



FARMS | RANCHES | RECREATIONAL PROPERTIES | LAND | LUXURY ESTATES



# Parker Creek Ranch

1,117.23 ± Acres | Modoc County, CA



707 Merchant Street | Suite 100 | Vacaville, CA 95688

707-455-4444 *Office* | 707-455-0455 *Fax* | [www.CaliforniaOutdoorProperties.com](http://www.CaliforniaOutdoorProperties.com)

DRE# 01838294



# Introduction



A ranch reminds us of the enduring bond we share with the land and wildlife. A bond intertwined with history, cherished stories, and a lifestyle of freedom and endless possibilities. This connection is especially true at Parker Creek Ranch, nestled in California's most Northeastern County, Modoc. It is about ten minutes east of the community of Alturas, CA and encompasses 1,117.23 ± acres.

This is a turnkey ranch with extensive perimeter and cross-fencing, corrals, chutes, barns, round pen, outbuildings, and a fuel tank. Currently, there is an income-producing cattle lease. With 981 ± acres of rangeland and 136 ± acres of irrigated pasture, there is ample forage and water throughout the ranch for a successful livestock operation. Depending on the precipitation, the ranch supports around 100-150 ± pair seasonally. Water on the ranch includes two year round creeks, Shields Creek and Parker Creek, ponds, and an ag well. There are established water rights from Shields Creek and Parker Creek.

Wildlife are plentiful on the ranch, including mule deer, quail, and bear. Frequent stories have been shared over who caught the biggest fish with bass, crappies, and blue gill all stocked in the pond near the home. Bald eagles have been spotted flying over the house and snatching up bass from the pond. Legend has it that "Sturgeon Pond" on the property has some of the largest sturgeon in the area. Both Parker and Shields Creeks have rainbow and brook Trout. There is even a homemade water slide into the pond!

There are additional outdoor recreational opportunities nearby the ranch with Modoc National Wildlife Refuge, home to a variety of migratory birds, ducks, geese, nesting birds, and mammals such as pronghorn antelope, otters, hares, rabbits, and bobcats. Just 12 miles from the ranch, Warner National Forest has over 80 miles of trails for hiking and riding, fishing, and camping. Hunters can take advantage of the abundant opportunities nearby for big game, small game, and waterfowl.

Situated a short walk from tranquil Shields Creek and Parker Creek is the comfortable 2,150 SF 3 bedroom /2 bathroom home overlooking the pond. A large open kitchen with an island and dining area features large windows and skylights that bathe the entirety of the room in natural light. Start your morning off on the patio sipping your coffee while taking in the expansive views of the Warner Mountains and beautiful irrigated pastures. After a full day, unwind in the hot tub or gaze at the stars from the unique sunroom. A detached converted well house provides additional space for family or guests. There is also a four-car garage and shed near the home for storage and parking space. For extra peace of mind, the home is equipped with a 20 kW generator.

Parker Creek Ranch, on the market for the first time since 1988, awaits the next stewards to write the next chapter in its rich history.

# Highlights

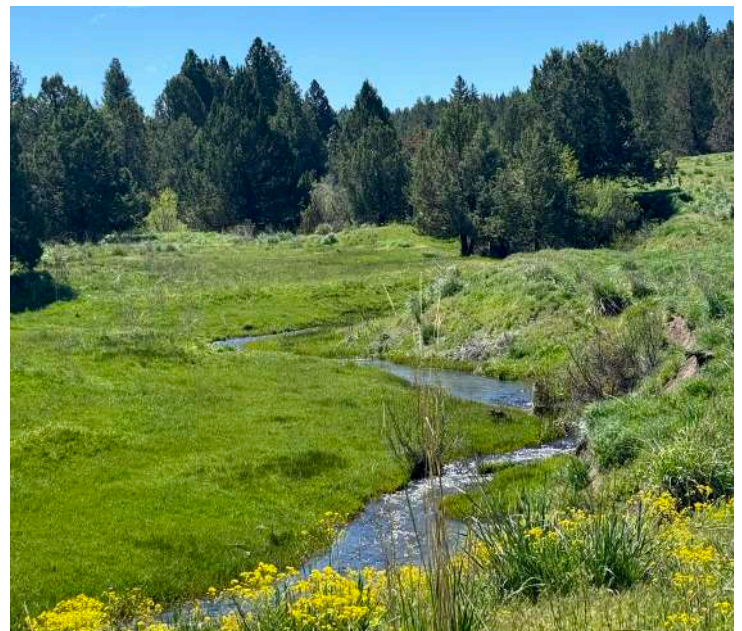
- 10 minutes from Alturas, CA
- 981 ± acres of rangeland
- 136 ± acres of irrigated pasture
- Two year round creeks: Shields Creek & Parker Creek
- Water rights from both creeks
- Year round ponds
- Ponds stocked with bass, crappies, and blue gill
- Homemade water slide into pond
- Ag Well
- Supports 100-150 ± pair seasonally
- Perimeter and cross-fencing
- 2,150 SF main home with 3 beds/2 baths
- Home equipped with a 20 kW generator
- Converted well house with a loft that can sleep five & has a tiny fridge, sink, bathroom, & shower
- Four-car garage, multiple barns, shed, outbuildings, corrals, chutes, round pen, & split diesel/unleaded fuel tank
- Recreation: Horseback riding, fishing, hunting
- Wildlife include mule deer, quail, & bear

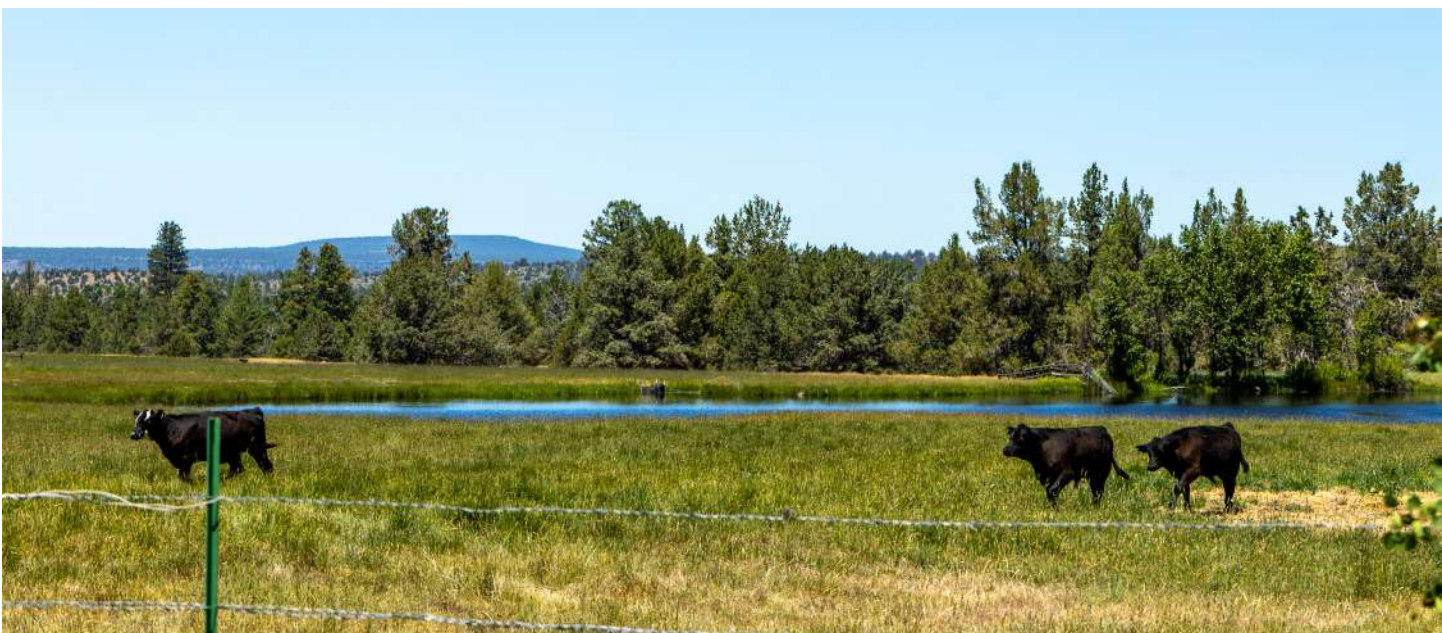


# Water



Parker Creek Ranch has 136 ± acres of irrigated pasture land. There are established water rights from Shields Creek and Parker Creek, both year-round creeks on the ranch. There are year-round ponds as well. The ranch is further equipped with an ag well, providing a dependable source of water for irrigation and livestock.





# Cattle



Abundant water access and fertile pastures create the ideal environment for a successful livestock operation at Parker Creek Ranch. Depending on precipitation, the property supports around 100-150 ± cow-calf pairs seasonally plus bull field and more if the wheat field is seeded. A current cattle lease ensures the land is actively managed and income is generated. The ranch is well-equipped with perimeter and cross-fencing, corrals, chutes, and barns.



# Recreation

Abundant wildlife thrives on the ranch, including mule deer, quail, and bear. Anglers can cast a line in the stocked pond near the home, teeming with bass, crappie, and bluegill. Even bald eagles have been spotted snatching up bass from the pond! Legend has it that “Sturgeon Pond” on the property holds some of the largest sturgeon in the area. Both Parker and Shields Creeks boast populations of rainbow and brook trout. For even more fun at the pond, a homemade water slide provides a refreshing cool-off for the everyone!



Recreation extends beyond the ranch borders. Warner National Forest, just 12 miles away, has 80 miles of trails and offers riding, fishing, and camping. The ranch is also nearby Modoc National Wildlife Refuge, home to a variety of migratory birds, ducks, geese, nesting birds, and mammals such as pronghorn antelope, otters, hares, rabbits, and bobcats. Hunters can take advantage of the abundant opportunities nearby for big game, small game, and waterfowl.



# Improvements



The gated entrance leads you to Parker Creek Ranch, your private retreat. A comfortable 2,150 sq ft, 3-bedroom, 2-bathroom main home overlooks the lush pasture and pond. The large open kitchen features big windows by the sink and skylights above, providing ample natural light. There is central air and heating as well as a wood fireplace and pellet stove in the kitchen. A backup 20 kW generator ensures peace of mind. Next to the home is a detached, converted well house that provides additional space for family/guests. The loft in the well house can sleep five and has its own tiny fridge, sink, bathroom, & shower. There is also a detached four-car garage and shed. The ranch also features extensive infrastructure for livestock operations, including a large 8,000+ SF metal barn with a nearby round pen, two 3,000 ± SF barns, and additional outbuildings.





# Improvements Cont'd



*Main Home near pond*



*Converted Well House*



*4-car garage with storage*



*8,000+ SF Metal Barn*

# Improvements Cont'd



*Hay Barn*



*Diesel - Unleaded split tank; 275 gallons each side*



*Wooden Barn*



*Dragon statue - breathes fire with propane flame*

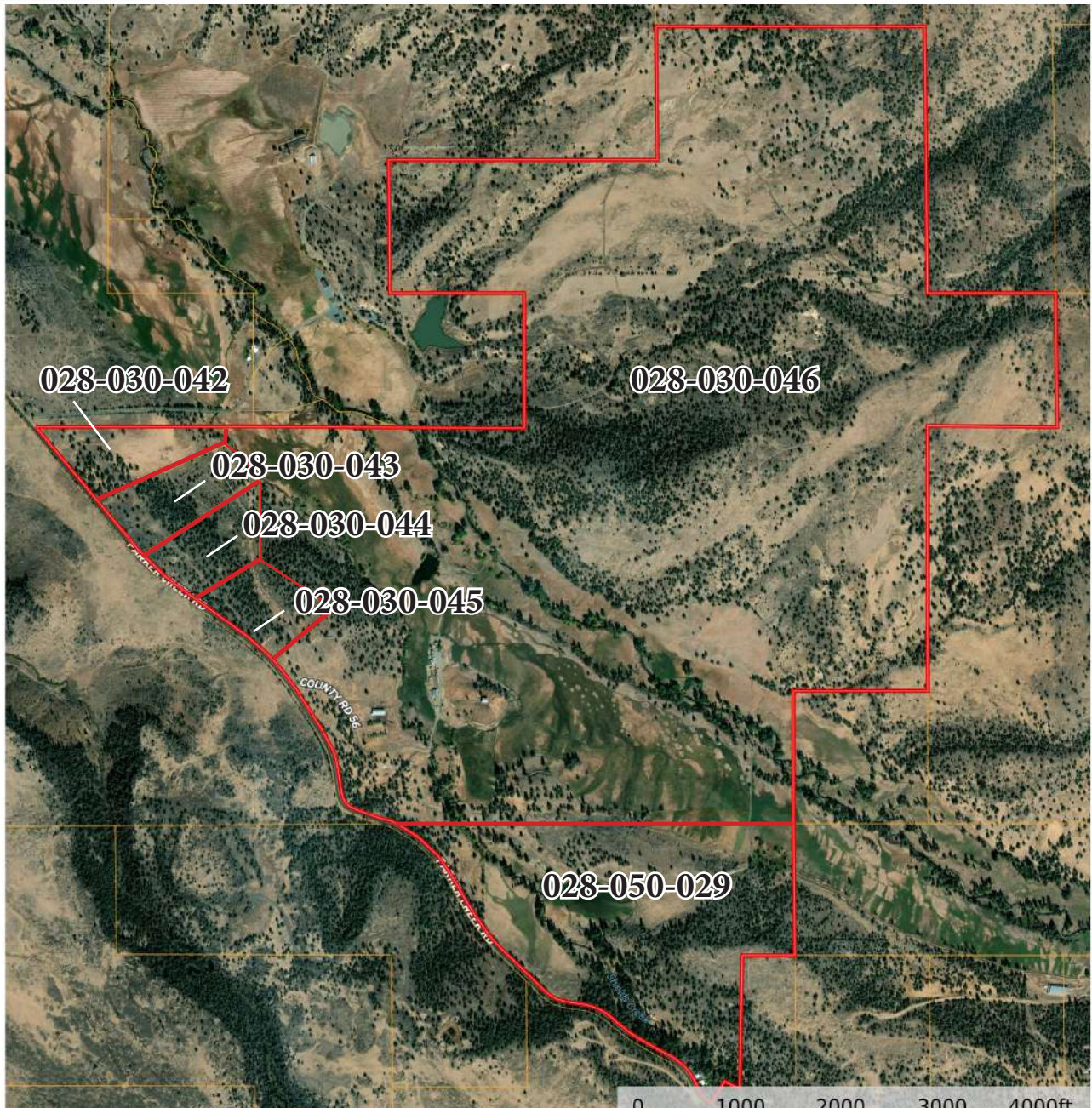


*Cattle Equipment*

# Size & Zoning

The Parker Creek Ranch consists of six parcels totaling 1,117.23 acres. There are two parcels in the Williamson Act (028-030-046 & 028-050-029). The total taxes for 2023 year was \$7,122.

APN	ACRES	ZONING	AG Preserve (Y/N)	TAXES (2023)
028-030-042	17.57 acres	Rural Homesite	N	\$293
028-030-043	18.86 acres	Rural Homesite	N	\$64
028-030-044	17.13 acres	Rural Homesite	N	\$58
028-030-045	16.64 acres	Rural Homesite	N	\$56
028-030-046	908.48 acres	Agric-Pasture	Y	\$6,253
028-050-029	138.55 acres	Dry Farm/Pasture	Y	\$398
<b>TOTAL</b>	<b>1,117.23</b>			<b>\$7,122</b>



# Location



## About Alturas, CA:

Alturas is a city and the county seat of Modoc County, with a population of 2,715 according to the 2020 U.S. Census. Located on the Pit River, east of the center of Modoc County, Alturas sits at an elevation of 4,370 feet. Founded in 1876 and originally known as Dorris Bridge, the city has a rich history in ranching, agriculture, and timber industries. Its economy is driven by agriculture, forestry, and government services, while its semi-arid climate features cold winters and hot summers. Alturas is home to regional government offices, including the California Highway Patrol and the Department of Motor Vehicles. The town also features the Modoc National Wildlife Refuge, Desert Rose Casino, and the historic Nevada-California-Oregon Railway Company Building.

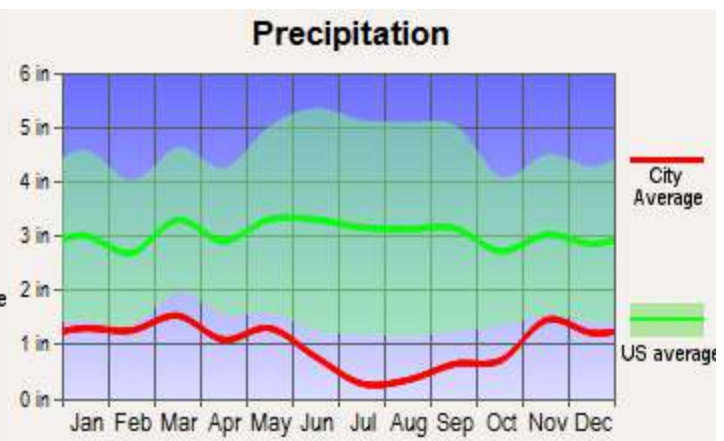
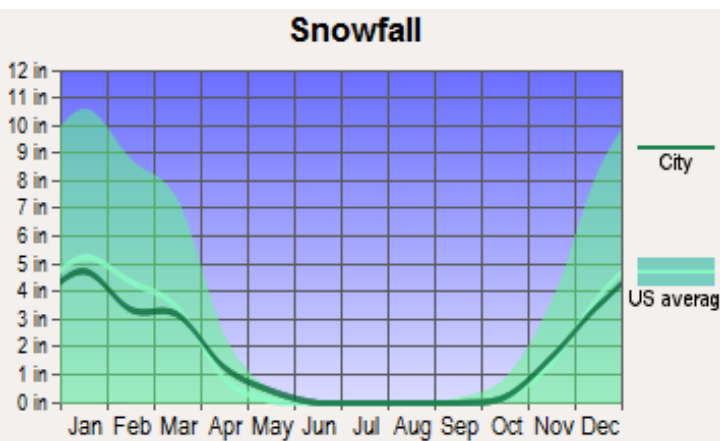
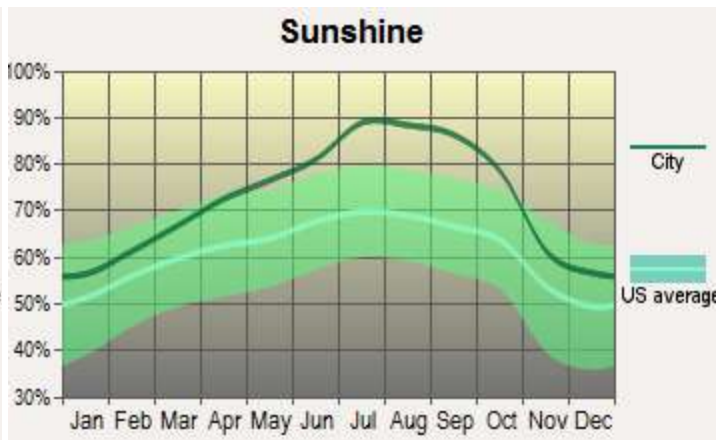
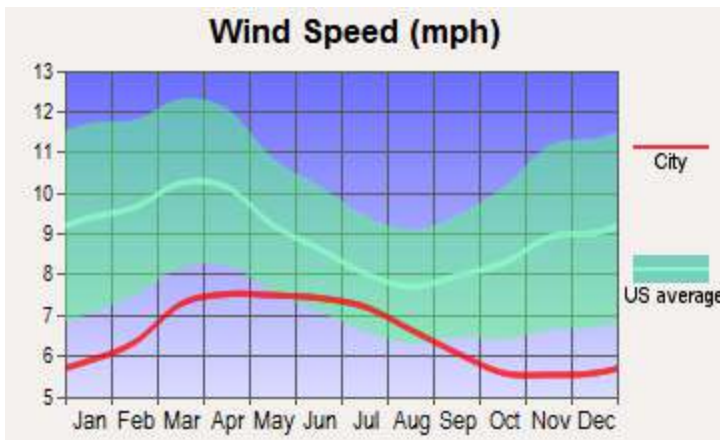
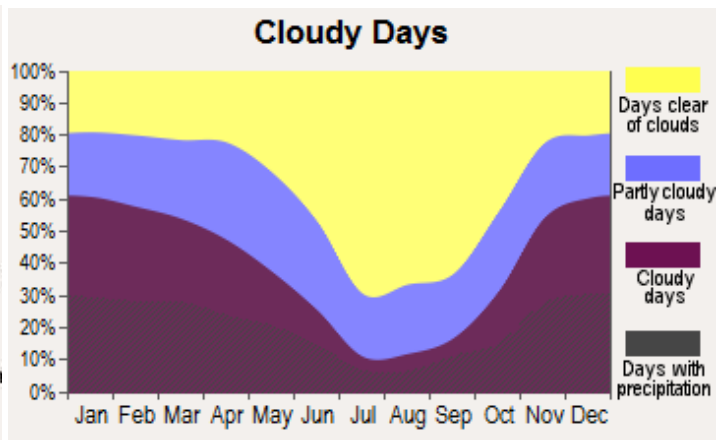
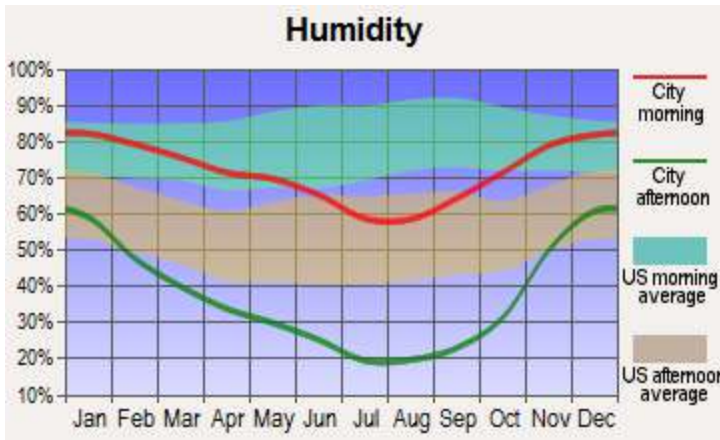
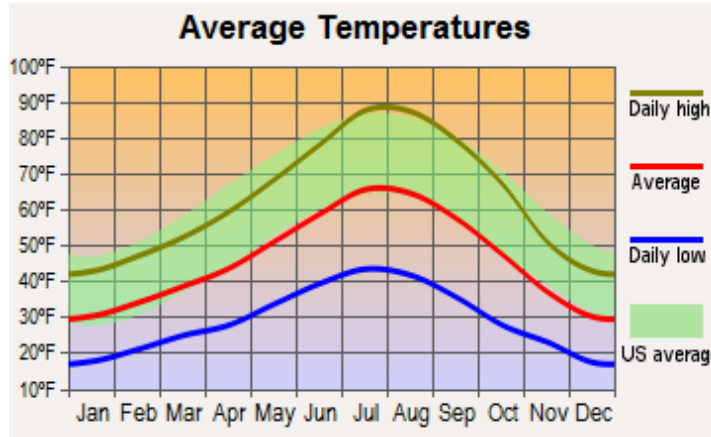


## About Modoc County, CA:

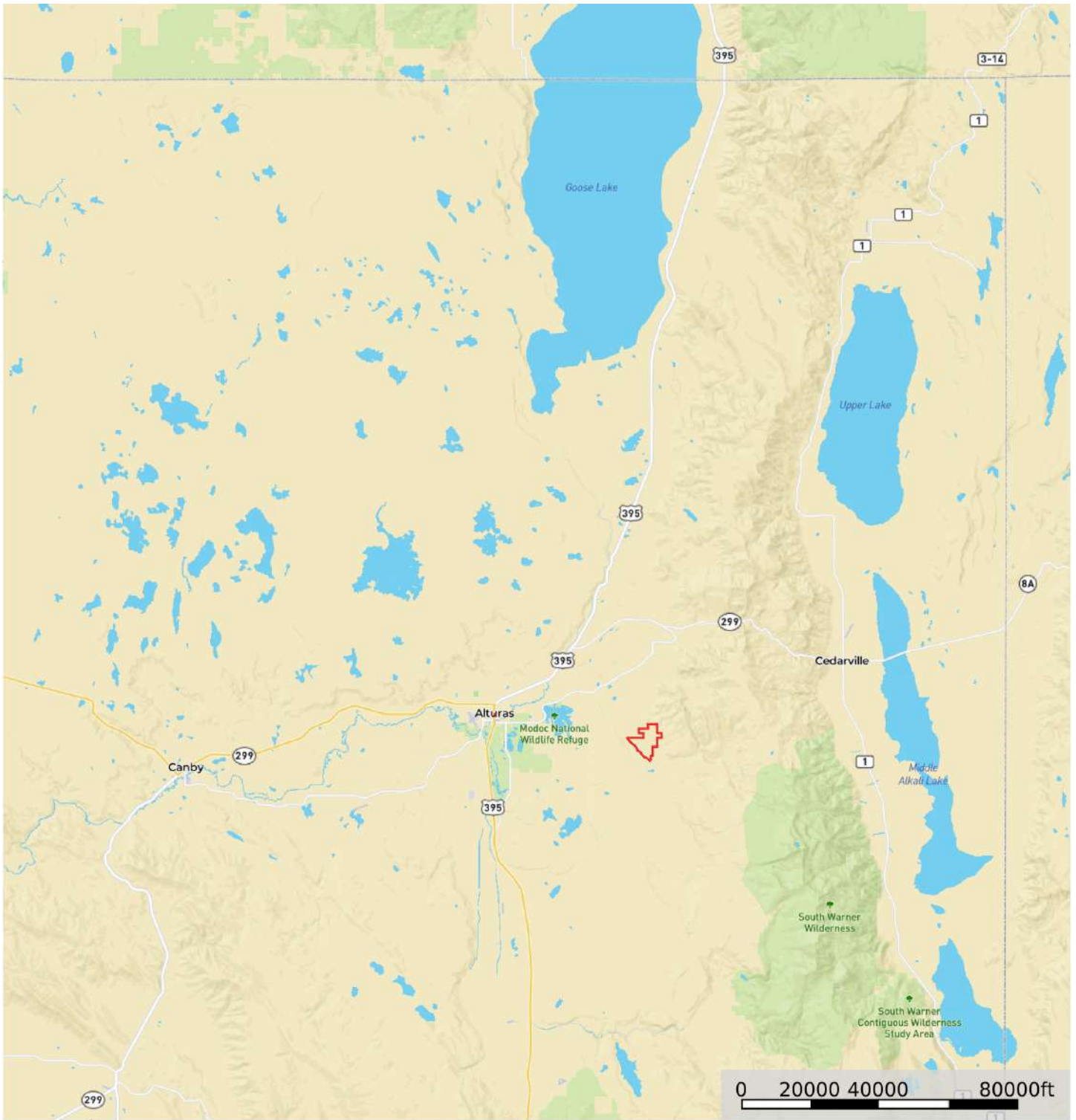
Modoc County is in the far northeast corner of California bordering Nevada and Oregon. The population was 8,700 as of the 2020 U.S. census, making it the third least populous county in California. Modoc County is mostly federal land. Several federal agencies including the United States Forest Service, 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

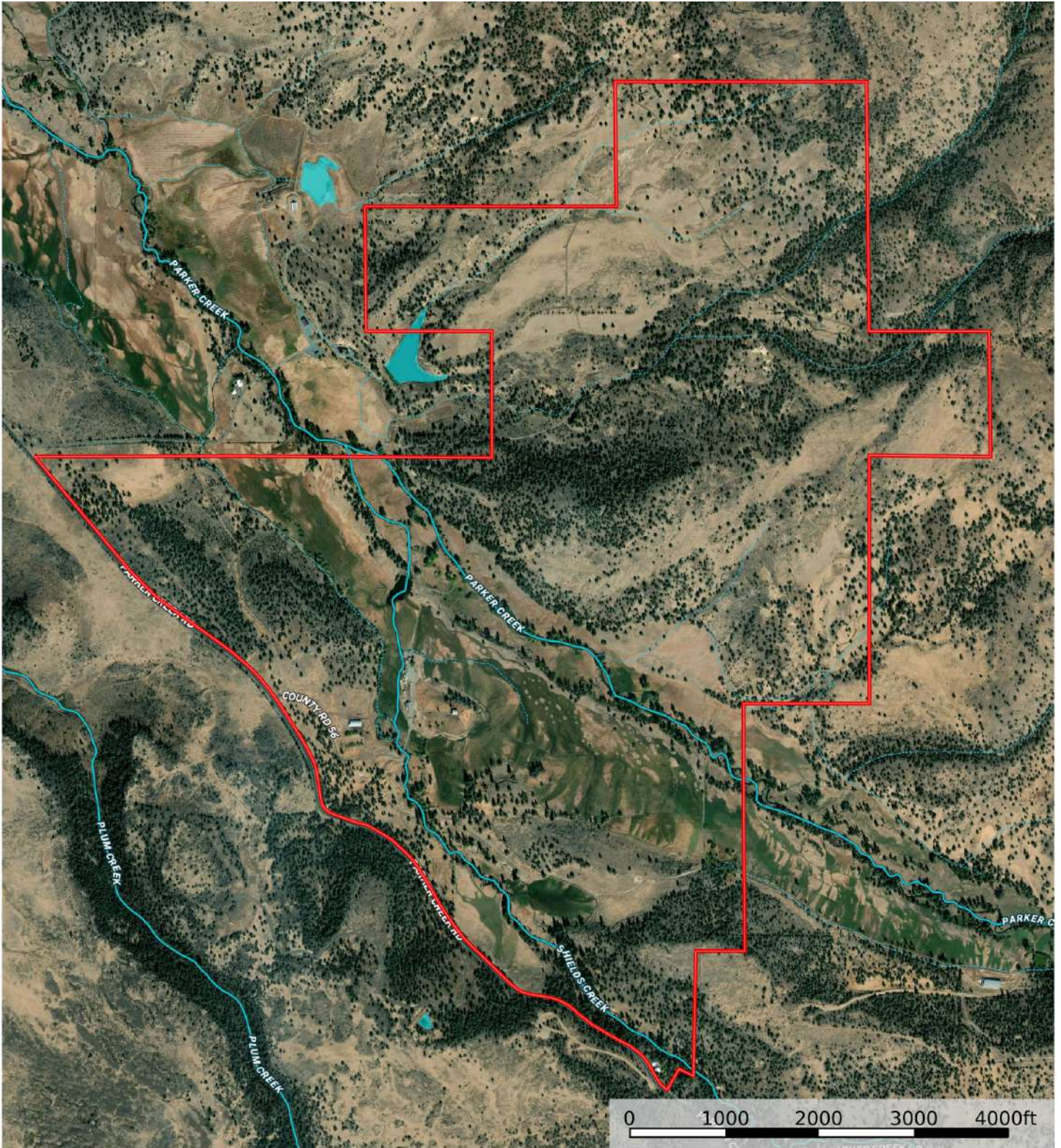


# Street Map



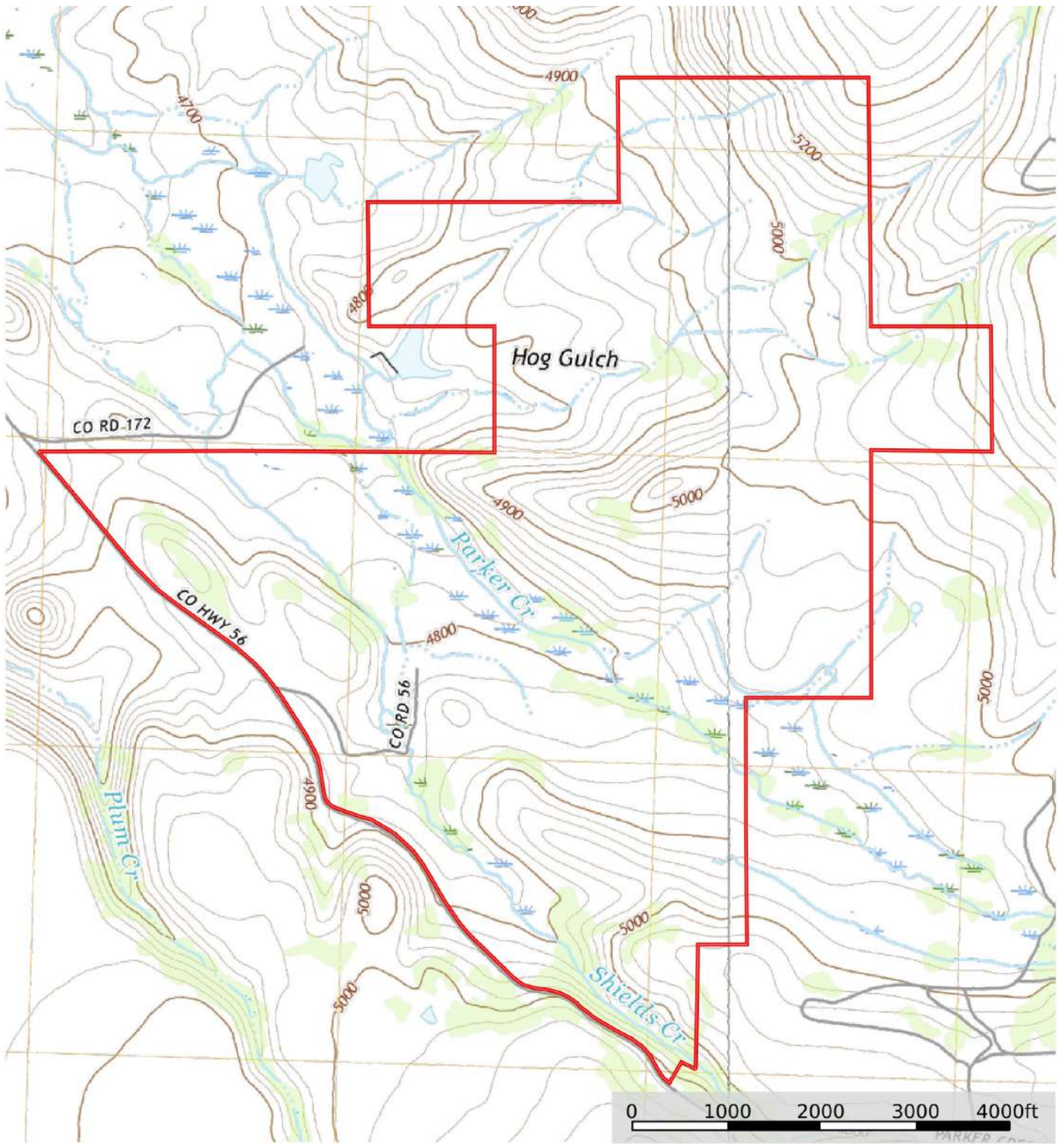
 Boundary

# MB Satellite Map



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

# Topo Map



 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.

California Outdoor Properties Inc.  
707 Merchant Street, Suite 100  
Vacaville, California 95688  
Office: (707) 455-4444 Fax: (707) 455-0455  
[www.CaliforniaOutdoorProperties.com](http://www.CaliforniaOutdoorProperties.com)



LISTING AGENT:

Todd Renfrew | (707) 455-4444  
[todd@caoutdoorproperties.com](mailto:todd@caoutdoorproperties.com)

EXCLUSIVE PARTNER OF

