



California
OUTDOOR PROPERTIES

FARMS | RANCHES | RECREATIONAL PROPERTIES | LAND | LUXURY ESTATES



Barnes Creek Ranch East

684 +/- Acres | Davis Creek, CA



707 Merchant Street | Suite 100 | Vacaville, CA 95688

707-455-4444 Office | 707-455-0455 Fax | californiaoutdoorproperties.com

DRE# 01838294



Property Description

Barnes Creek Ranch East 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 remodeled 2,132 sq. ft. 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 which has a 500-ton capacity in the center and a 120-ton capacity in the wings. There are 320-acres of rangeland that is used for winter feeding and spring/fall grazing and 350-acres of mountain land with cedar, fir, and ponderosa pine timber.

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

- 2,132 square foot, 3-bedroom, 3-bathroom, remodeled, comfortable home next to Barnes Creek
- 350 acres of mountain land with cedar, fir, ponderosa pine timber
- 320 acres of range land which is used for winter feeding and spring/ fall grazing
- 120' X 60' hay barn* 500-ton storage capacity in the center* 120-ton storage capacity in the wings
- Domestic well: 40 GPM (as provided by the owner) * Feeds the home and stock tanks
- 9 acres of irrigation with wheel line from Barnes Creek
- Landowners tag available; X3B Zone



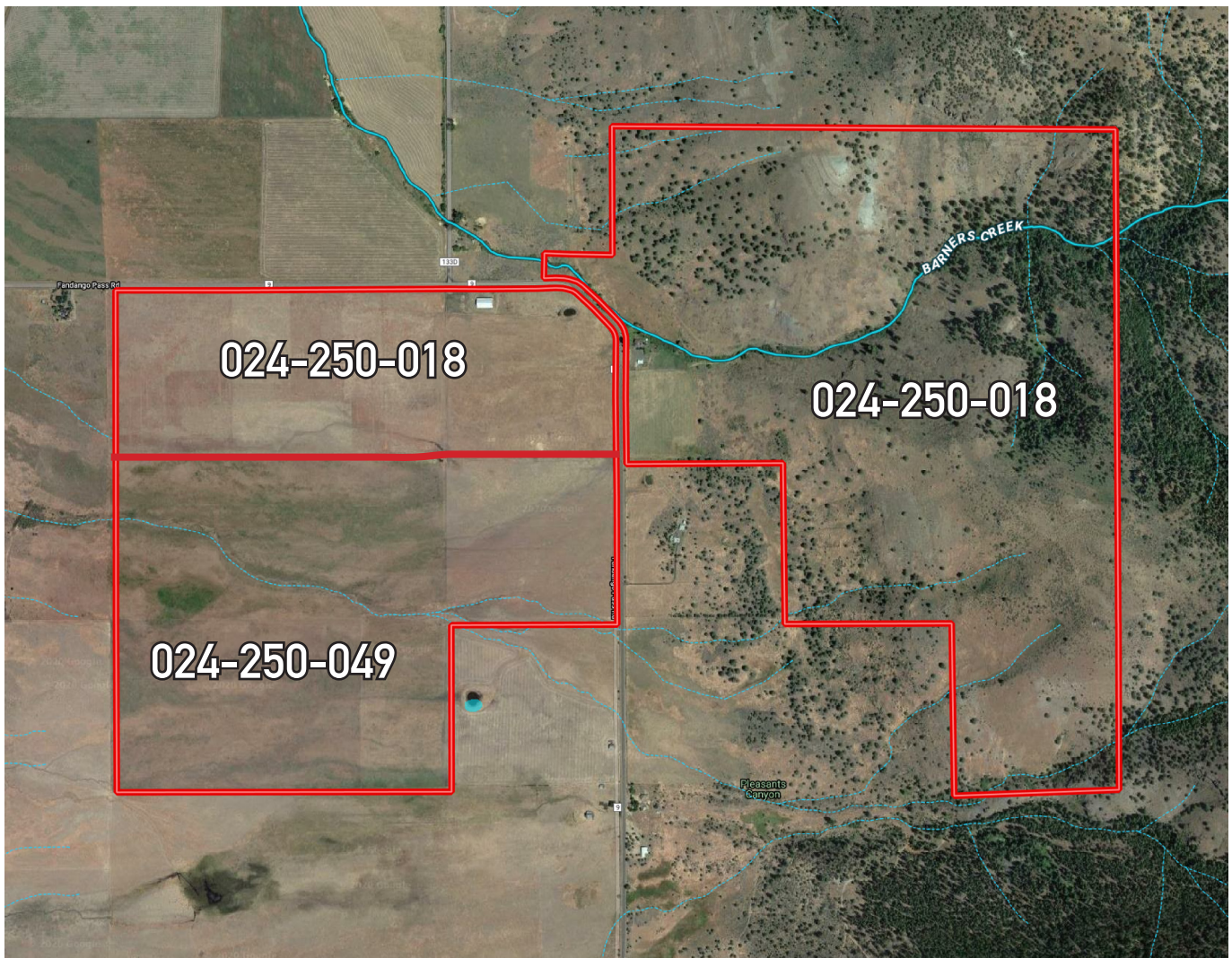
Size & Zoning

This 684 acre property consists of 2 parcels located in Modoc County. These parcels are not in the Williamson Act.

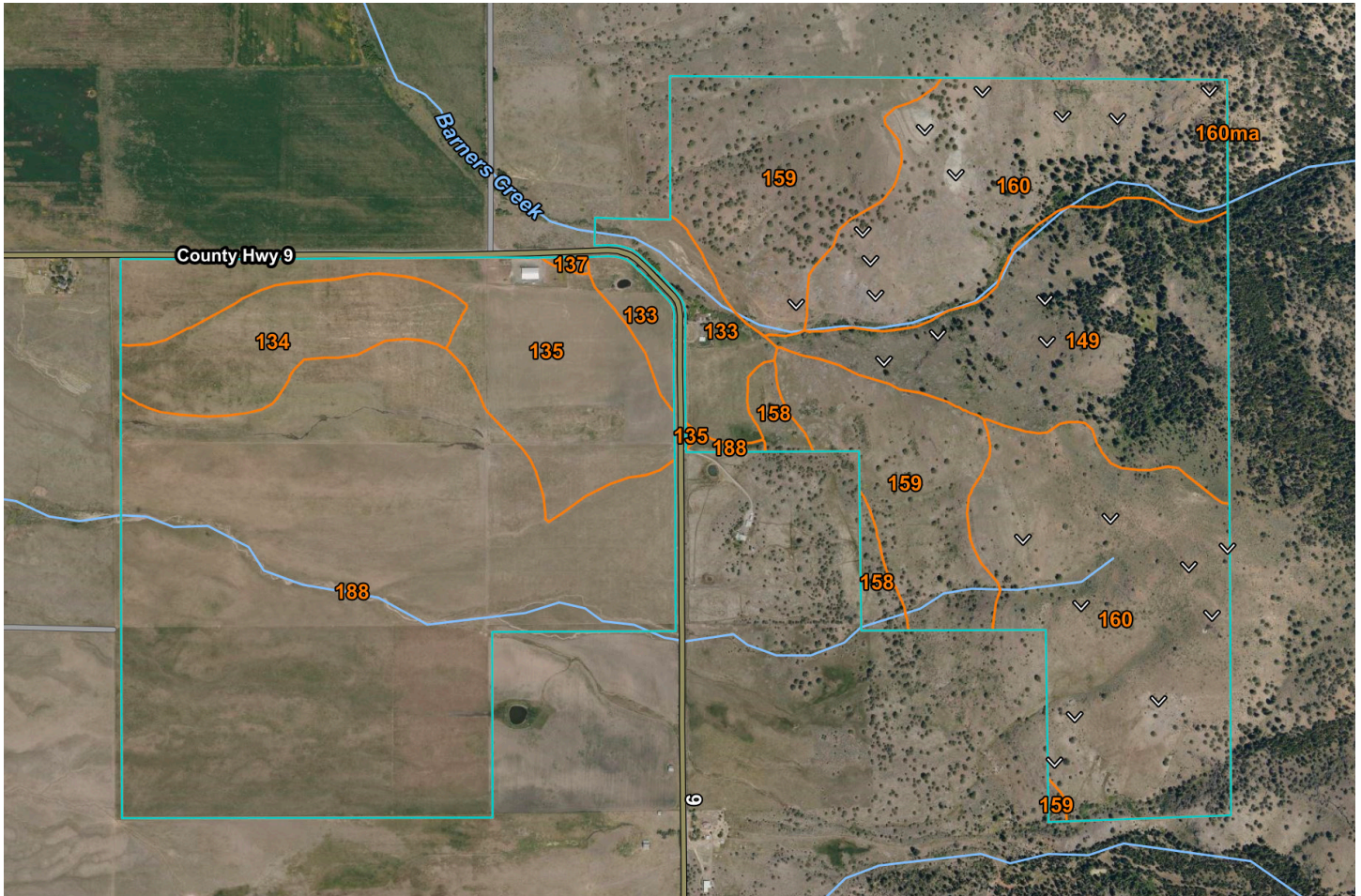
<u>APN</u>	<u>Acres</u>	<u>Zoning</u>	<u>Taxes</u>
024-250-018-510	484	U, GA	\$6,277
024-250-049-510	200	U, GA	\$1,558

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

Current property taxes: \$7,835



Soil



Map Unit Symbol	Classification	Acres in AOI
133	3e, 4e	24.1
134	3e, 4e	31.7
135	3e, 4e	59.2
137	3e, 4e	0.6
149	0, 6e	79.8
158	0, 7e	7.9
159	0, 7e	89.1
160	0, 7e	164.6
188	3e, 3e	222.6

**For a more in-depth look at the soils, please contact our office*



Main Home





Outbuildings



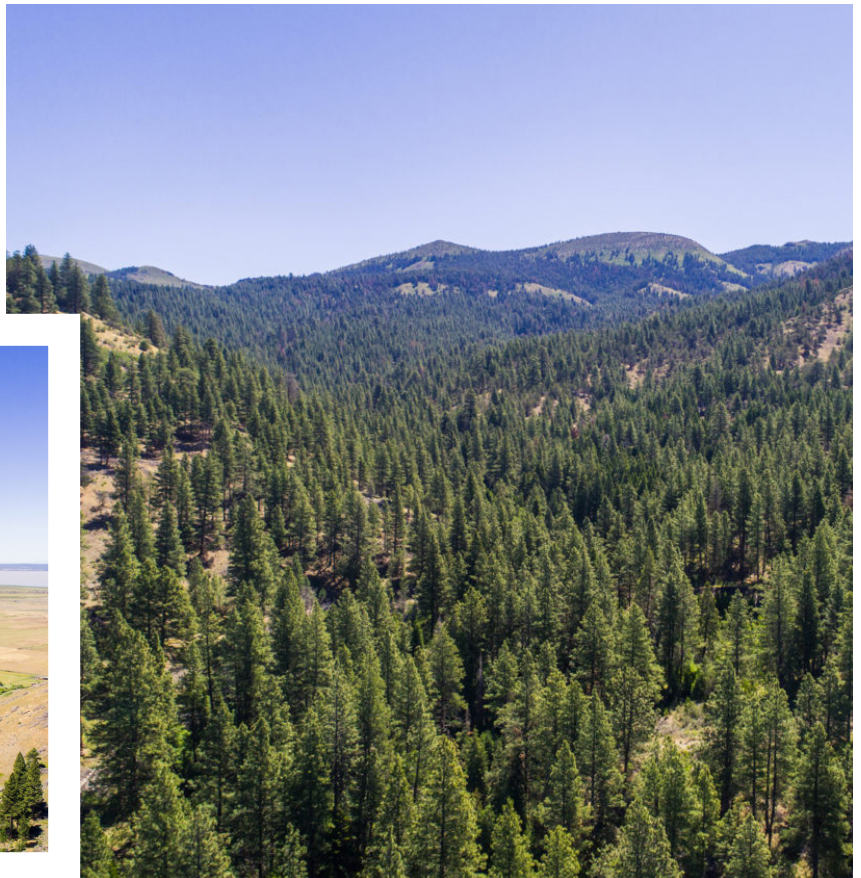
Recreational Attributes

Barnes Creek East provides plenty of opportunity for the outdoorsman. The property is zoned X3B, which is excellent for deer hunting. Landowner tags are available.



Timberland

350 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.



Location

About Davis Creek:

Davis Creek is an unincorporated town in Modoc County. Postal service is provided 5 miles away in the town of New Pine Creek. David 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:

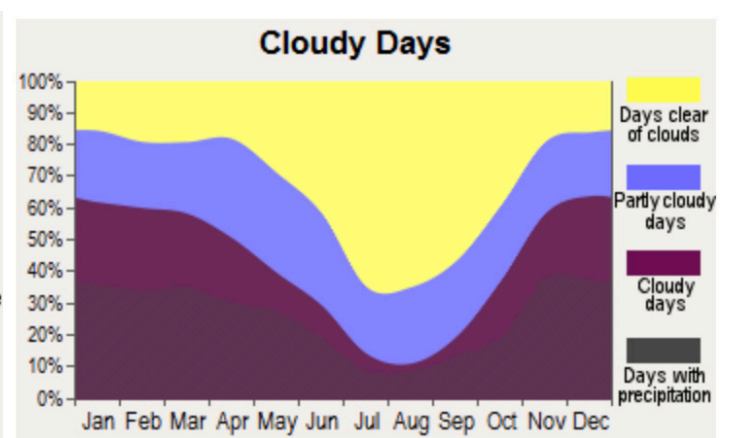
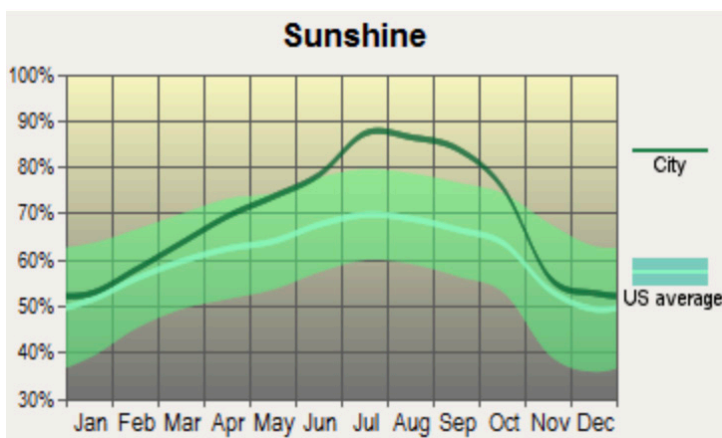
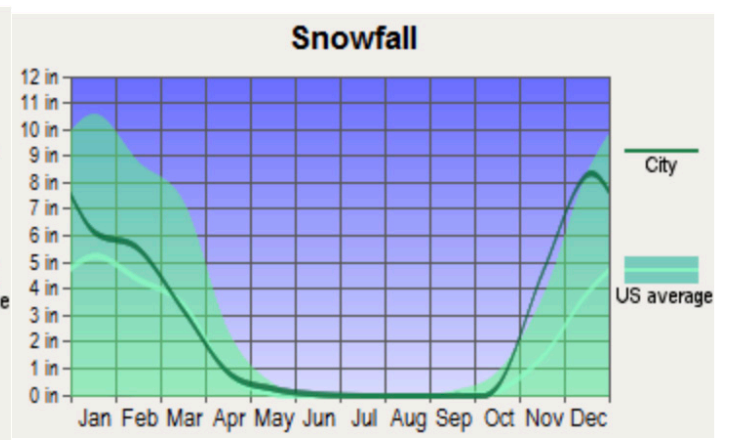
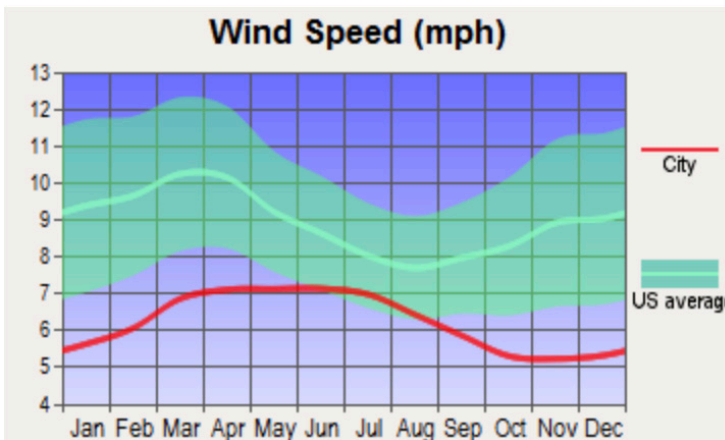
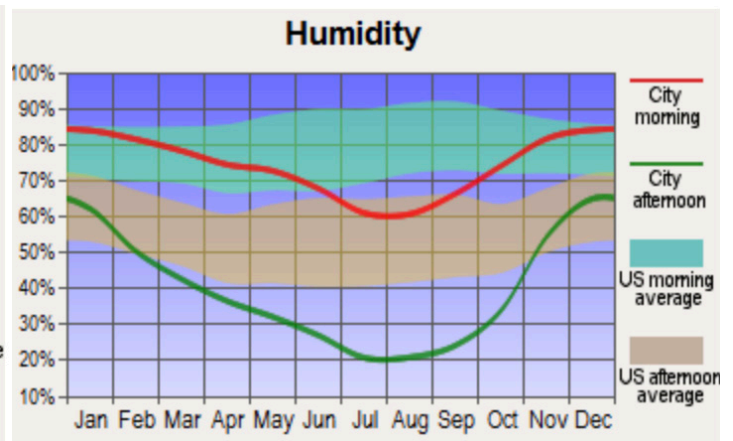
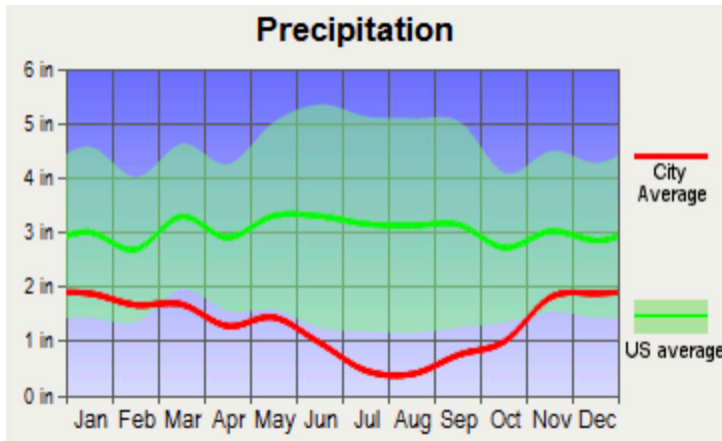
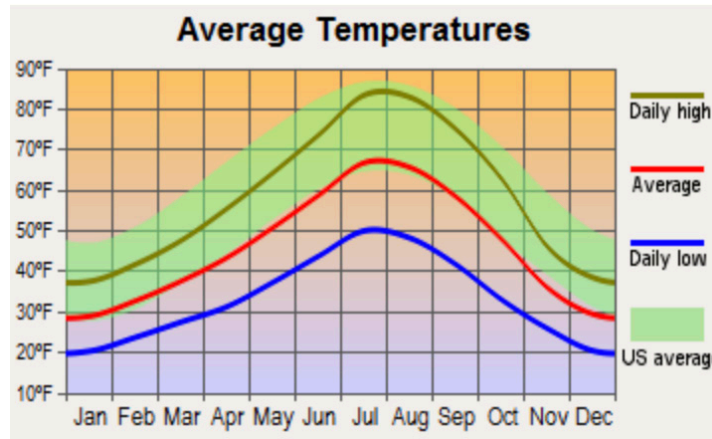
Lakeview is the county seat of Lake County. The population was 2,294 at the 2010 census. Lakeview is situated at the edge of Oregon's high desert. The economy is based on agriculture, lumber production, and government activities.

About Modoc County:

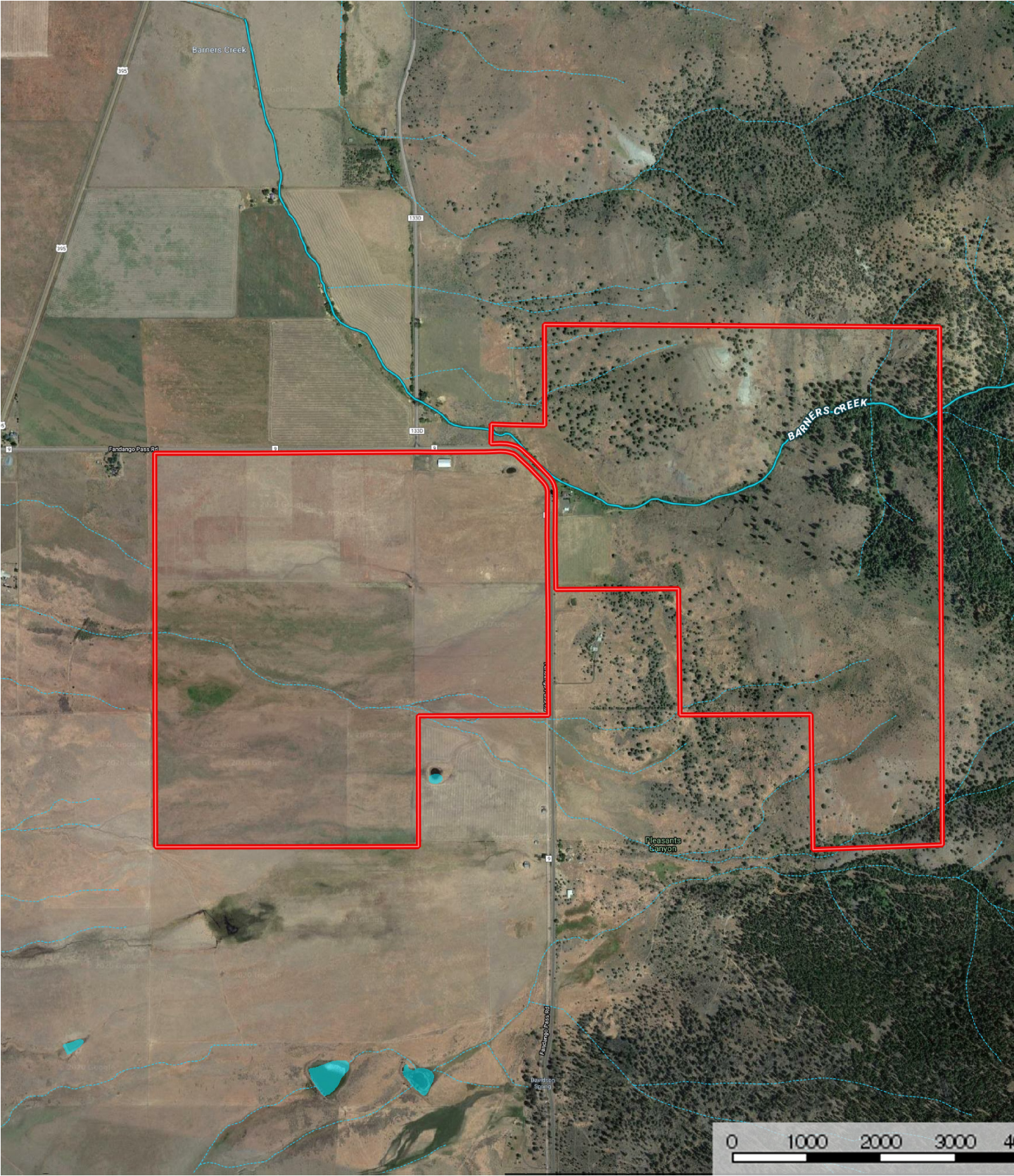
Modoc County is in the far northeast corner of California, bordering Nevada and Oregon. The population was 9,686 as of the 2010 census, making it the 3rd least populous county in California. A large portion of Modoc County is federal land, and employees are a significant portion of the area's economy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



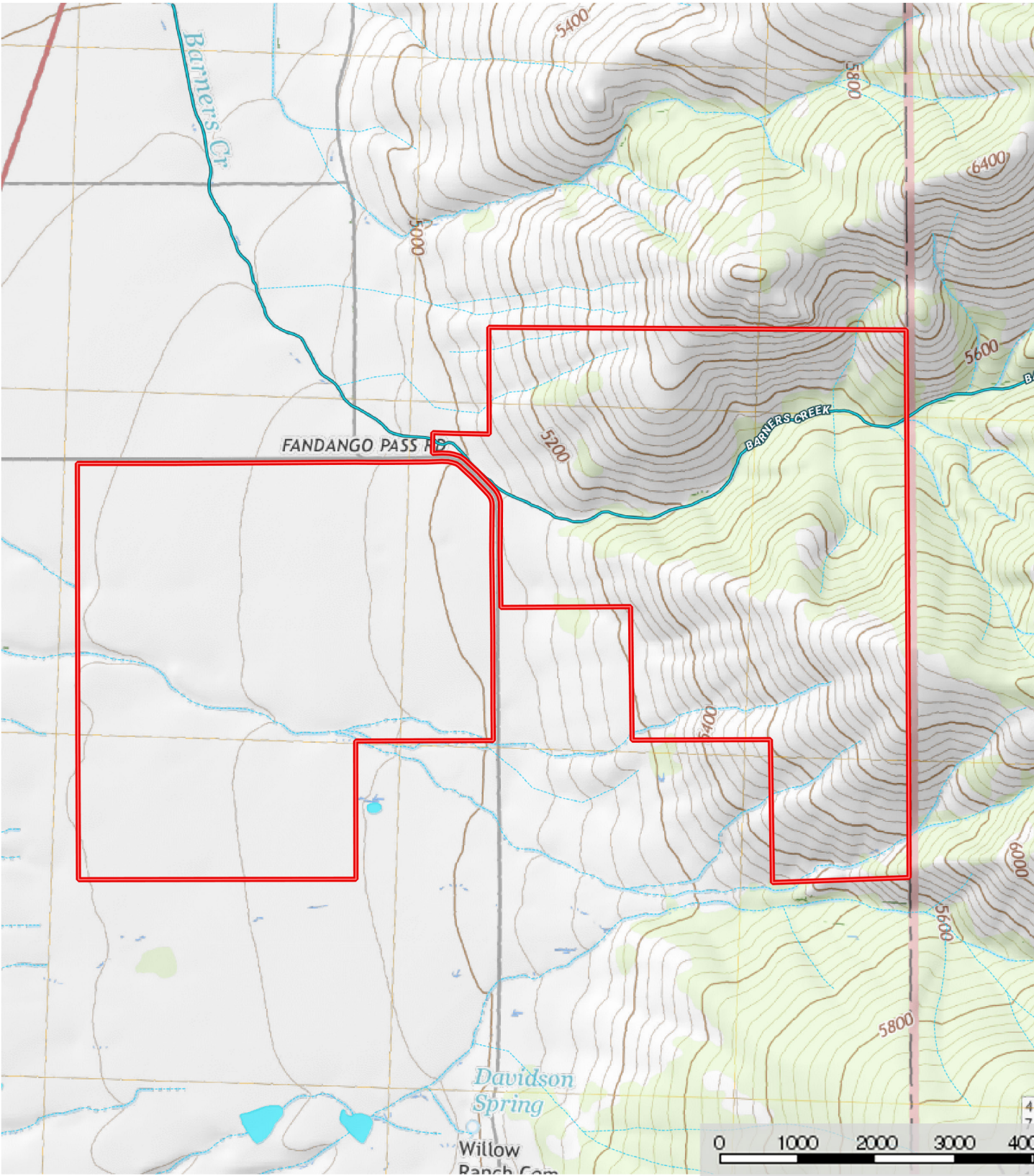
Weather



Barnes Creek Ranch East
Modoc County, California, 684 AC +/-

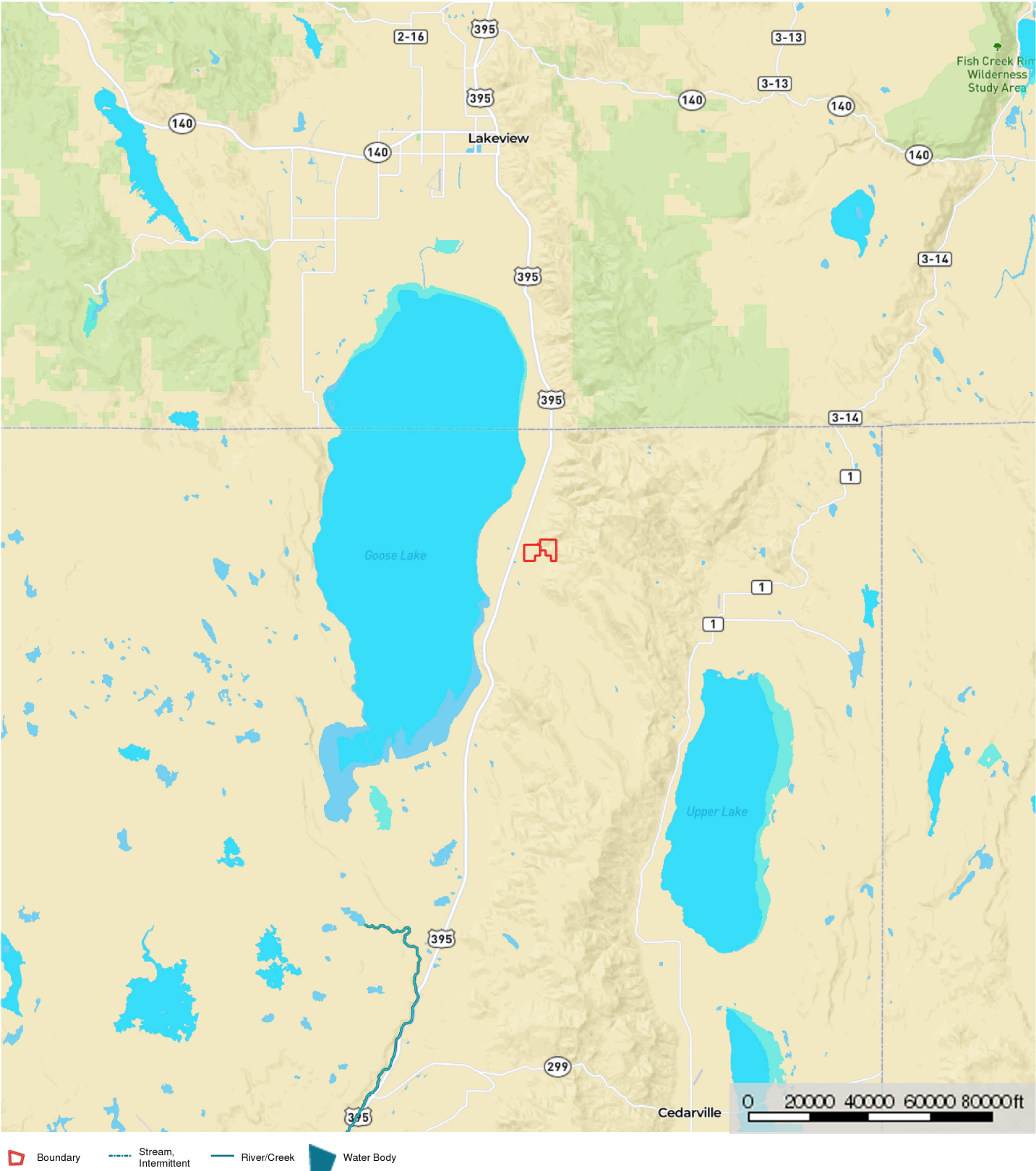


Barnes Creek Ranch East
Modoc County, California, 684 AC +/-



 Boundary  Stream, Intermittent  River/Creek  Water Body

Barnes Creek Ranch East
Modoc County, California, 684 AC +/-





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.



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

EXCLUSIVE PARTNER OF



LANDLEADER™