



California
OUTDOOR PROPERTIES

FARMS | RANCHES | RECREATIONAL PROPERTIES | LAND | LUXURY ESTATES



York Ranch

3,527 +/- acres | Alturas, CA
Modoc County



707 Merchant Street | Suite 100 | Vacaville, CA 95688

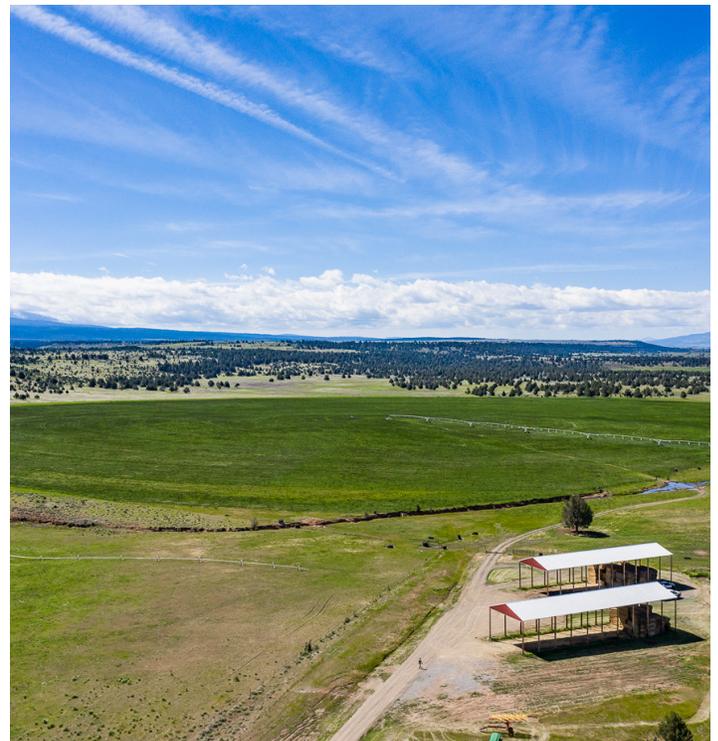
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DRE# 01838294



Introduction

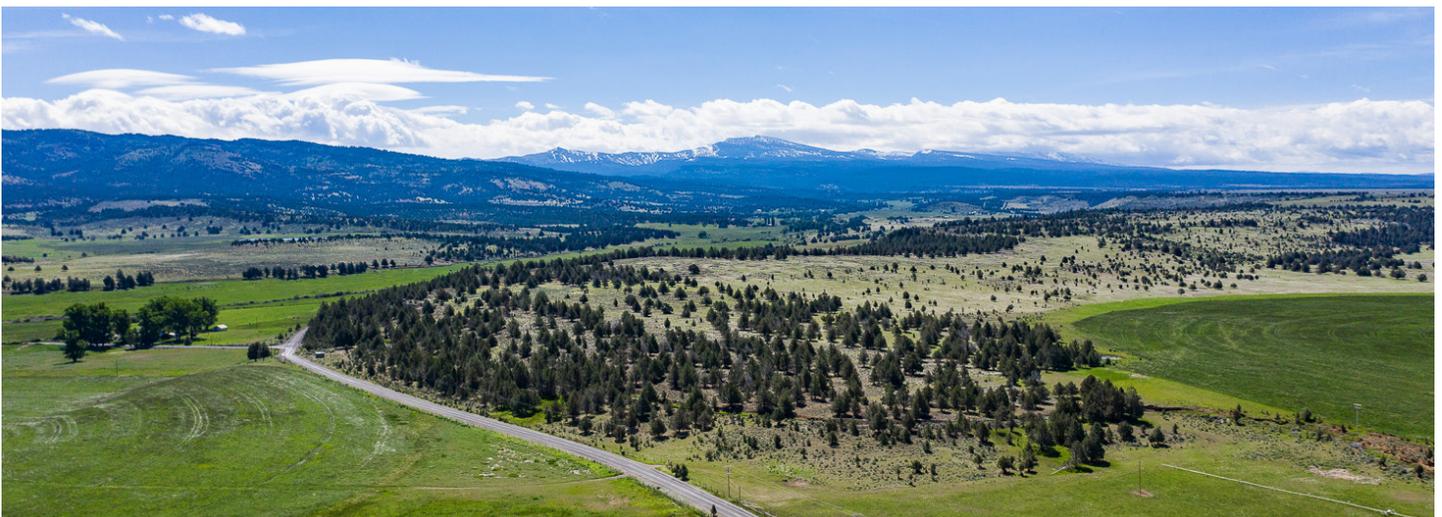
Cattle grazing on wide-open spaces; conjures up visions of the old west with cowboys on horseback, herding, roping, and branding cattle. This complete cattle operation, consisting of 3527 +/- acres, allow 500 to 600 cows year-round. Situated in the northeastern corner of California, the York Ranch is ready for new owners to create their ranching legacy. Adjudicated water rights from Parker Creek, five pivots, wheel lines, five wells, hundreds of acres of hay production, 6 hay barns, irrigated pasture, two log cabins, two ranch hand homes, bunkhouse, state-of-the art headquarters/barn, and fully functioning cattle handling facility make for a turnkey operation. Serious ranchers will appreciate this prime ranchland and successful cattle enterprise.





Location

Located in Modoc County, this property is 6 miles from the town of Alturas. The ranch is divided into two portions. The eastern portion (3277 acres) is used for cattle and the western portion (250 acres) is used for hay production. The closest schools would be 6.5 miles away in the town of Alturas. The closest airport, Alturas Municipal Airport (4300 foot runway) is 6.5 miles away. Redding Municipal Airport and Reno/Tahoe International Airport are less than a 3-hour drive away from the property. From the north, take highway CA-395 south, left onto County Road 56. From the south, take highway CA-395 north, right onto County Road 56.



Highlights

Hay Production - 250 +/- acres (also fenced for cattle) - located west of 3277 acre parcels

- o 230 +/- acres of irrigated pasture
 - 120 +/- acres of 7 year old alfalfa and some permanent pasture, watered by Reinke linear pivot
 - 60 +/- acres of mixed grasses (orchard and fescue), watered by Zimmatic half pivot
 - 50 +/- acres of wheat, oats, and barley, watered by wheel lines
- o 2 wells
 - Northern location - 3000 gpm, per owner
 - Southern location - 700 gpm
- o All hay equipment used to plant, harvest, and bale available via separate treaty

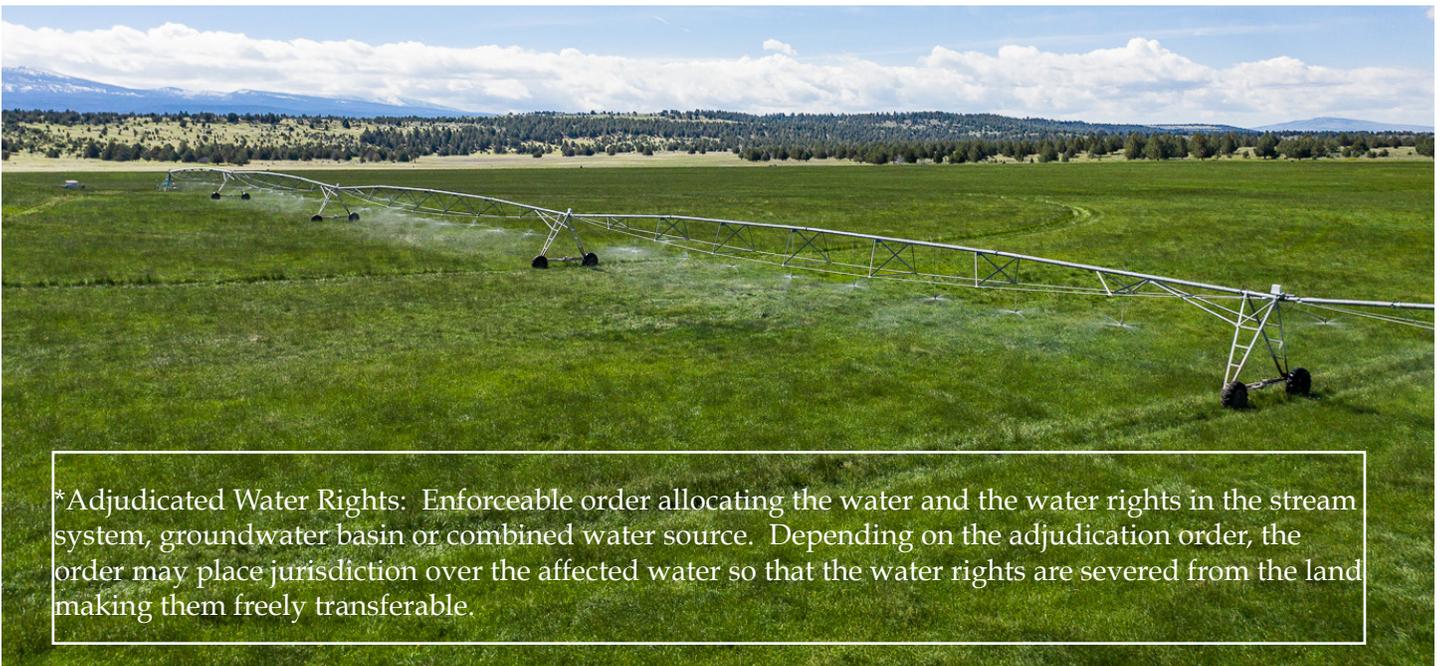
Cattle Operation - 3277 +/- acres

- o Currently run 500 pair, year round
- o Can run up to 600 pair (including forest permit), year round
- o Forest service permit for 300 pair
- o Feed lot for 600 cows
- o Pipe corrals, fully functional cattle handling facility
- o Fenced and cross-fenced
- o Adjudicated water rights from Parker Creek
- o 260 +/- irrigated acres
 - 160 +/- acre Valley pivot in permanent pasture
 - 50 +/- acre Valley pivot in permanent pasture
 - 40 +/- acre Reinke pivot in permanent pasture
 - 10 +/- acre wheel line in permanent pasture
- o 300 +/- acres irrigated meadows
- o Three wells: 250 gpm, 500 gpm, and 1300 gpm, per owner
- o 3 ponds used for irrigation
- o 6 hay barns



Water

Water resources are critical to a viable cattle operation, and water on this property is plentiful! Adjudicated water rights* from Parker Creek, three dammed reservoirs, and five total wells (250 gpm, 500 gpm, 700 gpm, 1300 gpm, and 3000 gpm - per owner) make up the water available on this ranch.



*Adjudicated Water Rights: Enforceable order allocating the water and the water rights in the stream system, groundwater basin or combined water source. Depending on the adjudication order, the order may place jurisdiction over the affected water so that the water rights are severed from the land making them freely transferable.

Cattle

This is the quintessential cattle ranch! This ranch is not only economically viable, it is ecologically sustainable. The 250 +/- acre hay production, irrigated pastures and meadows, create an operational strategy that can run 500 to 600 pair total, year round. The 3277 +/- acres, include three ponds and three of the five total wells. The property has full cattle handling facilities, including pipe corrals, chutes, 600 cow feed lot, and a state-of-the art barn/headquarters.

The 60' X 100' show barn was previously used for bull sale/auction with attendees from 4 states.

The property also has a forest service grazing permit that accommodate 300 pair. The forest service land is adjacent to the ranch, and the grazing permit season of use is from June 20th to September 30th every year. Grazing permit available upon request.



Hay

Hay production occurs on the western aspect of the ranch. 250-acres with two pivots, wheel lines, and two wells (700 gpm and 3000 gpm, per owner), aid in the hay production. 7-year-old alfalfa, wheat, oats, barley, orchard grass, and fescue encompass the hay varieties grown on this ranch. All equipment used to plant, harvest, and bale the hay available per separate treaty.



Utilities

Surprise Valley Electric and propane supply power. Surprise Valley Electric is one of the most economical electric suppliers in all of California.

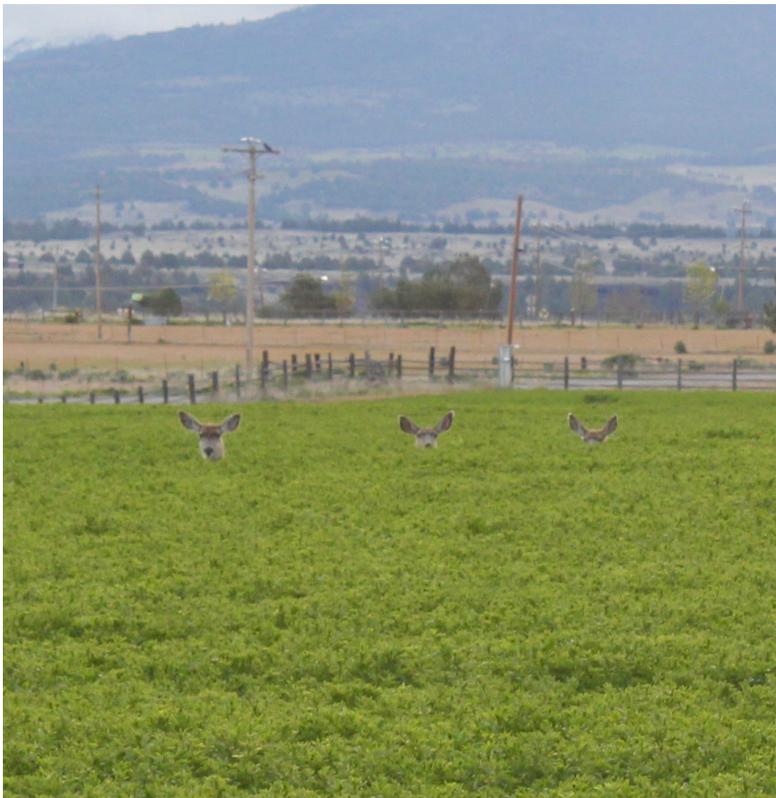
The homes are on well water and septic.

Recreational Activities

The grazing management on this ranch is well planned and not only benefits livestock performance and gains; it also improves the wildlife habitat. Aspen groves and riparian areas create an environment filled with mule deer, elk, quail, dove, and chukar. This ranch is in the prestigious X3B hunting zone, where one of the highest percentages of 3x3, 4x4, and larger mule deer bucks reside, based on data obtained from tag returns. Please refer to the Department of Fish and Wildlife guidelines to obtain a landowner tag.

Fisherman will enjoy trout present in Parker Creek. Nearby Dorris Reservoir, located between both the east and west parcels, filled with trout, crappie, largemouth bass, channel and bullhead catfish, offer anglers additional fishing options. Boating, hiking, horseback riding, cycling, and swimming are some of the other activities available at Dorris Reservoir.

Start off hiking on your property then venture into the miles of hiking trails that await you in the adjacent National Forest Land. Dip your toes in Parker Creek to cool off after your long hikes. This property offers a multitude of options for the recreational enthusiast!



Structures



Headquarters

- o 4 homes
 - 2500 sq ft, 3 bedroom, 2 bathroom log cabin
 - 2500 sq ft, 4 bedroom, 2 bathroom log cabin
 - 1800 sq ft, 3 bedroom, 4 bathroom ranch manager home overlooks reservoir
 - 1200 sq ft, 3 bedroom, 2 bathroom employee home
- o Bunkhouse
- o 6000 sq ft, headquarters / show barn, previously used for bull sale/auction
- o Metal shop, multiple outbuildings
- o Ranch is in a qualified opportunity zone





About Alturas

Alturas is a city in and the county seat of Modoc County. The population was 2827 at the 2010 U.S. census. Alturas is located on the Pit River, east of the center of Modoc County at an elevation of 4370 feet. The town is home to regional government offices, including the California Highway Patrol and state, Department of Motor Vehicles. Alturas is home to the Modoc National Wildlife Refuge, Desert Rose Casino, and the Nevada-California-Oregon Railway Company Building.

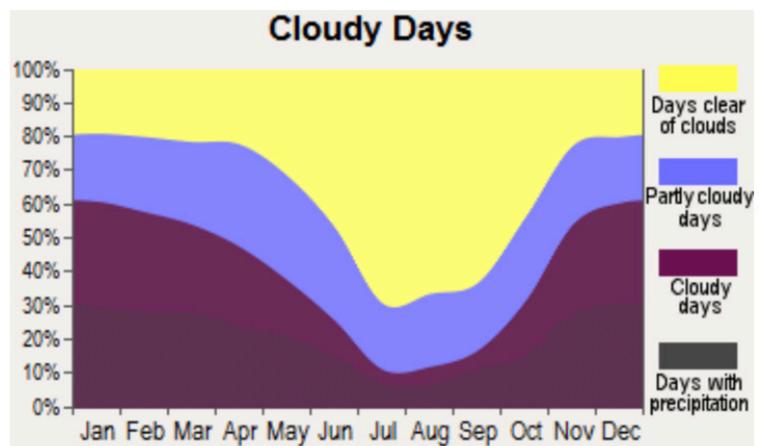
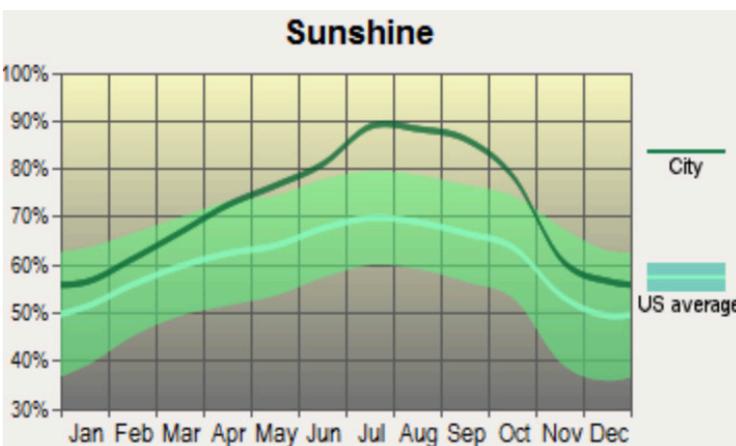
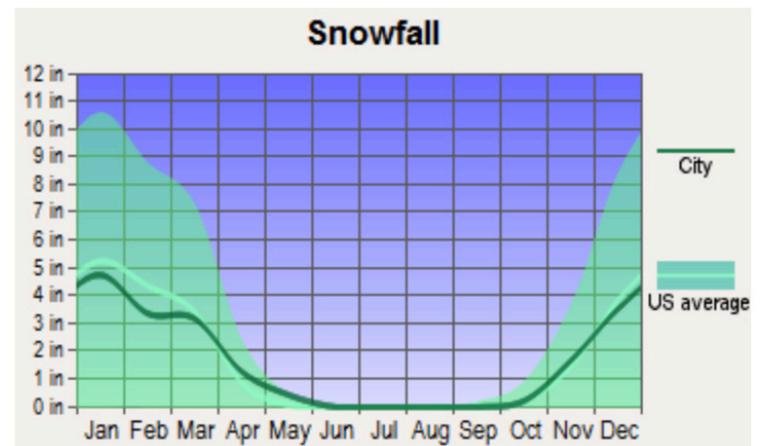
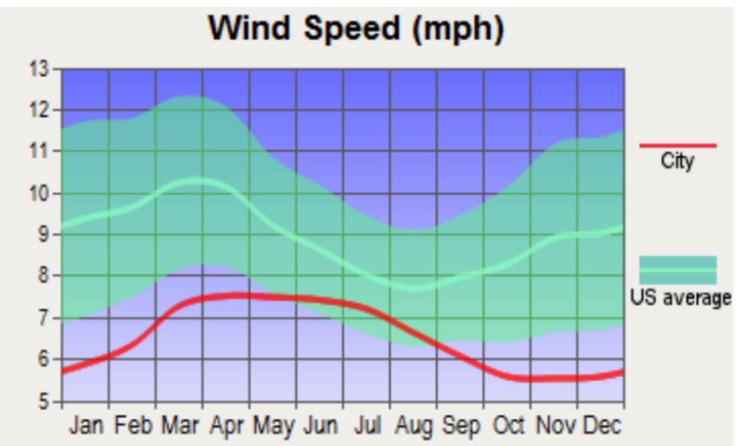
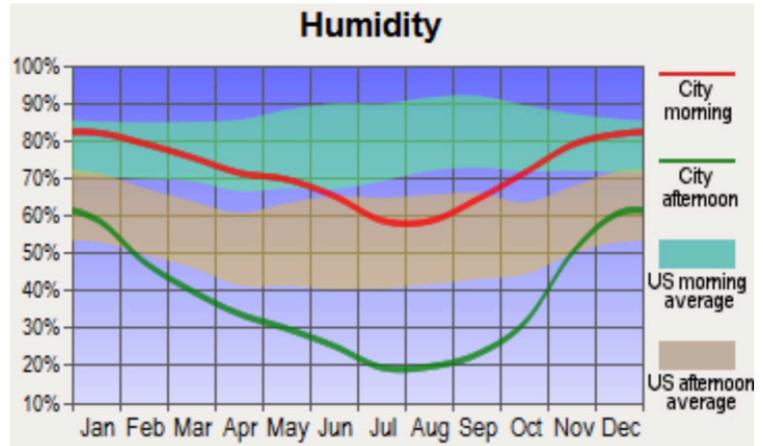
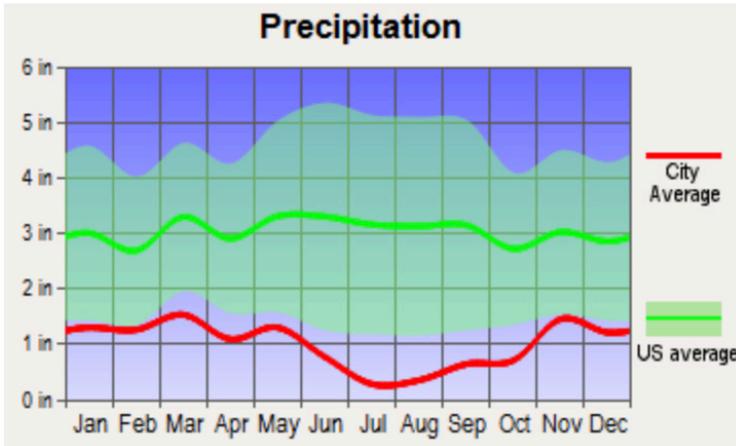
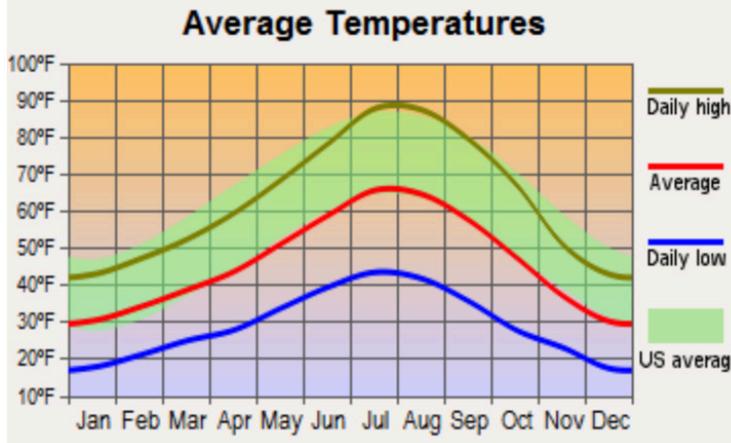


About Modoc County

Modoc County is in the far northeast corner of California bordering Nevada and Oregon. The population was 9686 as of the 2010 U.S. 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



Size and Zoning

Qualified Opportunity Zones

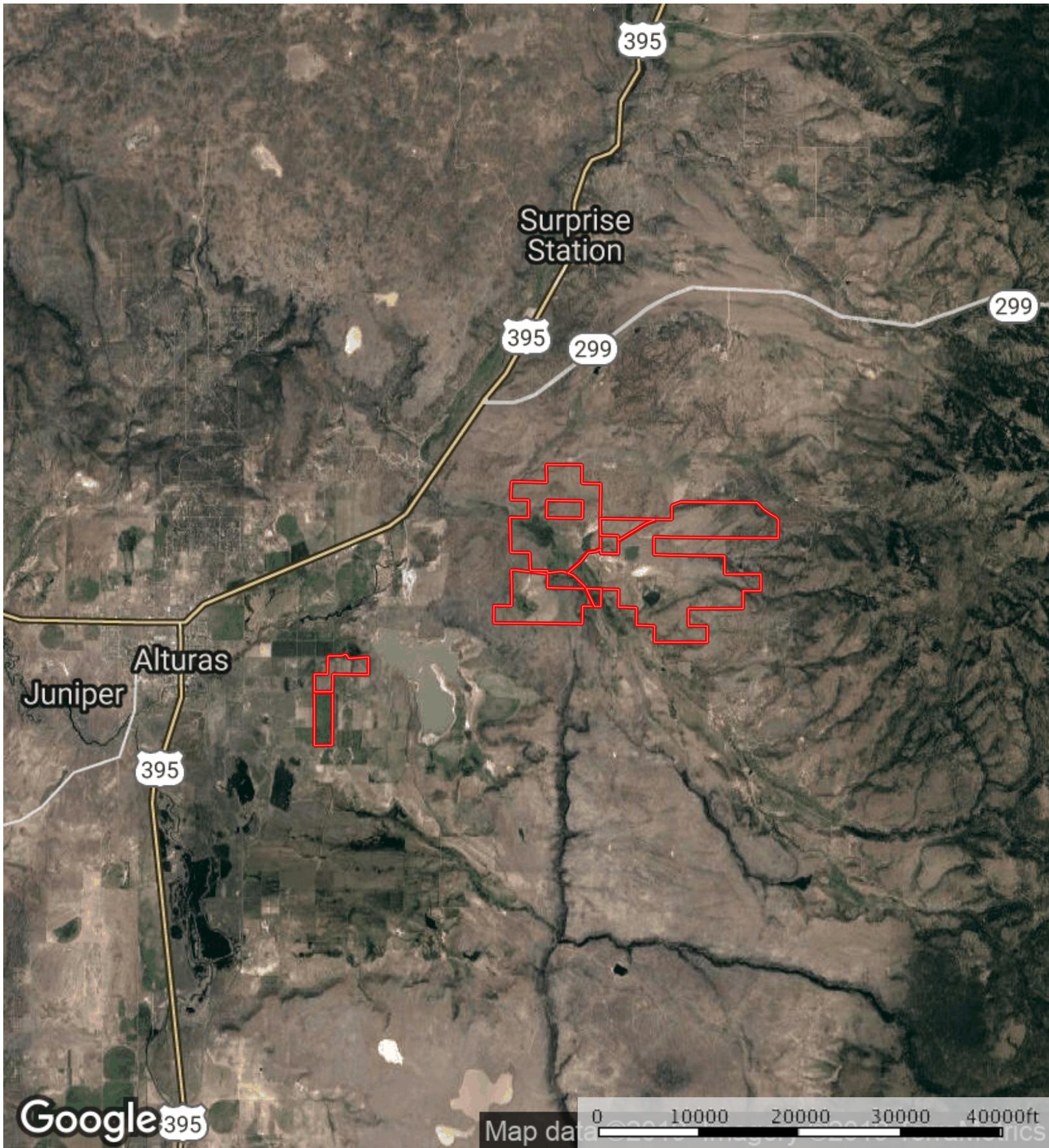
This ranch is in a qualified opportunity zone. The creation of qualified opportunity zones is intended to spur investment in low-income communities by allowing taxpayers to defer gain from the sale of any asset by reinvesting that gain in a qualified opportunity fund. A taxpayer may elect to exclude from gross income, gain on the sale or exchange of any property to an unrelated party in the tax year of the sale or exchange if the gain is reinvested in a qualified opportunity zone within 180 days of the sale or exchange. The deferred gain is recognized on the earlier of the date on which the qualified opportunity zone investment is disposed of or December 31, 2026. Please consult your tax accountant regarding qualified opportunity zones and applicability to your tax situation.

This 3526.85-acre ranch consists of twelve parcels:

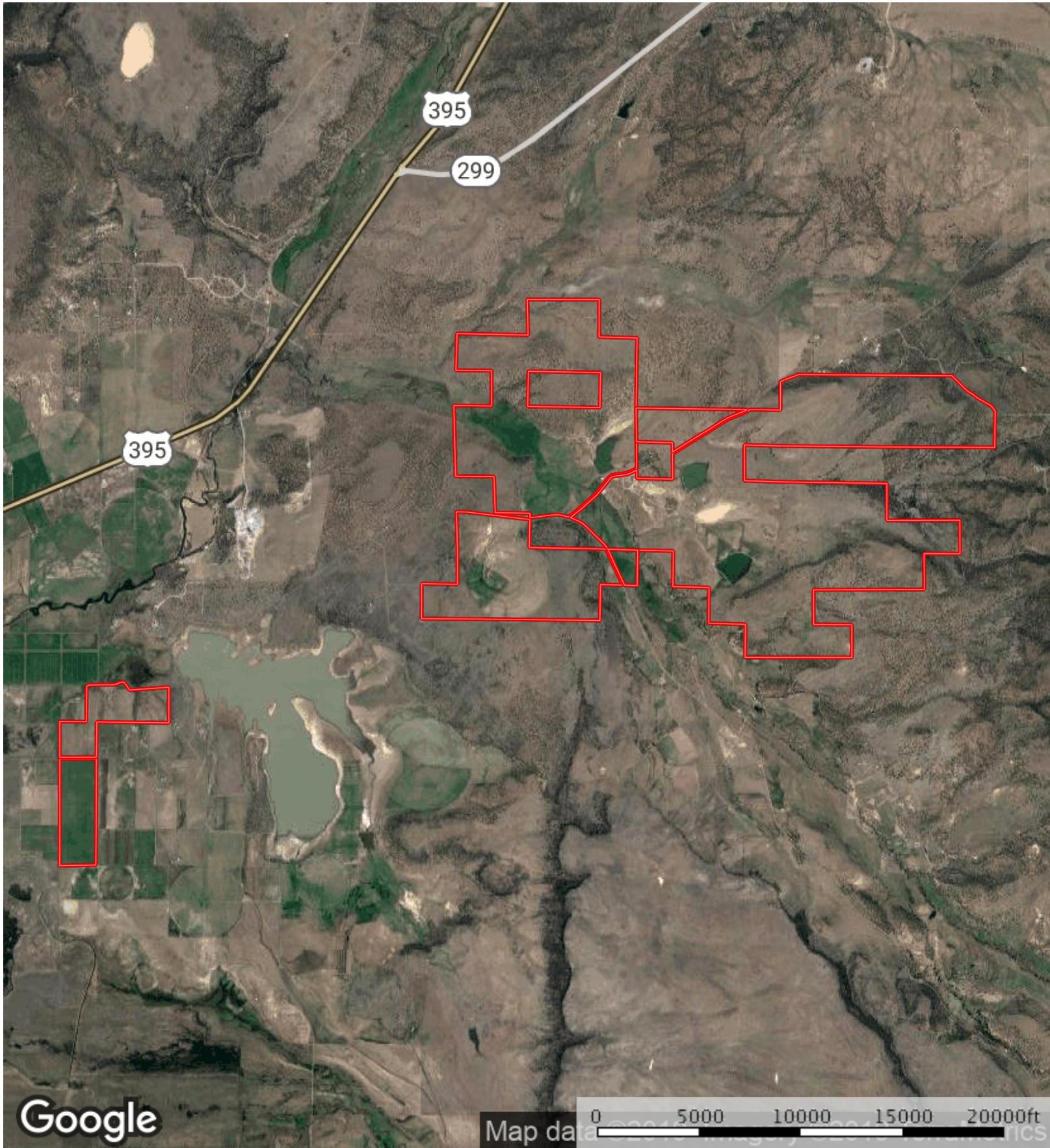
APN:	Acres:	Zoning:
021-240-32-11	360	U / EA / GA
022-220-21-11	360	U / EA / GA
022-220-30-11	480	U / EA / GA
022-220-31-11	514.64	U / EA / GA
022-220-32-11	512	U / EA / GA
026-210-19-11	214.05	U / EA / GA
028-010-01-11	241	U / GA
028-010-13-11	595	U / GA
022-510-026-11	40	U / GA
022-510-022-11	40	U / GA
022-510-028-11	40	U / GA
022-510-062-11	130.16	U / GA

U zoning is defined as Unclassified. EA zoning is defined as Exclusive Agricultural. GA zoning is defined as General Agricultural. This property is governed by the Modoc County Zoning Ordinance. Please refer to the Modoc County Code, Zoning Regulations for a complete list of allowed uses for this property.

Current property taxes: \$43,206



 Boundary



 Boundary



California Outdoor Properties, Inc is pleased to have been selected as the Exclusive Agent for the seller of this offering. All information has been obtained from sources deemed reliable by California Outdoor Properties, Inc. however, the accuracy of this information is not guaranteed or warranted by either California Outdoor Properties, Inc., the sellers, and prospective buyers are charged with making and are expected to conduct their own independent investigation of the information contained herein. This offering is subject to prior sale, price change, correction or withdrawal without notice and any offer presented does not have to be accepted.



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PROPERTIES

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