



California
OUTDOOR PROPERTIES

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12 Mile Ranch

2,676.14 +/- Acres | Fort Bidwell, CA
Modoc Co, CA & Lake County, OR



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DRE# 01838294



Introduction



The 12 Mile Ranch offers 2,676.14-acres of beautiful scenic land from the Aspen lined valley, to the eastern range of the Warner Mountains, creating a perfect wilderness retreat. Located in both Modoc County, California and Lake County, Oregon, this ranch provides the best of both worlds. The main residence on the ranch is located in Oregon where there is a significant possibility of tax savings. Additional improvements include a barn and a 3 car garage/workshop.

Water on the ranch is plentiful consisting of year-round creeks, reservoirs, springs, and meadows. Recreational and outdoor enthusiasts will relish in the unlimited activities on the ranch. Wildlife includes Rocky Mountain Mule deer, Colombian Blacktail deer, pronghorn antelope, quail, turkey, and predators. Fish the streams for red-band trout or take a hike or horseback on the many scenic trails.

The ranch is suitable for a small-scale cattle operation; runs 100 pair. There is also a BLM permit for the grazing of livestock. The 12 Mile Ranch is perfect for any type of adventure or recreation.



Size & Zoning

This 2,676.14-acre ranch consists of twelve parcels. Eight parcels reside in California and four parcels in Oregon.

APN:	Acres:	Zoning:
<u>CALIFORNIA</u>		
030-030-005-510	108.77	Ag-G
030-030-006-510	108.59	Ag-G
030-030-007-510	14.31	Ag- Pasture
030-030-010-510	360	Ag-G
030-030-011-510	440.39	Ag-G
030-030-012-510	145.72	Ag-G
030-110-019-510	398.55	Ag-G
030-110-020-510	118.72	Ag-G

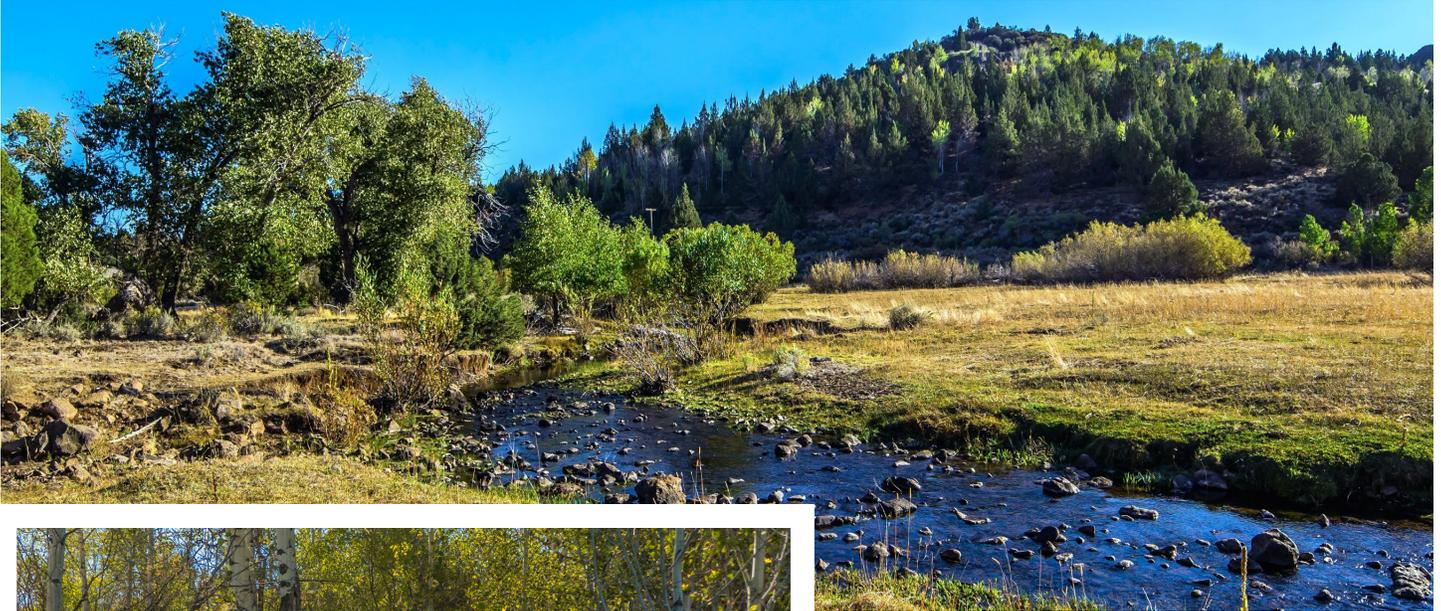
<u>OREGON</u>		
41-23-1600	82.16	
41-23-1700	232.94	
41-22-400	480	
41-22-500	185.99	

Current property taxes: \$3,597.00

The topography is rolling; rim rock formations are scattered with meadows and aspen groves. In addition to the privately held acreage, the property also has access to a BLM permit for the grazing of livestock. Full details on permitted AUs will be made available to serious buyers.



Water Resources



There is an abundance of water throughout the 12 Mile Ranch. There are numerous year-round creeks that run through the property. It's also common to come upon springs flowing directly out of the ground. The meadows on the ranch are largely sub-irrigated from these underground spring sources. The ranch also has a large reservoir known as Fisher Flat and a number of other small seasonal reservoirs.

The home itself has a good well which can be used for domestic water and small-scale irrigation.

Cattle

The ranch also has benefits from a year-round open ditch that runs through the entire property. Cattle and wildlife use the ditch as a watering hole. Currently, the ranch runs 100 pair on the ranch. There is also a BLM permit for the grazing of livestock.

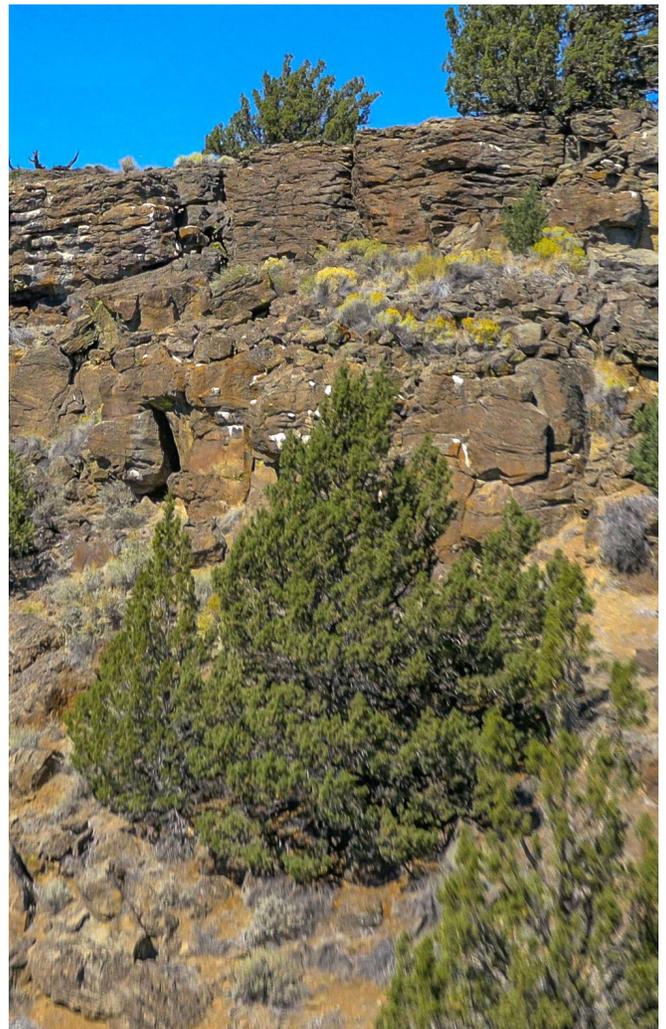


Recreation

The 12 Mile Ranch is truly perfect for any type of adventure or recreation. There are miles of endless trails for hiking or horseback riding in the beautiful private setting.



For the outdoorsmen, the ranch is in X3b Zone in California, you should be able to get two landowner tags, and an Oregon hunting warner unit #74, elk and deer. There are Rocky Mountain Mule deer, Colombian Blacktail deer, pronghorn antelope, quail, turkey, and predators. Fish the streams for redband trout or head to a nearby basin lake to cast out for bass and crappie. No shortage of activities out on the ranch.



Ranch Improvements



The ranch address is located in Oregon, providing significant possible tax savings. There is a comfortable 1,800 SF manufactured home as well as a 3-car garage and large metal barn, all adjacent to Twelvemile Creek. The current zoning on the property allows for the construction of additional homes and ranch buildings. The power is provided by a local utility company, and water is supplied by a well.

Main Ranch Home:

1,800 sq ft, 3 bedrooms, 2 bathrooms

Outbuildings:

- 3-car garage/workshop with redwood siding
- 1,200 sq ft metal barn



Location

12 Mile Ranch is located in the Northeastern corner of California and spills over into Southern Oregon. The Nevada border is not far to the East of the property. The closest private airport is in the town of Fort Bidwell, a twenty-minute drive from the ranch house. For commercial flights, Klamath Fall's airport is 145 miles driving, and Reno's International airport is 220 miles away.

The area is a hub for ranching and outdoor recreation. The beautiful and rugged Warner Mountains, an 85 mile stretch of wilderness, provide endless opportunity for adventure. Go for a soak in the Surprise Valley's hot springs, or watch the majestic gather of over 240 types of migratory birds at the Modoc National Wildlife Refuge. Despite the low populations in the area, there is a deep sense of community among the people living in this stronghold of the old West.

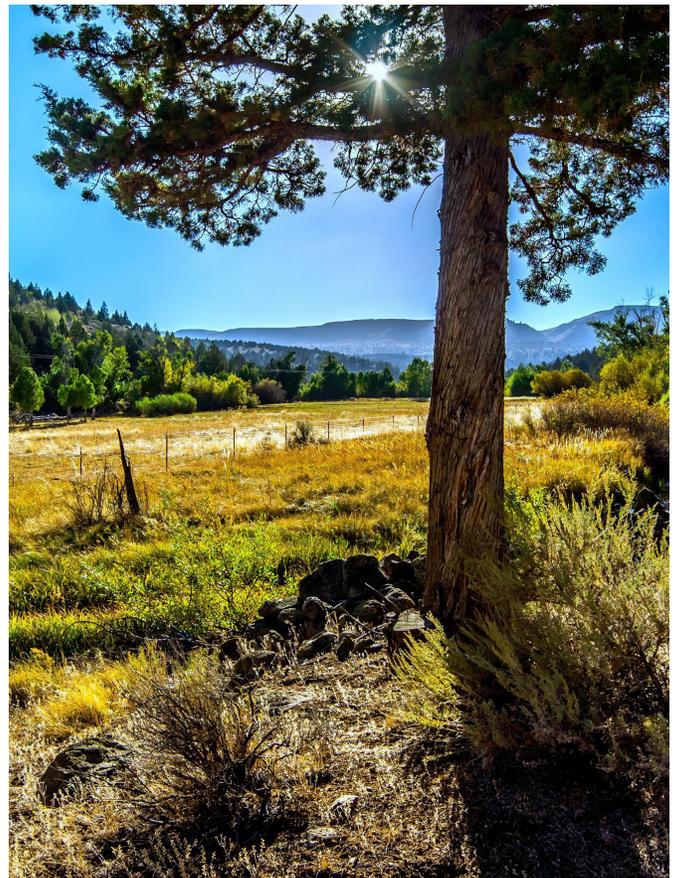


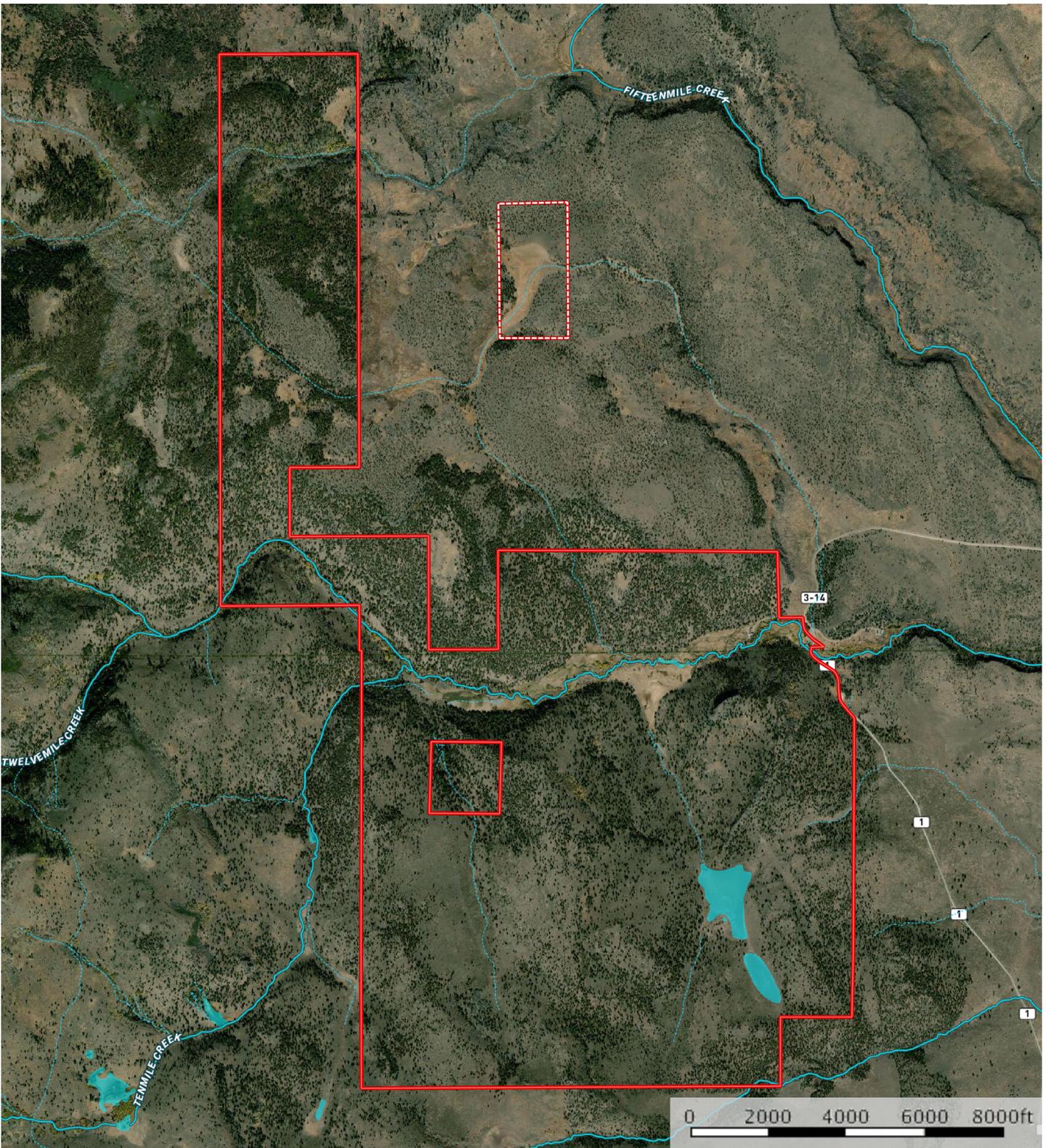
About Modoc County, CA:

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.

About Lake County, OR:

Lake County is in the south-central region of Oregon and is the 3rd largest county in the state. The population was 7,895 as of the 2010 census. Lake County gets its name from the many lakes in the county such as Goose Lake, Hart Lake, Lake Abert, Warner Lakes, Summer Lake, and more.

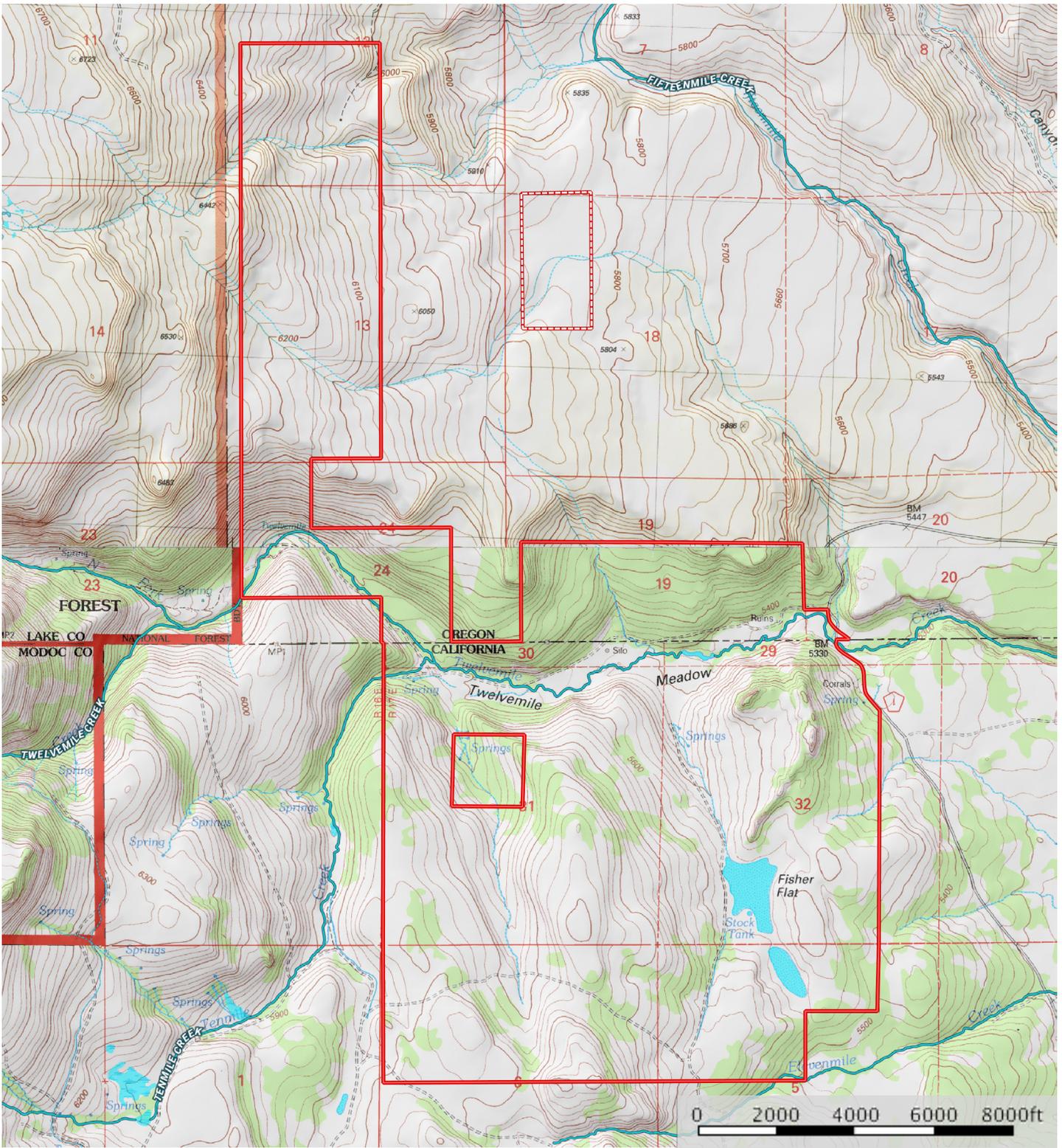




- Boundary minus 40
- Boundary
- Stream, Intermittent
- River/Creek
- Water Body

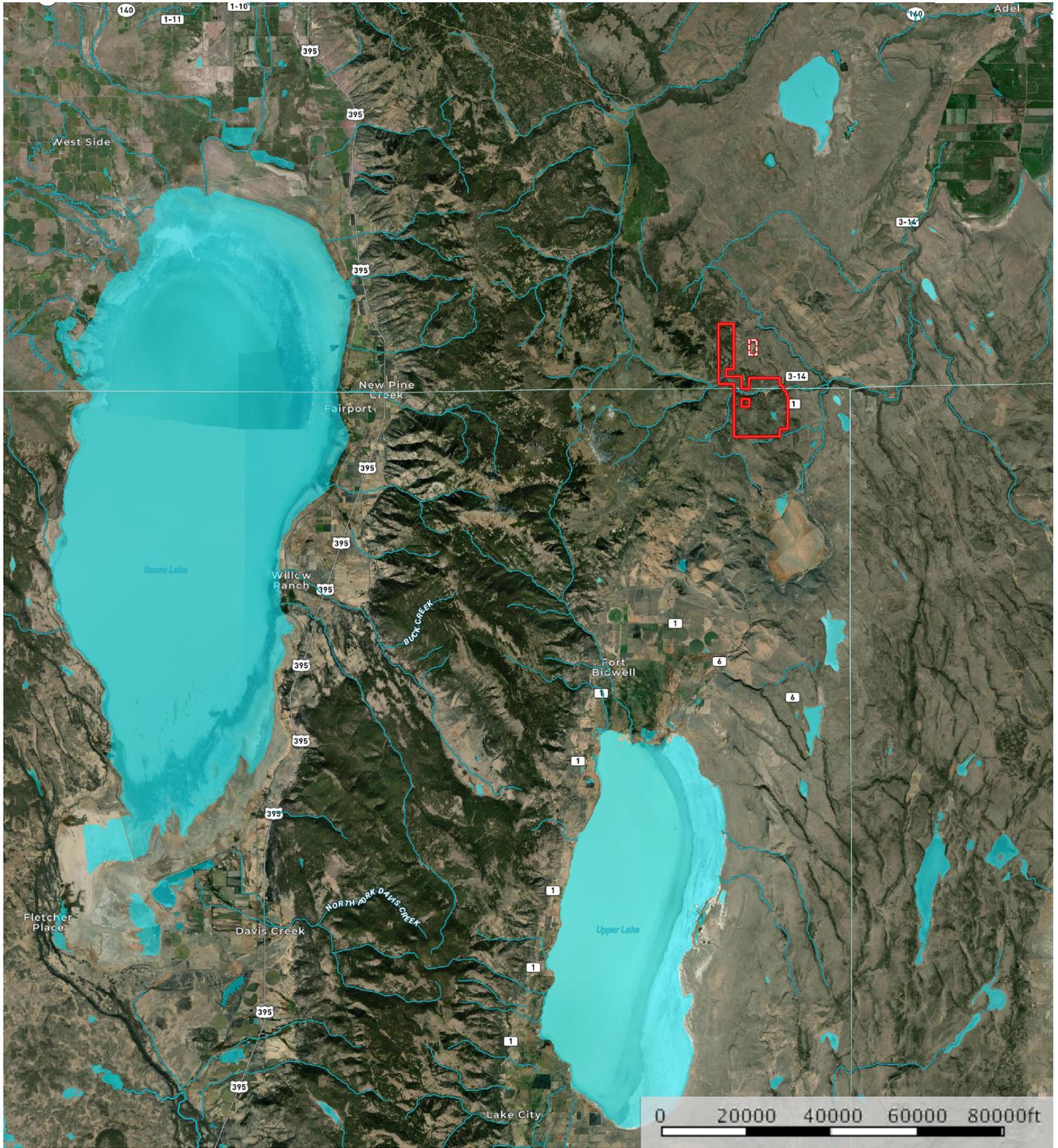
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