



FARMS | RANCHES | RECREATIONAL PROPERTIES | LAND | LUXURY ESTATES



Rush Creek Retreat

17 ± Acres | Modoc County, CA



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Introduction



Rush Creek Retreat features a three bedroom, three bath, 3012 sf home has been tastefully renovated. Open kitchen features stainless appliances, large island, breakfast turret, dining area and walk in pantry. Beautiful expanding living area with a wood stove in brick hearth and open ceiling to second floor. The large front porch overlooks the creek, pond and meadow. Newly painted 60 x 40 two story barn is used as a shop and equipment/tool/toy storage. Second floor loft is set up as a rec room with lounge area, open space for games and large gatherings. Additional outbuildings include a 20 x 30 carport, newly constructed storage shed and unique chicken coop. A large Yurt sits on a wooden platform, with heating and air conditioning! Fire pit and stairs down to creek. The natural spring is developed into a wonderful native brown fish filled pond, flowing into smaller lower pond and onto the adjoining property, which is also for sale. The home and grounds are now being used as a retreat and wellness center, catering to clients in multiple states.



Highlights

- 3012 sqft, 3 BEDROOM, 3 BATH NEWLY RENEVATED HOME
- THREE STORY INCLUDING 1/2 BASEMENT
- CONCRETE PATIO AND SIDEWALKS
- YEAR-ROUND CREEK & SPRING FED POND
- 4800 sqft. TWO STORY BARN, OPEN SPACE LOFT ABOVE
- 17.16 ACRES
- 7.5 ACRES LOWER MEADOW
- 3 ACRES UPPER MEADOW
- SEVERAL ACRES OF TIMBER
- 700 ft. RUSH CREEK FRONTAGE
- DOCUMENTED RIPARIAN WATER RIGHTS ALLOWS 45 GPM
- BOARDERS THOUSANDS OF ACRES OF USFS LAND
- CHICKEN COOP, STORAGE BARN, POLE BARN AND SEVERAL FIRE PITS
- A LARGE PRIVATE YURT

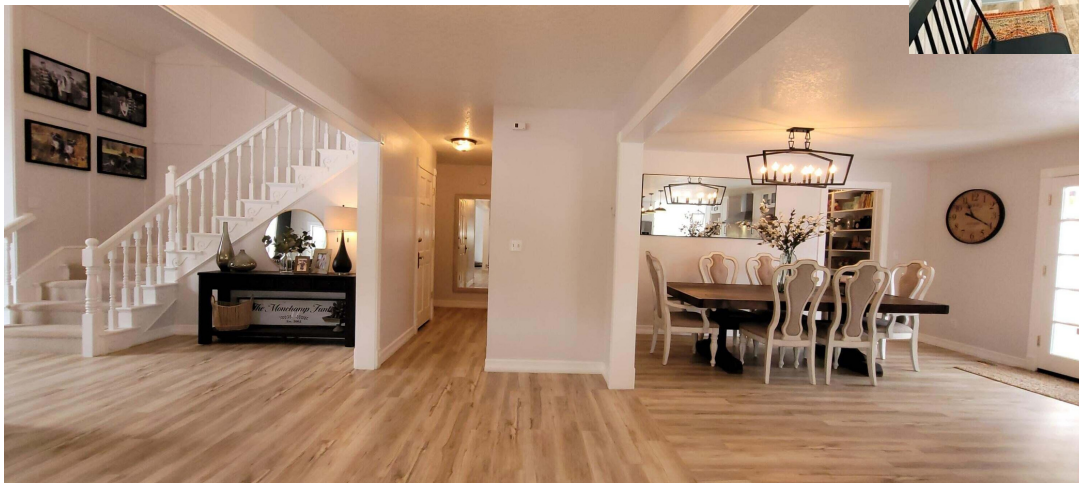


1992 3 Story Colonial Home



- Newly Renovated Home
- 3012 sqft, 3 Bedroom, 3 bath
- Three story including 1/2 basement
- Concrete patio and sidewalks
- Quartz counter, Z line 6 burner range with griddle and double oven
- Stainless appliances
- 4 door refrigerator
- Farmhouse sink and fixtures

- One bedroom and one bath on the main floor along with laundry room.
- Second story has lounge area overlooking living room, two bedrooms and two in suite baths.
- All bedrooms have walk in closets.



Water



Rush Creek runs through this elegant property, with 700' of creek frontage. Documented riparian water rights allows 45 GPM from Rush Creek. The spring has recently been cleaned out, creating a wonderful fresh water pond with native browns, spring water then flows to a smaller pond and onto the adjoining property.



Barn\Meadow\Wildlife

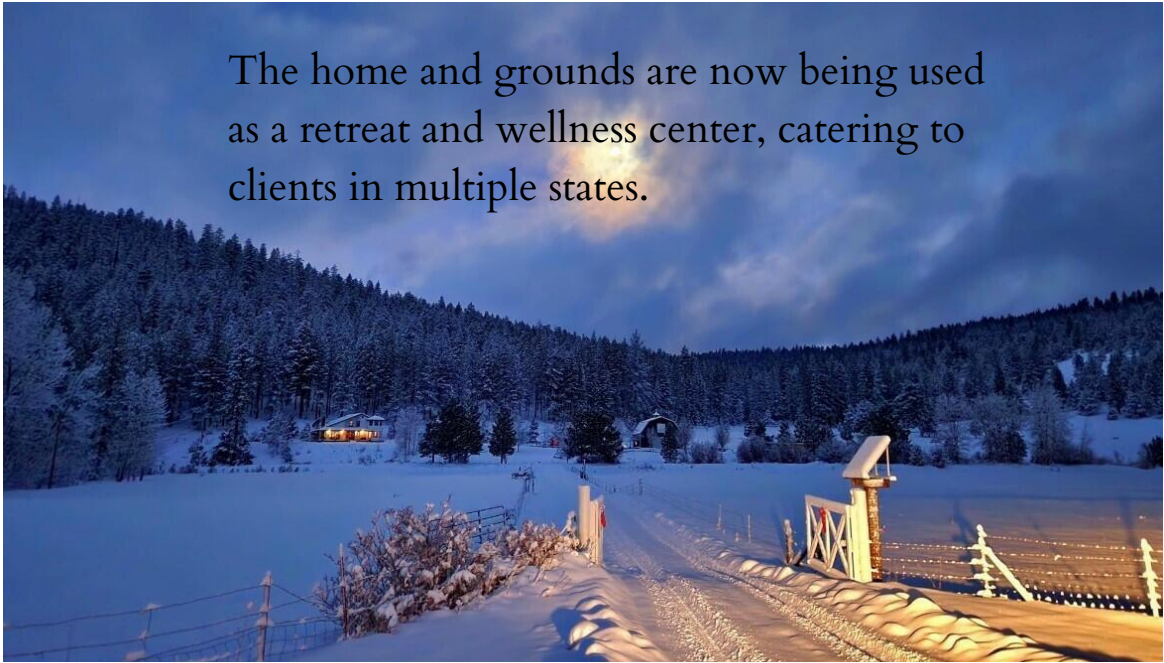


- *17.16 acres
- *7 ½ acre lower meadow
- *3 acre upper meadow
- *Several acres in timber
- *Borders thousands of acres of USFS land, right out the back
- *700 feet creek frontage, both sides



Recreation

The home and grounds are now being used as a retreat and wellness center, catering to clients in multiple states.





Boundary

Adin is about 2.5 hours from Reno
3.5 hours to Redding
Just over 1 hour to Klamath Falls, Oregon.





mapbox

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., or the sellers. 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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