

# The Peninsula

\$625,000 \* 50 ACRES \* MODOC COUNTY



511 Co Rd 57 Alturas, California

- 2,070 sf. 3 bedroom, 2 1/2 bath home with amazing views of Dorris reservoir with expansive views of the Warner Mountains
- Ag well is 235 ft. deep, 800 GPM, 40 HP pump. Used for crops and to fill private hunting pond.
- Above ground mainline distributes water to 3-wheel lines powered by Briggs Stratton engines.
- Domestic well has a 1.5 HP pump providing water for home use and irrigation for over one acre of lawns around home.
- Private pond with 4 waterfowl hunting blinds
- Custom kitchen has stainless appliances, refrigerator, dishwasher, dual oven, steam oven, microwave and induction cook top.
- Ceiling fans throughout home.
- Two Mitsubishi Split unit heating and air conditioning. One in main living area and one in owners suite.
- Two water heaters on each end of home.
- Comp roof, vinyl siding and rain gutters.
- Pine deck refurbished last year.
- 30 x 34 pole barn, Horse shelter with pen

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