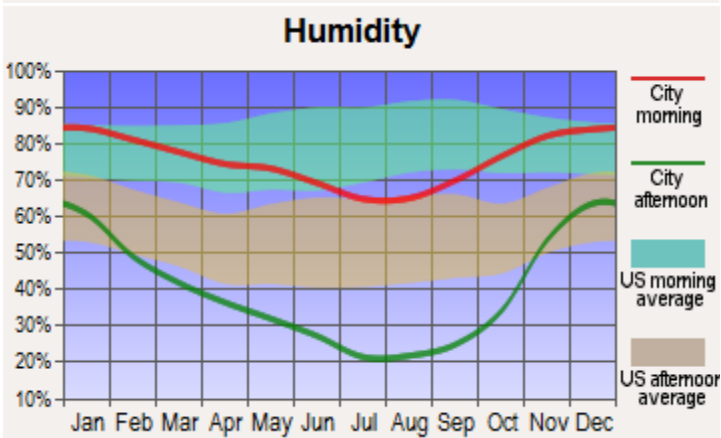
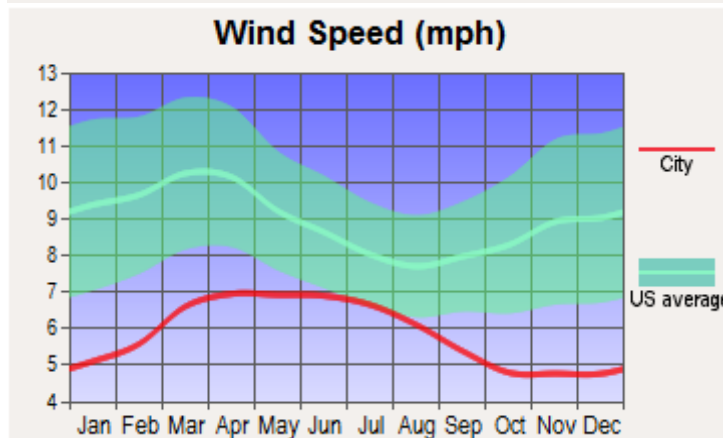
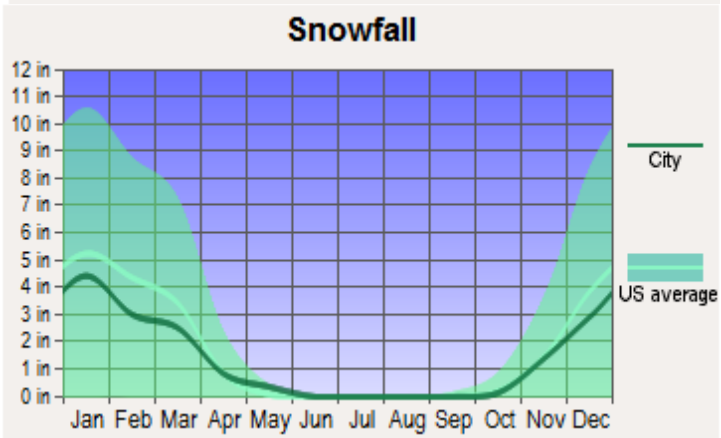
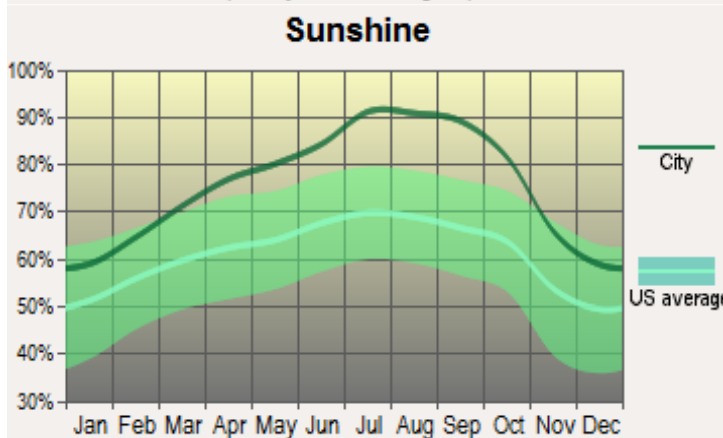
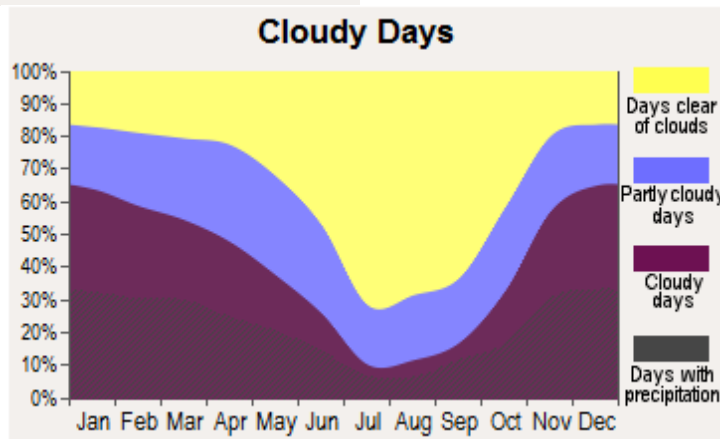
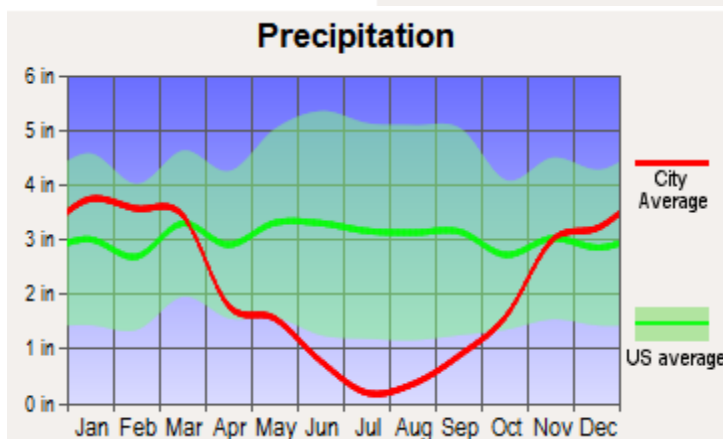
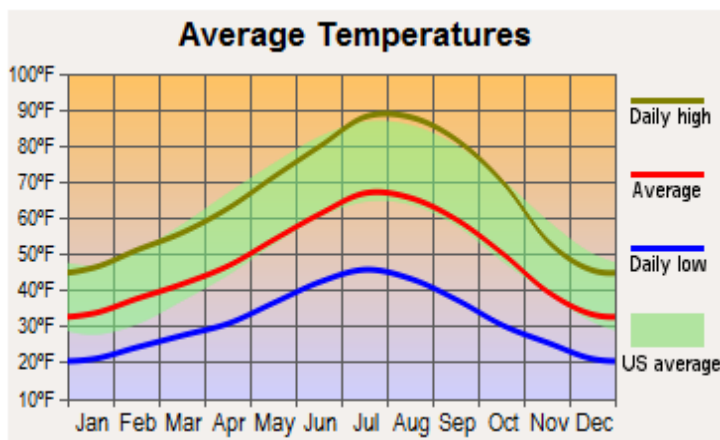
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Modoc County is in the far northeast corner of California, bordering Nevada and Oregon. The population was 9686 as of the 2010 census, making it the third least populous county in California. A large portion of Modoc County is federal land, and employees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





# Weather

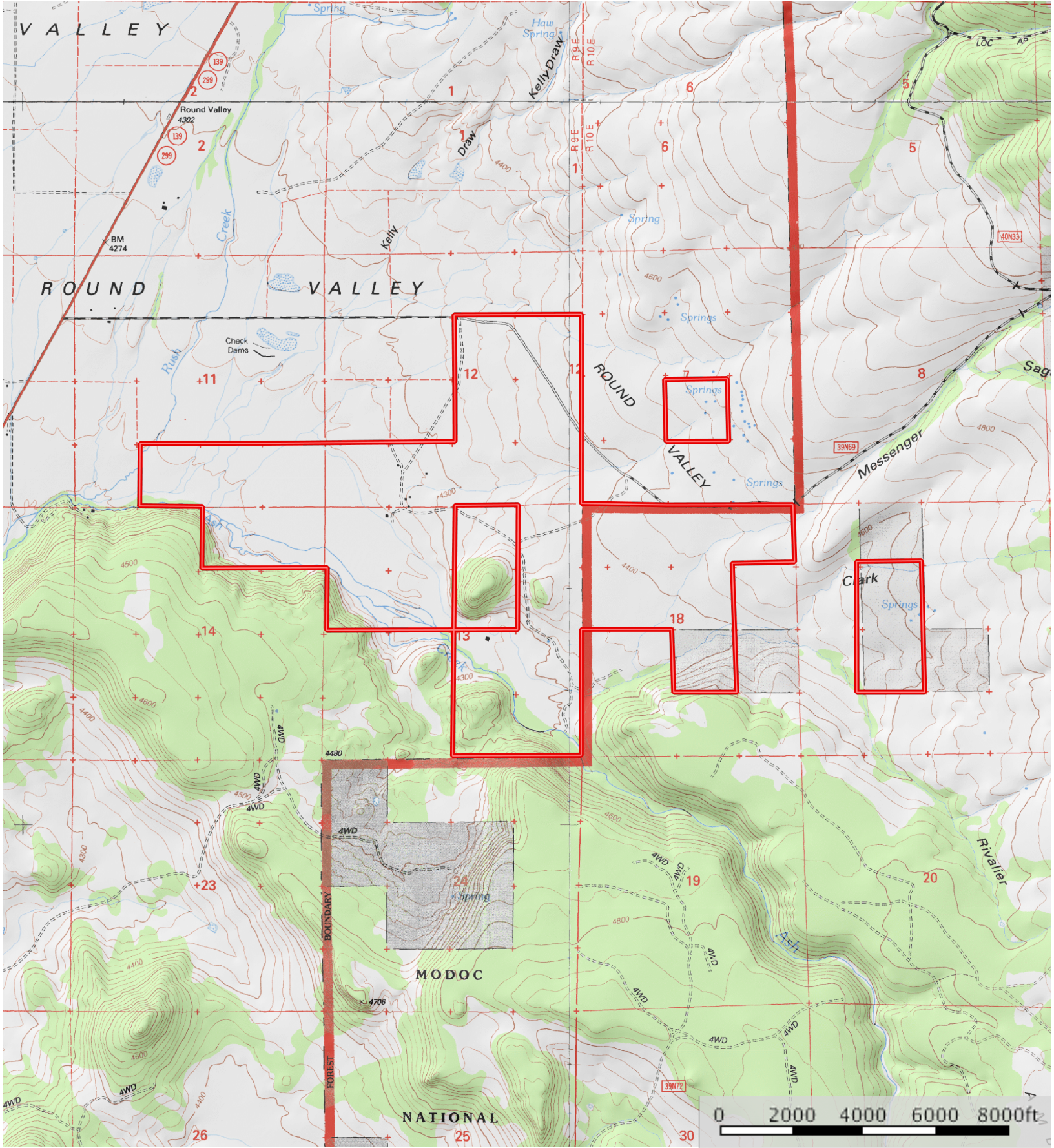






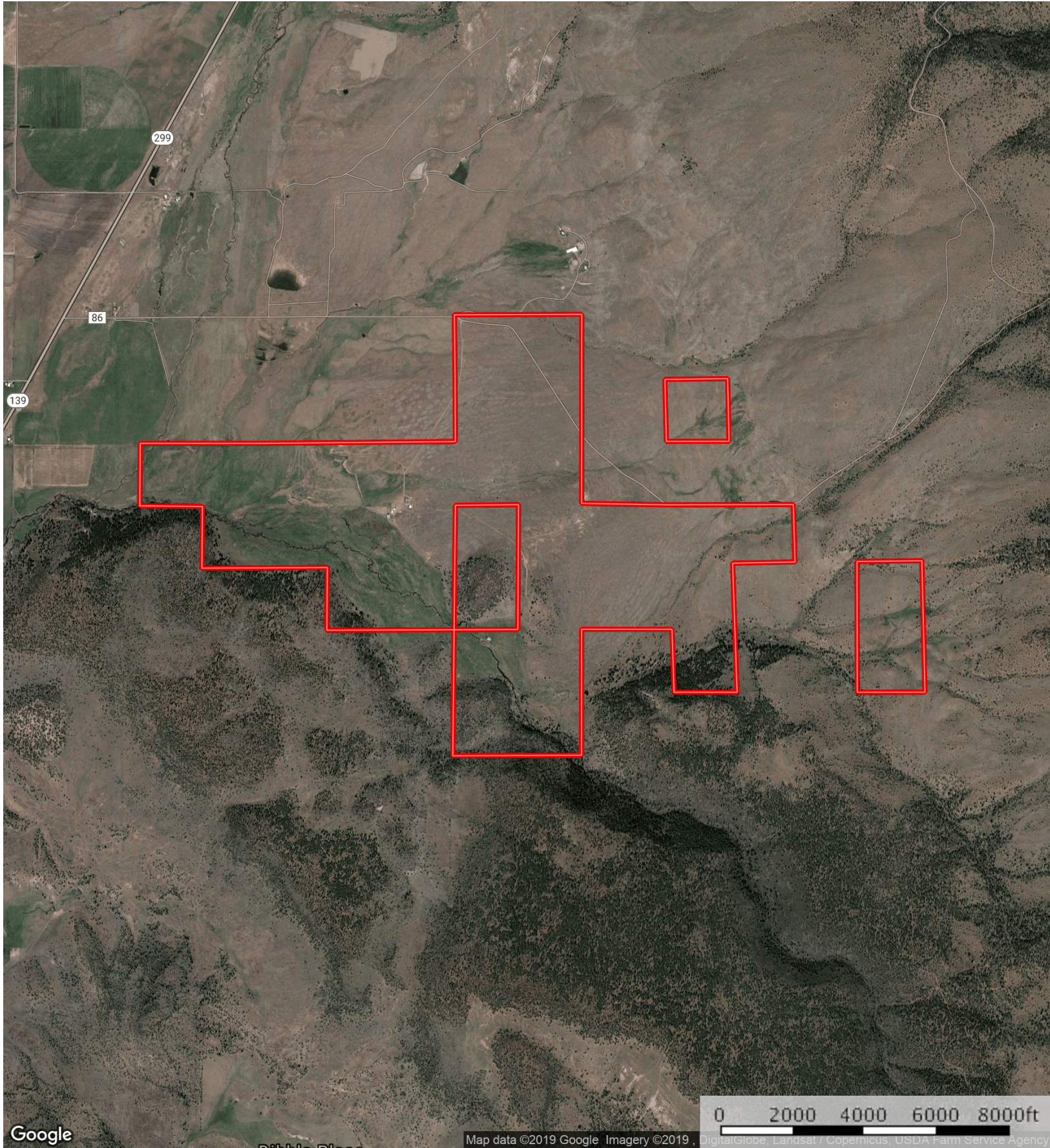
 Road / Trail  Boundary





--- Road / Trail    □ Boundary





Google

Map data ©2019 Google Imagery ©2019, DigitalGlobe, Landsat / Copernicus, USDA Farm Service Agency

--- Road / Trail    □ Boundary



## Offering Price

~ Please call us for a price ~



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