



FARMS | RANCHES | RECREATIONAL PROPERTIES | LAND | LUXURY ESTATES



Circle C Ranch

1,311 ± Acres | Modoc County, CA



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DRE# 01838294



Introduction



The 1,311 deeded acre Circle C Ranch is located in Northern California's scenic Modoc County. The ranch sits just 7 minutes north of Adin, and 40 minutes southwest of Alturas, CA. It is about 70 miles south of the Oregon state line and 70 miles west of the Nevada state line. The Circle C Ranch is a trophy property for fishing and hunting. The property has approximately four miles of private fishing along Ash Creek, which meanders through the ranch. Ash Creek is full of native Rainbow, Redband, and Brown trout who naturally reproduce in the stream. They range in size from fingerling to 24 inches. The icing on the cake is the first priority adjudicated water rights* from the creek. Currently, 325± acres are irrigated for hay production and grazing. The property makes an excellent cattle ranch. Historically, it has been a summer grazing ranch supporting 120 cows and 400 steers from May through October. Aside from fishing, additional recreational attributes include horseback riding, ATV, and hunting. The ranch is located in the X-3A, a premium hunting zone. Improvements on the property include a 1,630 SF home, equipment shed, two barns, and a workshop. 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.



Highlights

- First priority adjudicated water rights*
- 4 miles of Ash Creek bisect the property
- Rainbow, RedBand, and Brown trout in Ash Creek
- Roughly 325 irrigated acres for hay production and grazing
- Premium X-3A hunting zone with deer, antelope, black bear, turkey and waterfowl
- 520 head of cattle run seasonally
- 1,630 SF 3 bedroom, 2 bathroom home
- Well water, septic, and electricity
- 1,455 SF equipment shed
- 480 SF barn
- 4,284 SF shearing barn with electricity and water
- 1,152 SF workshop with electricity and water
- Ice House with well tank inside
- 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*



Water



As described earlier, the ranch has private access to roughly four miles of Ash Creek, which bisects the ranch. Approximately 400 acres of the ranch are irrigated by Ash Creek via ditches for hay production. The ranch's water rights include 4.7 cfs as described in Degree # 3670 which is adjudicated, 1st priority right. The ranch also includes a well which provides water for the house and other structures. It is a true spring ranch where 100% of the summer flow comes from the springs located in Ash Valley. Ash Creek is 35 miles long, flowing through Lassen and Modoc Counties, and located east of the Cascade Mountain Range. 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.

The ranch used to be a fly fishing business with strict catch and release and a limit of poles on the river at one time. The owner stated that since the creek is in such pristine condition the amount of food for trout is quite extensive, from fresh water mussels to leeches. The bugs seem larger than normal with abundant hatches of caddis and mayflies.

Cattle

The majority of the property is flat to moderately sloping terrain, making it a great mother cow operation. The ranch typically supports around 520 head of cattle (120 cows, 400 steers) from May through October. The entire Ash Creek is protected from the cattle via electric fence. The property could also be used as an equestrian center with trails for exploring and flat land for round pens and riding arenas. Water is distributed across the property via Ash Creek, troughs and ponds making it easily accessible for livestock. While the ranch has only been used as a cattle operation, it is worthwhile to remember that the space is open and available to hold whatever livestock related pursuit you desire.



Recreation

On a ranch this size, the list of recreational opportunities are endless. Take a ride on horseback through the trails and meadows with amazing views of the surrounding area. Explore the hills and valleys on a 4 wheeler, quad, dirt bike, or even on foot as roads can be found throughout the property. This ranch stands apart from others for its incredible fishing and hunting. The ranch offers Class A fishing from Ash Creek and is classified as an X-3A premium hunting zone. It offers deer, antelope, black bear, turkey, along with great waterfowl and avian hunting. The surrounding area is home to mountain lions, coyotes, bobcats, badgers, squirrels, rabbits, hawks, and eagles giving the ranch great biodiversity. The ranch hasn't been hunted for the past 20+ years allowing the ranch to be full of wildlife. The property is also eligible to enter into a Private Lands Management program (PLM), allowing the new owner four to six deer tags annually and an extended hunting season.



Improvements



Improvements include a 1,630 SF single-family house with a 360 SF attached garage. There are three bedrooms, two bathrooms, a den, a kitchen, and a living room/dining area. Additional improvements include an equipment shed (1,455 SF), a barn (480 SF), a shearing barn (4,284 SF) with electricity and water, a workshop (1,152 SF) with electricity and water, and an Ice House with a well tank inside. There is also 3-30 amp RV plugs to bring RV's in, with a dump station.



Size & Zoning

The 1,311-acre ranch consists of 22 parcels and is NOT in the Williamson Act. It sits at the 4300 ft. elevation and the parcels range from 40 acres to 191 acres. A detailed list of parcel numbers can be seen below.

| APN | ACRES | ZONING | WILLIAMSON ACT (Y/N) | TAXES (2022) |
|--------------|--------------------|--------|----------------------|-----------------|
| 018-210-021 | 160 acres | U/EA | N | \$638 |
| 018-210-023 | 80 acres | U/EA | N | \$4,281 |
| 018-210-024 | 80 acres | U/EA | N | \$1,647 |
| 018-210-027 | 80 acres | U/EA | N | \$2,462 |
| 018-210-028 | 40 acres | U/EA | N | \$174 |
| 018-240-034 | 80 acres | U/POL | N | \$1,121 |
| 018-240-036 | 40 acres | U/POL | N | \$156 |
| 018-240-037 | 40 acres | U/POL | N | \$156 |
| 018-240-040 | 40 acres | U/EA | N | \$747 |
| 018-240-055 | 40 acres | U/EA | N | \$547 |
| 018-240-056 | 40 acres | U/EA | N | \$745 |
| 018-240-057 | 40 acres | U/EA | N | \$156 |
| 018-240-058 | 40 acres | U/EA | N | \$156 |
| 018-240-059 | 40 acres | U/EA | N | \$156 |
| 018-240-064 | 40 acres | U/EA | N | \$1,077 |
| 018-240-065 | 40 acres | U/EA | N | \$561 |
| 018-350-020 | 40 acres | U/EA | N | \$156 |
| 018-370-011 | 191 acres | U/EA | N | \$746 |
| 018-370-014 | 40 acres | U/GA | N | \$156 |
| 018-370-018 | 40 acres | U/GA | N | \$156 |
| 018-370-019 | 40 acres | U/GA | N | \$156 |
| 018-370-021 | 40 acres | U/EA | N | \$156 |
| TOTAL | 1,311 acres | | | \$16,306 |

Location



About Adin, CA:

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 town's name was changed to Adin in 1876. As of the 2020 U.S. Census, Adin had 205 residents. 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.

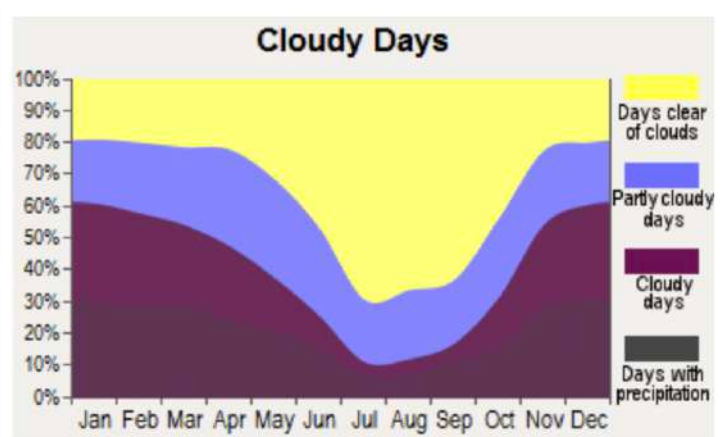
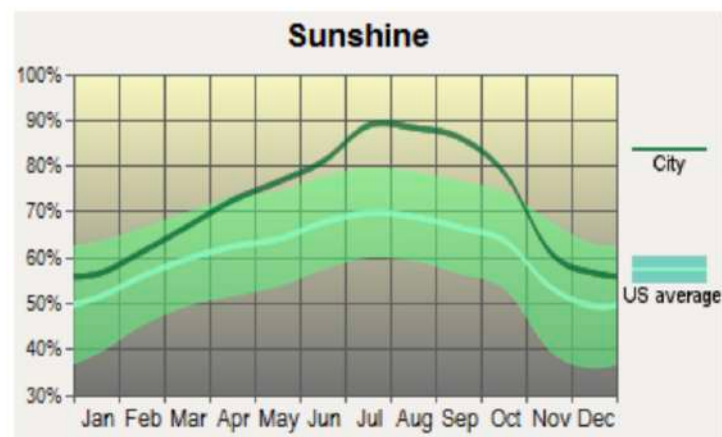
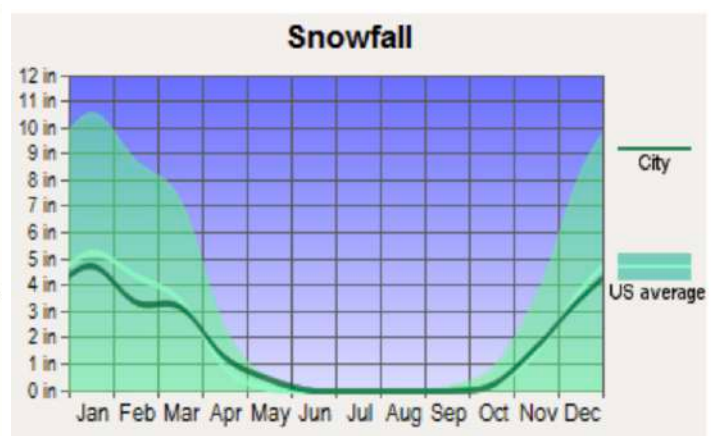
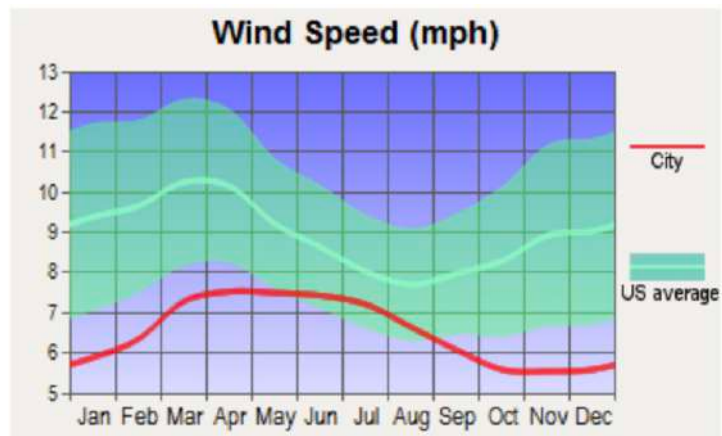
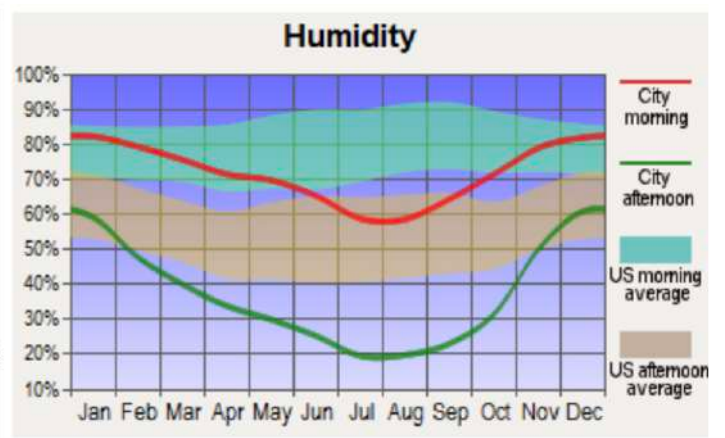
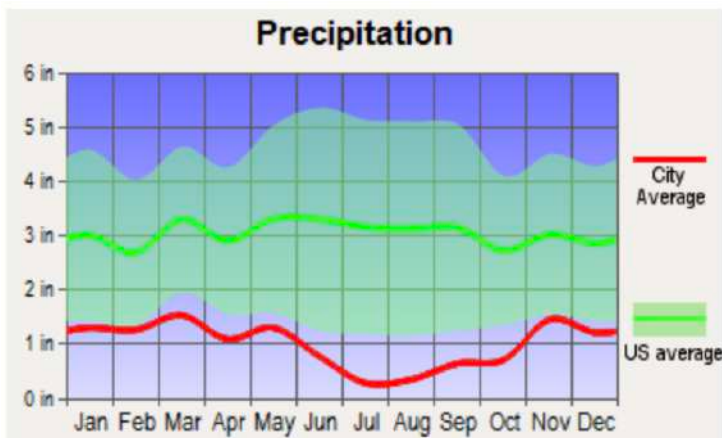
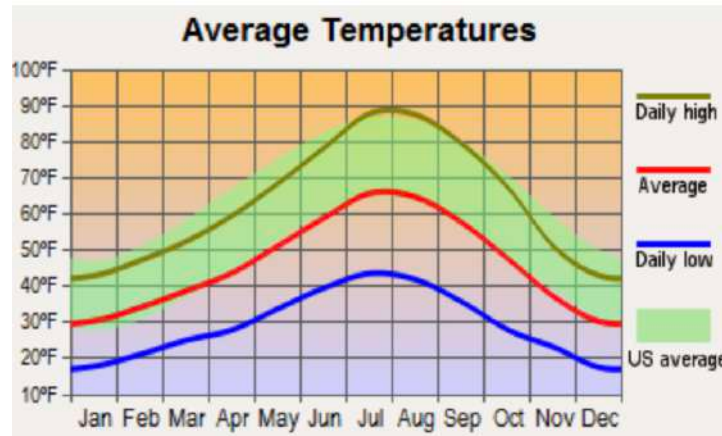
Nearby airports: *Local Airports:* Adin Airport covers 110 acres with one 2850-foot asphalt runway (4.5 miles). *Domestic airports:* Fall River Mills Airport, with a 5,000 ft asphalt runway (40 miles) and Redding Municipal Airport (110 mi). *International Airports:* Reno-Tahoe International airport (155 miles) and Sacramento International Airport (255 mi).

About Modoc County:

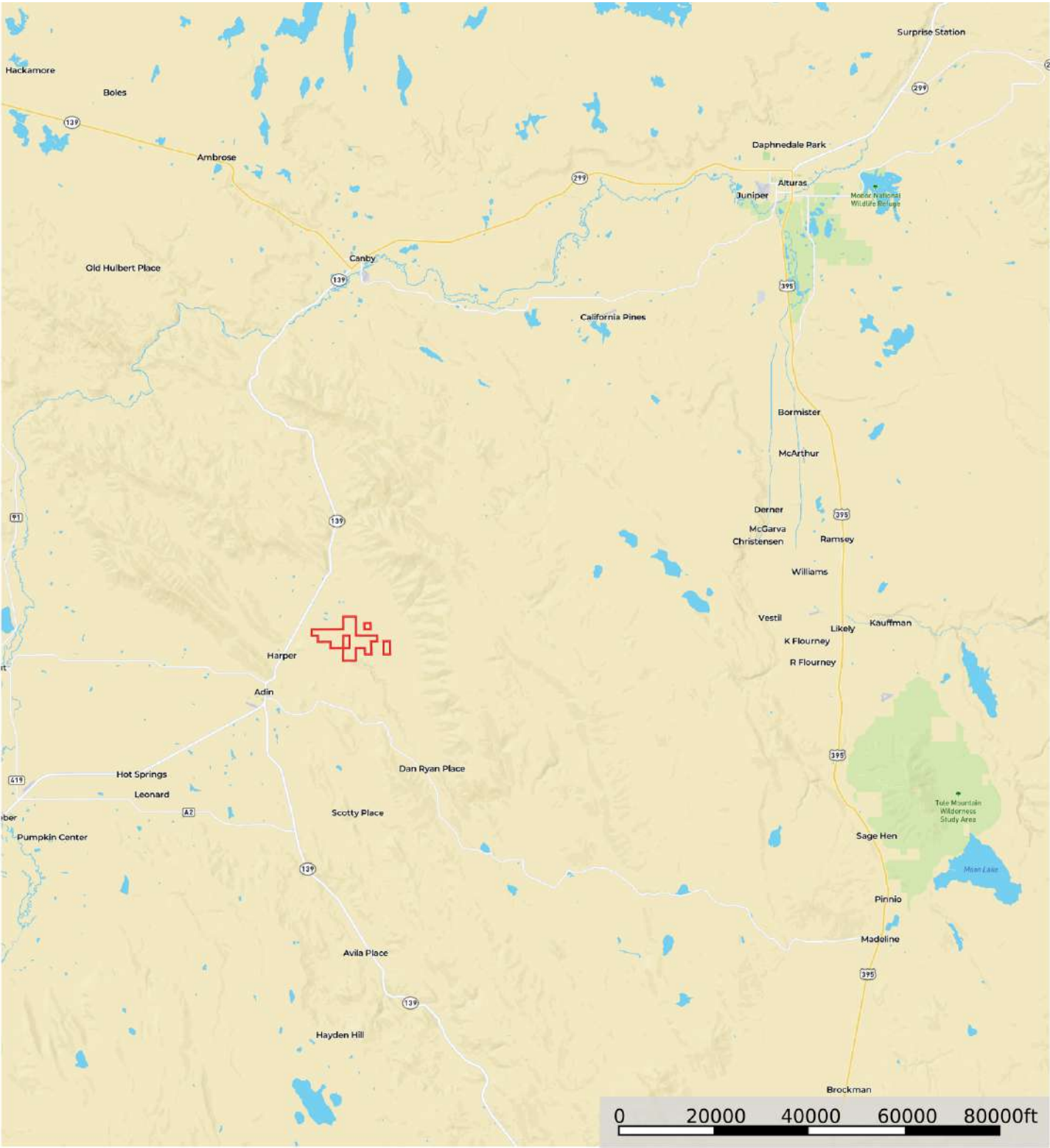
Modoc County is in the far northeast corner of California bordering Nevada and Oregon. The population was 8,700 as of the 2020 U.S. census, making it the third least populous county in California. Modoc County is mostly federal land. Several federal agencies including the United States Forest Service, Bureau of Land Management, National Park Service, Bureau of Indian Affairs, and the United States Fish and Wildlife Service, have employees assigned to the area and their operations are a significant part of Modoc County's economy and services. Popular slogans about the county include "The last best place" and "Where the west still lives".



Weather

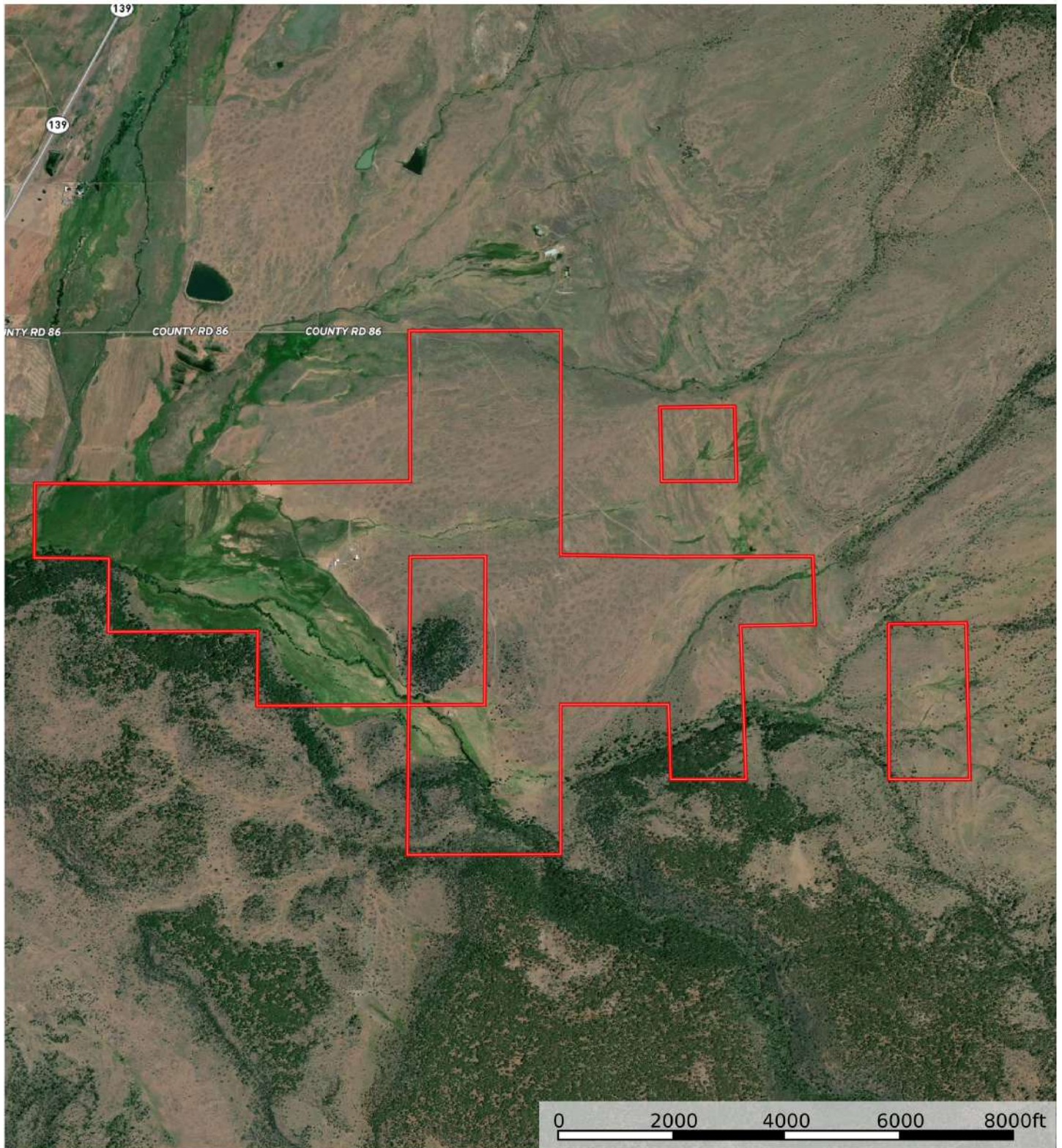


Street Map



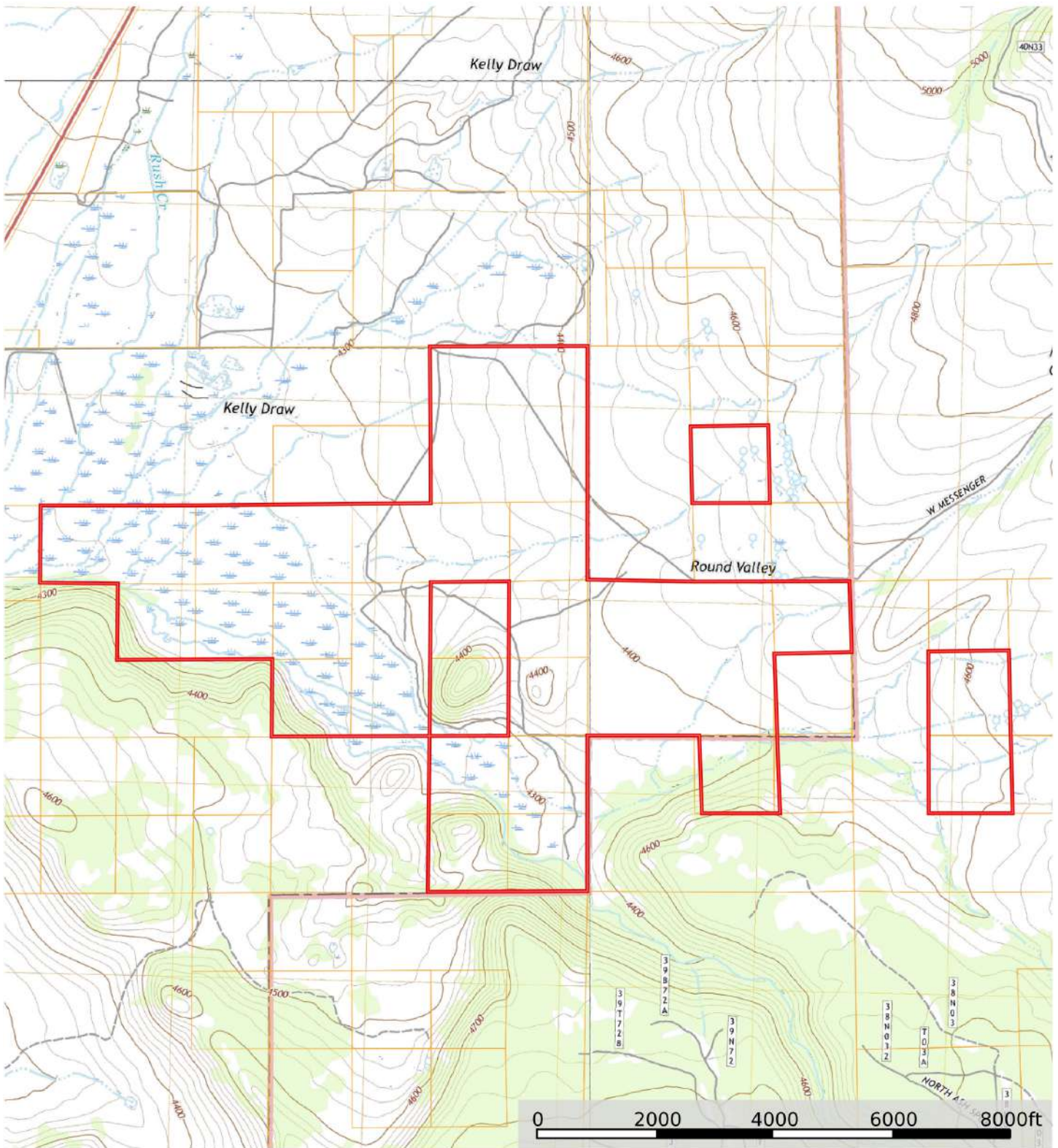
 Boundary

MB Satellite Map



 Boundary

Topo Map



Boundary



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