



California
OUTDOOR PROPERTIES

FARMS | RANCHES | RECREATIONAL PROPERTIES | LAND | LUXURY ESTATES



Barnes Creek Ranch West

509.61 +/- Acres | Davis Creek, CA



EXCLUSIVE PARTNER OF

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DRE# 01838294



Property Description

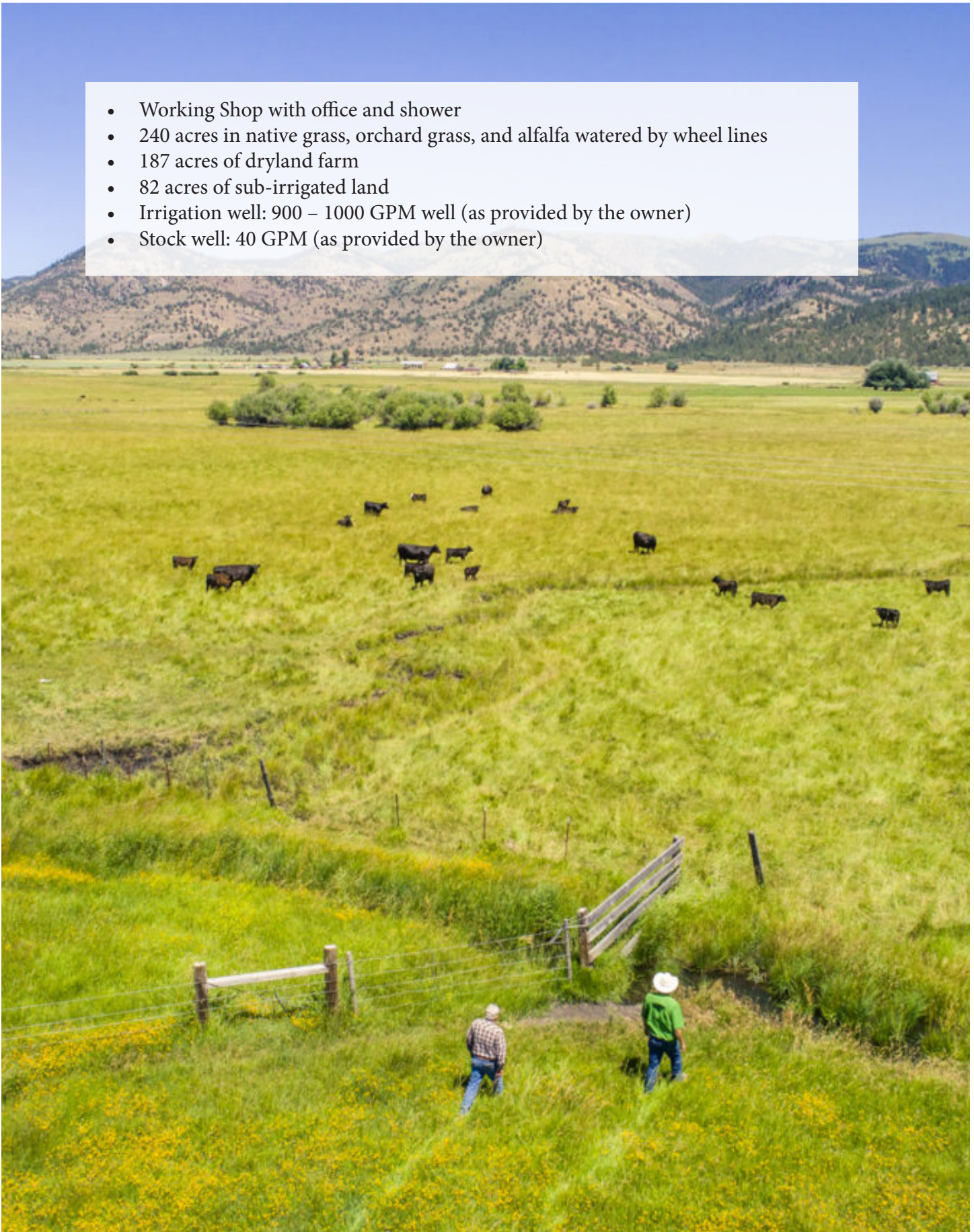
The Barnes Creek Ranch West presents an excellent opportunity to take over a great existing working ranch. Water on the Barnes Creek Ranch West is plentiful with two wells and water rights from mountain snowfall that fills the reservoir. There are 240-acres in native grass, orchard grass, and alfalfa watered by wheelines. In the past, the ranch ran 150-200 pairs year-round. It has ample hay production where you have enough to feed all winter and sell additional hay. It is capable of producing 1,200 tons from the 240 acres. Outbuildings on the property include a workshop with office and shower.

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 West makes it unique. This place is turnkey and ready for a new family to continue the legacy.



Highlights

- Working Shop with office and shower
- 240 acres in native grass, orchard grass, and alfalfa watered by wheel lines
- 187 acres of dryland farm
- 82 acres of sub-irrigated land
- Irrigation well: 900 – 1000 GPM well (as provided by the owner)
- Stock well: 40 GPM (as provided by the owner)



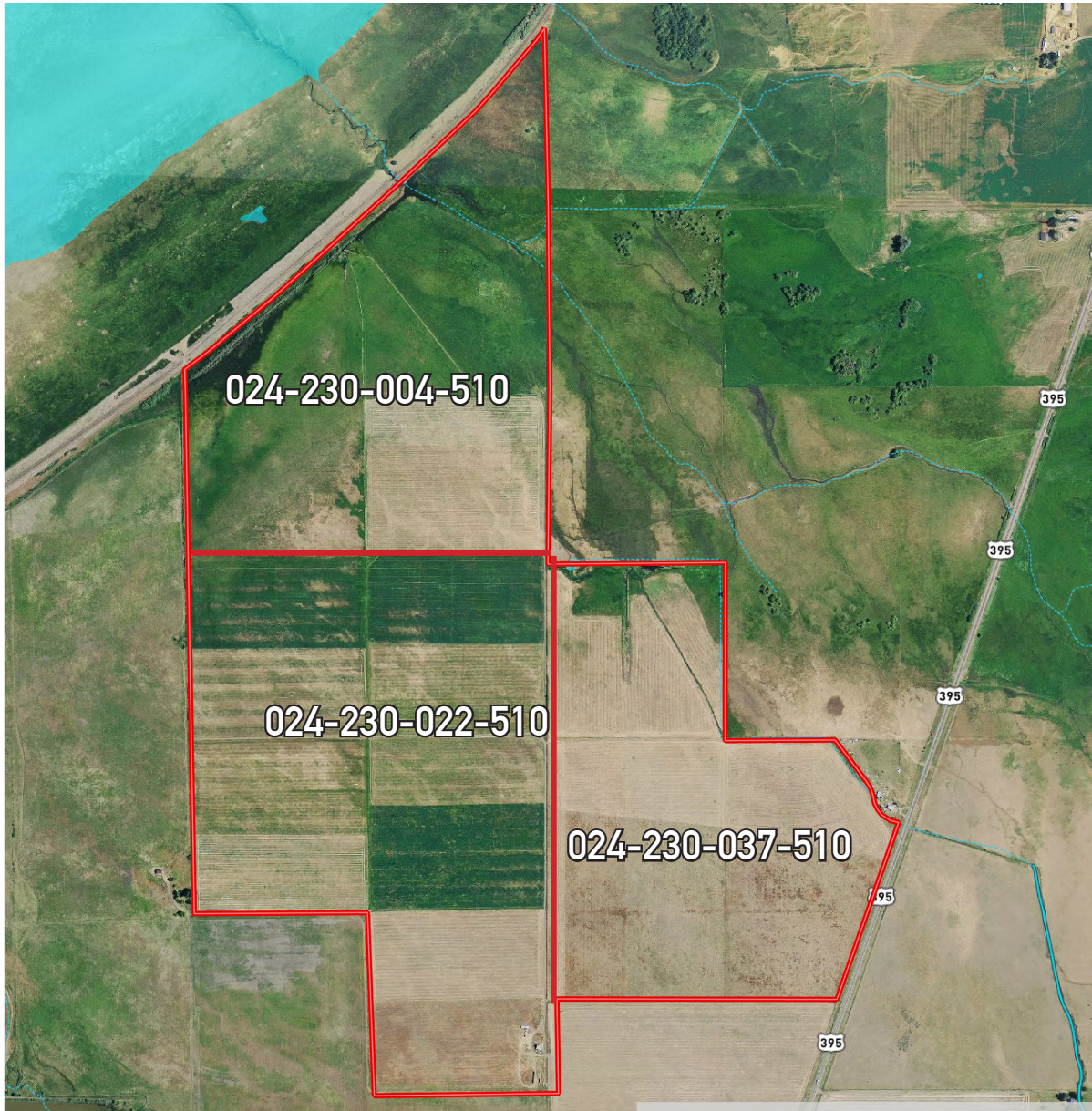
Size & Zoning

This 509.61 acre property consists of 3 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>
024-230-004-510	82	U, EA	\$810
024-230-022-510	280	U, GA	\$3,492
024-230-037-510	147.61	U, EA, GA	\$1,286

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: \$5,588



Water

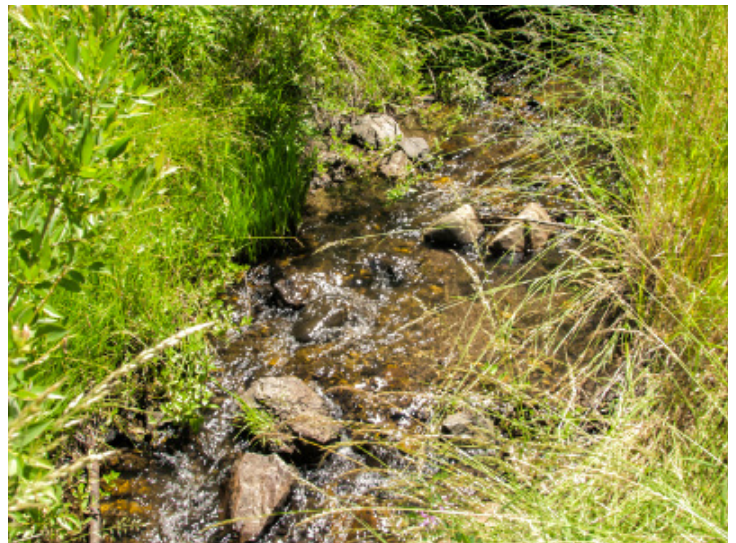
Water on this ranch is plentiful. There are water rights from mountain snowfall that fills the reservoir, which lasts on average till July depending on rainfall, and 2 wells.

Irrigation Well:

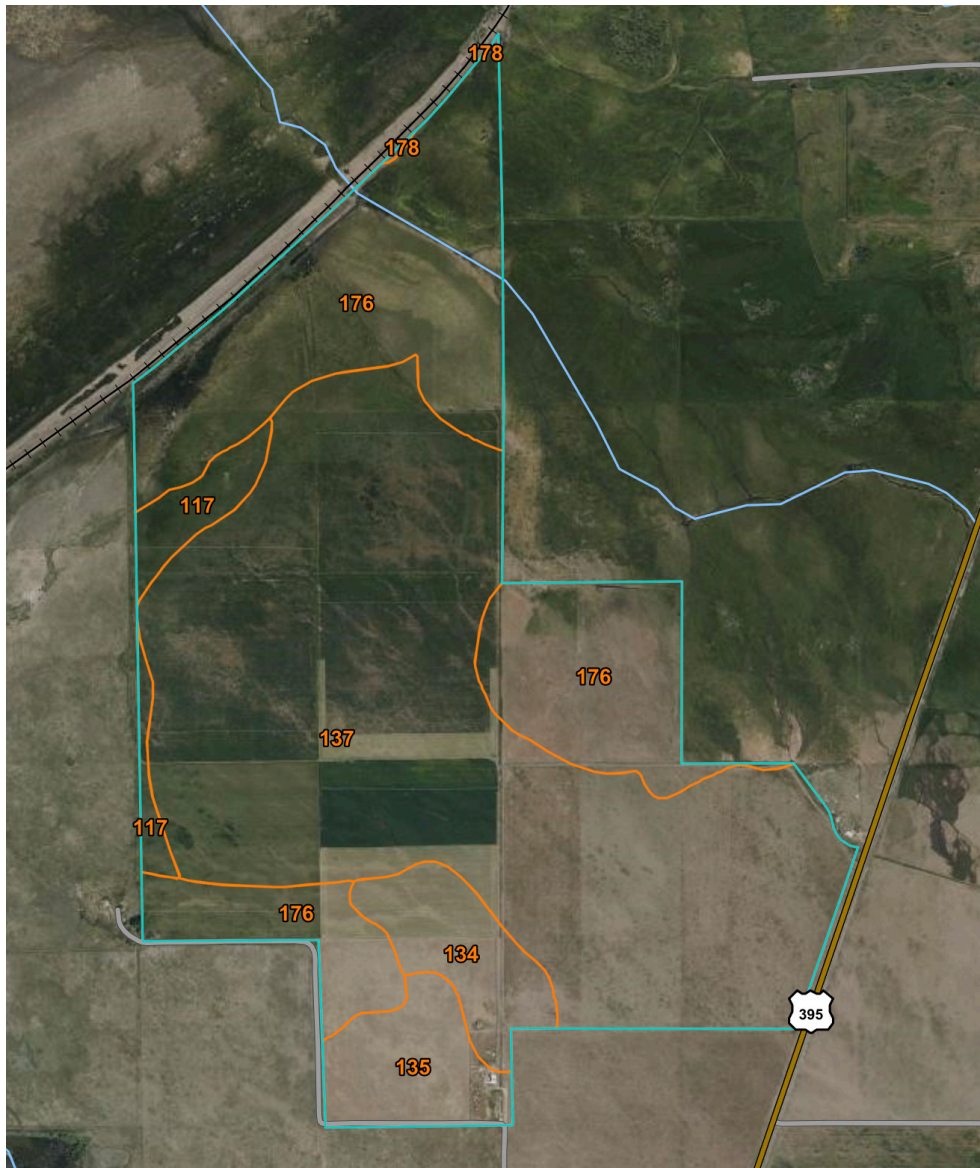
- 900 – 1000 gpm (as provided by the owner)
- 300 feet deep
- 60 horsepower open discharge pump
- 40 horsepower pressure pump with a Variable Frequency Control Drive (VFD)
- 100 horsepower reservoir pump with a Variable Frequency Control Drive (VFD)
- Sub-irrigation from mountain snowfall fills the reservoir
- Water is pumped from the reservoir to the mainline which feeds the wheel lines

Stock Well:

- 40 GPM (as provided by the owner)



Soil



Map Unit Symbol	Classification	Acres in AOI
117	3s, 4s	15.1
134	3e, 4e	24.7
135	3e, 4e	25.7
137	3e, 4e	290.7
176	3w, 4w	162.4
178	4w, 4w	0.2

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



- 240 acres in native grass, orchard grass, and alfalfa watered by wheel lines
- 187 acres of dryland farm
- 82 acres of sub-irrigated land



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:

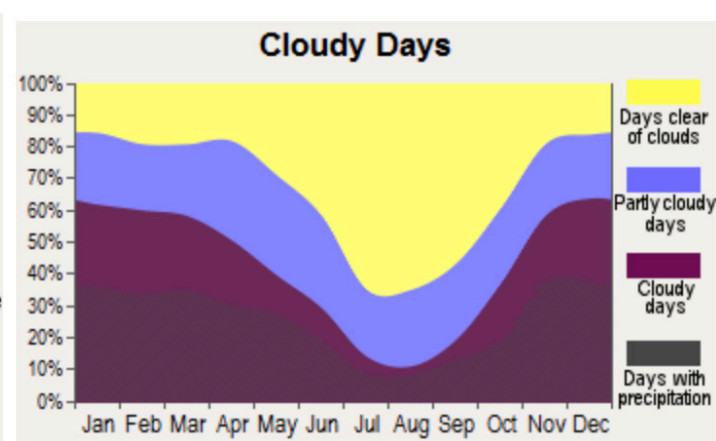
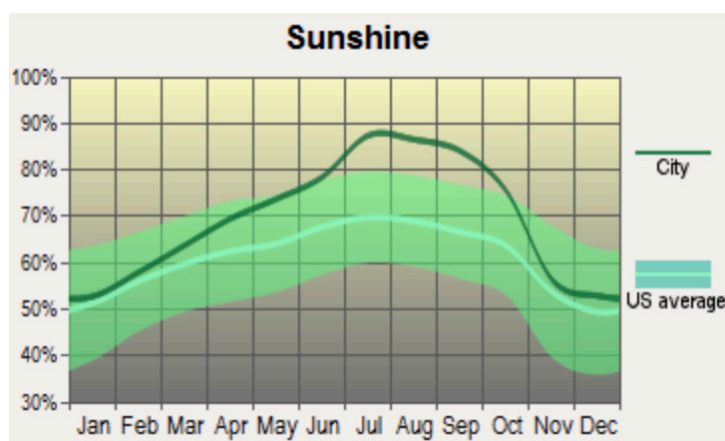
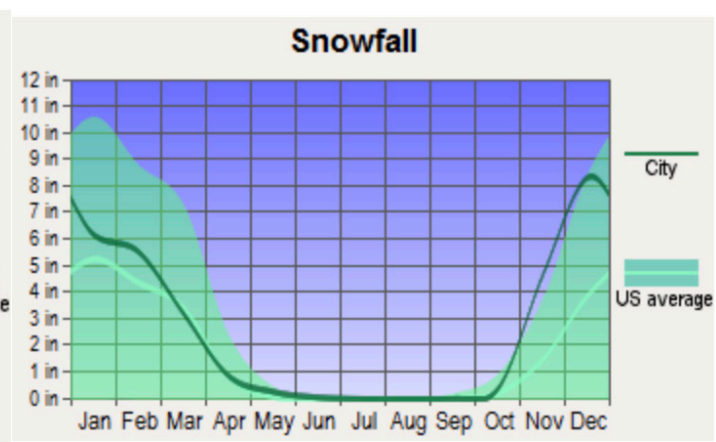
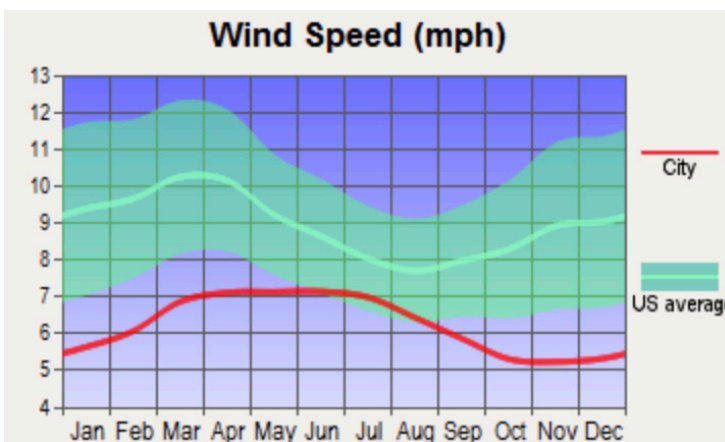
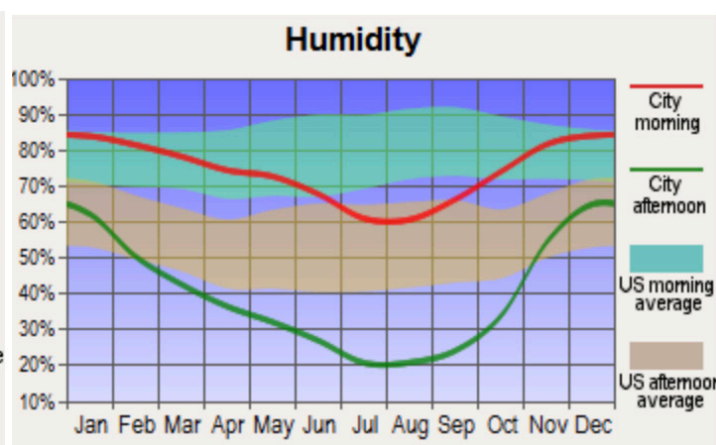
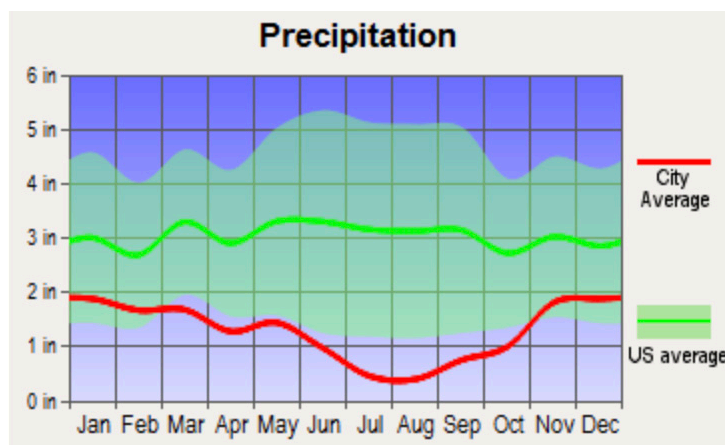
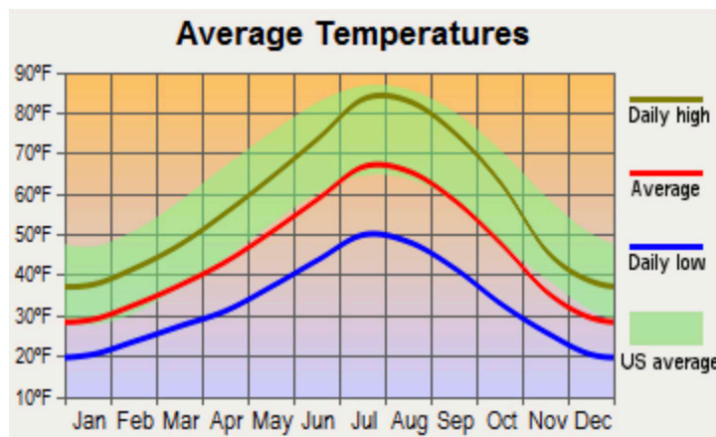
Lakeview is the county seat of Lake County. The population was 2,294 at the 2010 census. Lakeview is situated at the edge of Oregon's high desert. The economy is based on agriculture, lumber production, and government activities.

About Modoc County:

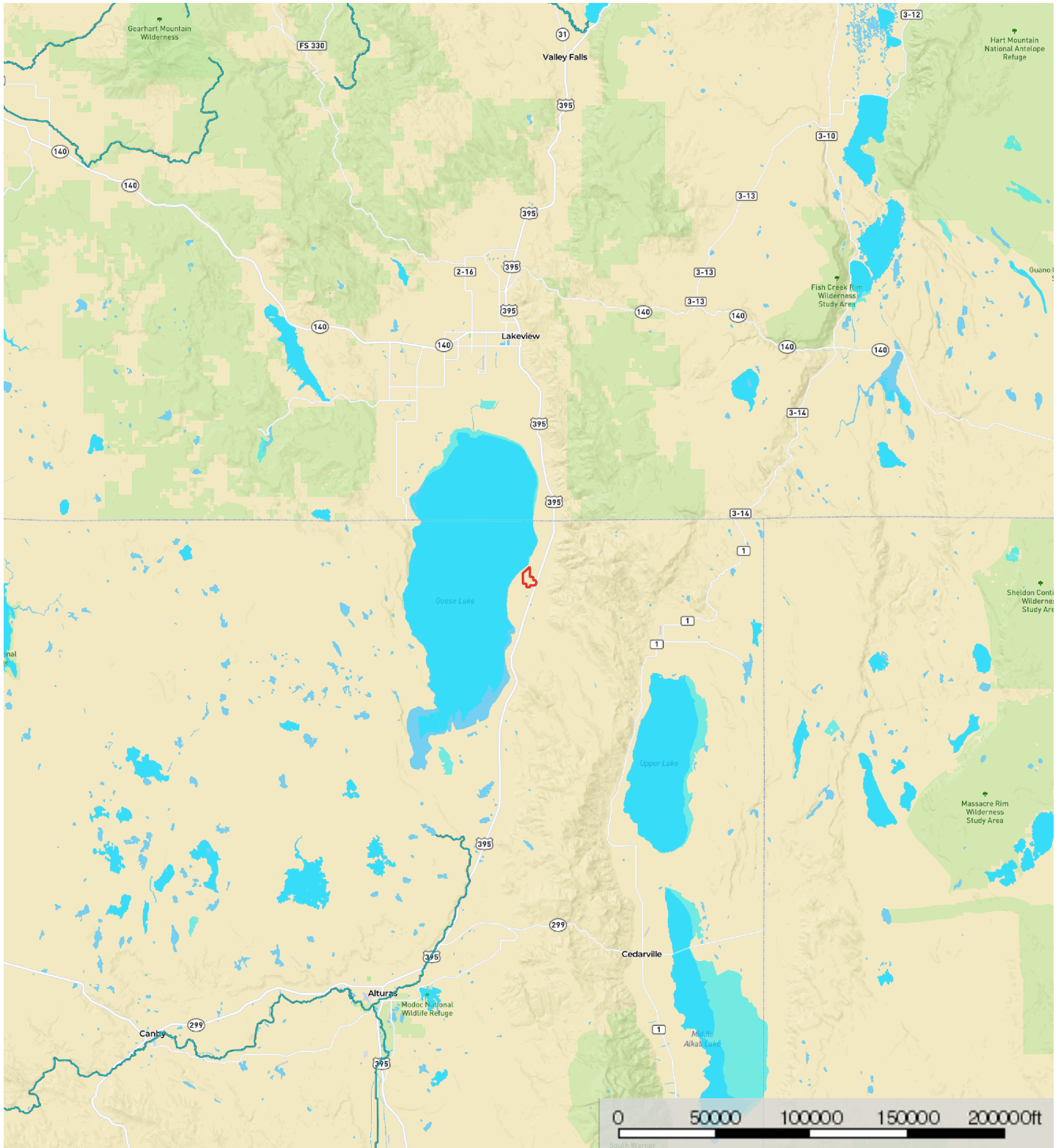
Modoc County is in the far northeast corner of California, bordering Nevada and Oregon. The population was 9,686 as of the 2010 census, making it the 3rd least populous county in California. A large portion of Modoc County is federal land, and employees are a significant portion of the area's economy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



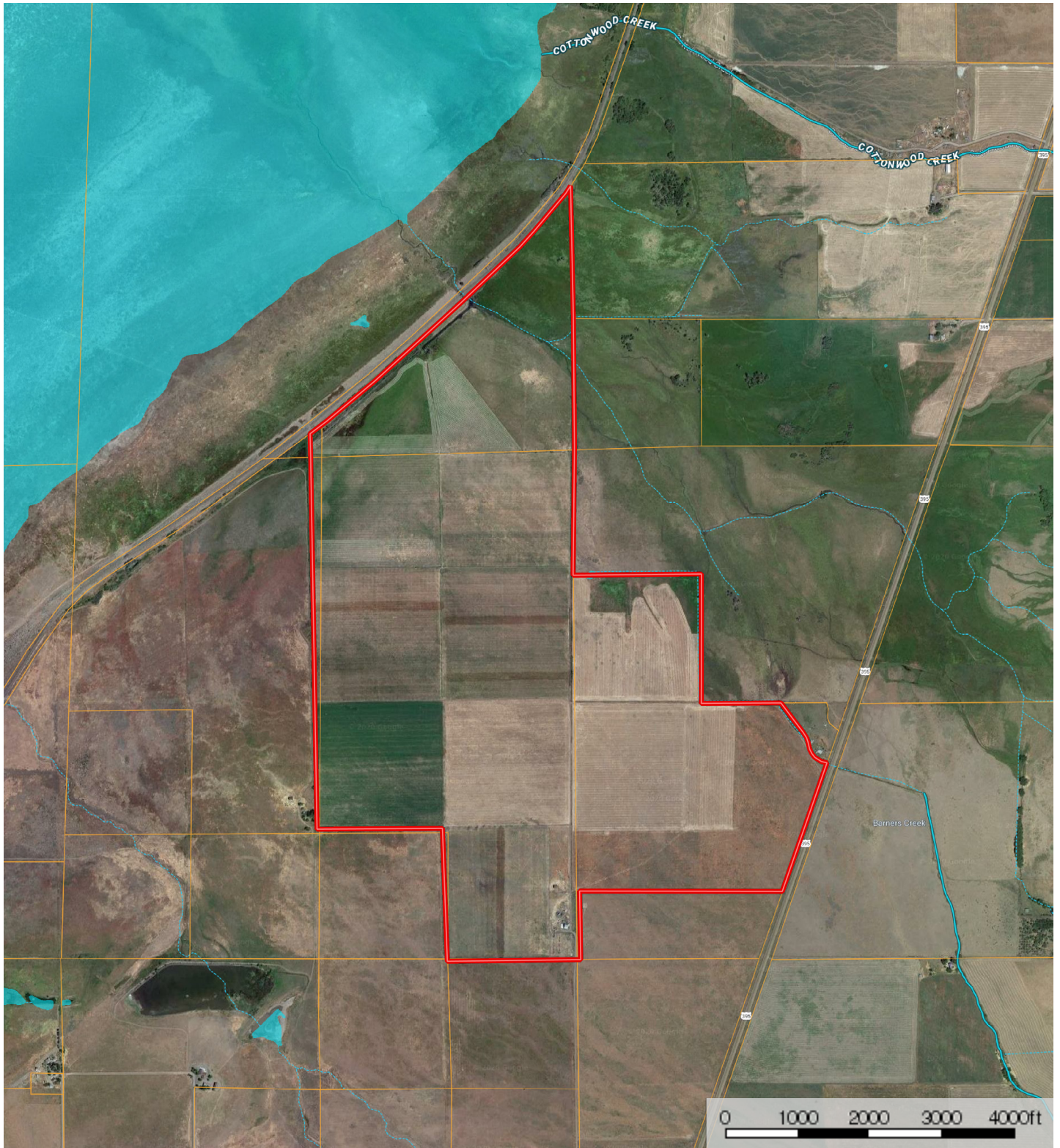
Weather



Barnes Creek Ranch West
 Modoc County, California, 509.61 AC +/-

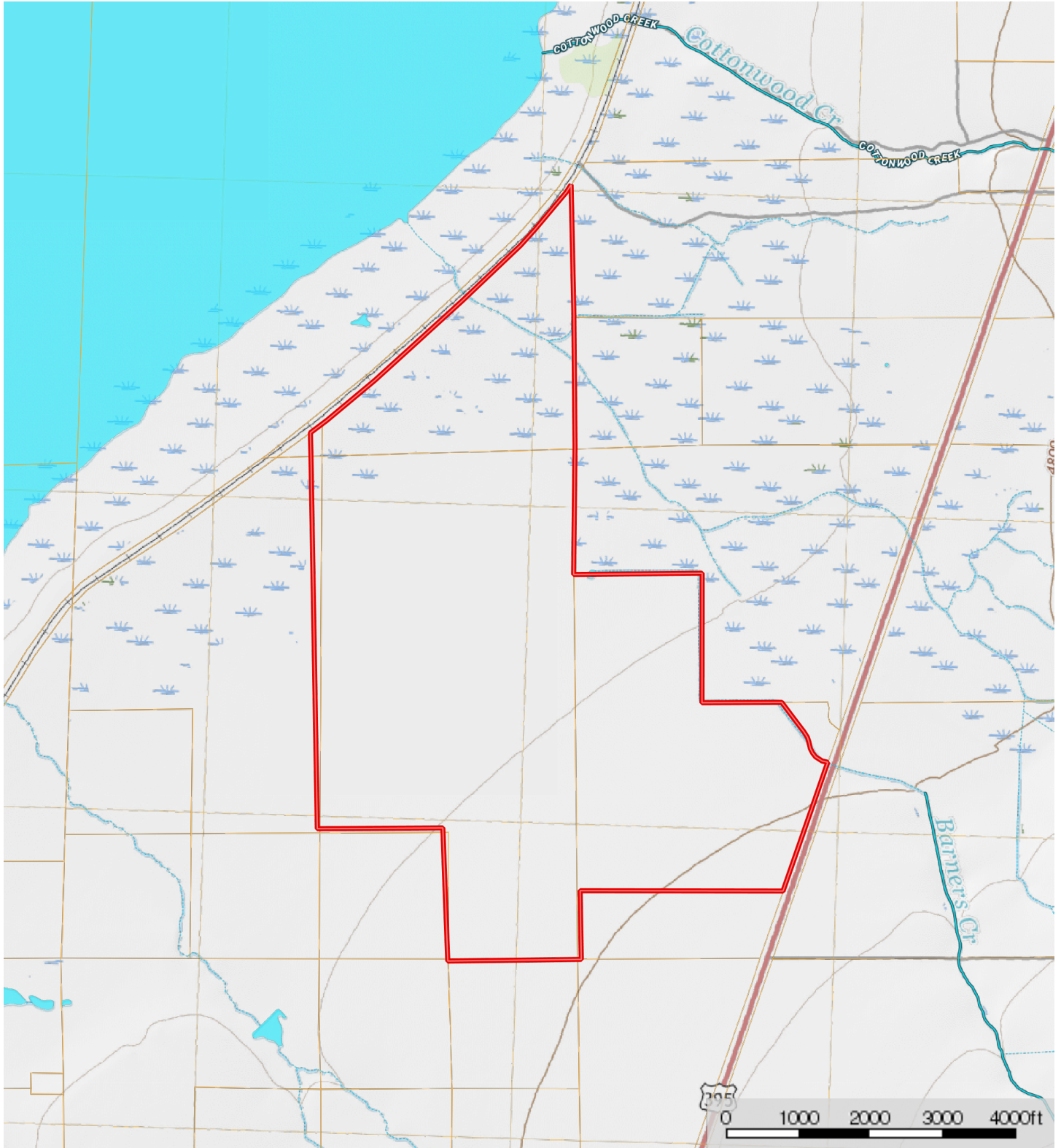


Boundary
 Stream, Intermittent
 River/Creek
 Water Body



 Boundary  Stream, Intermittent  River/Creek  Water Body

Barnes Creek Ranch West
Modoc County, California, 509.61 AC +/-



Boundary Stream, Intermittent River/Creek Water Body



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