

# WILDFLOWER RANCH

237 Acre Ranch | MODOC County, CA



1733 County Road 90, Adin, CA, 96006

Parcel # 012-020-046

- Built in 2008, 1800 sf 2 bed, 2 bath home, 2 stories
- 2 car garage
- 35 acres have been farmed in the past with two-wheel lines
- Main well 450' +/- with a 5 HP pump. Producing 25 +/- GPM
- Second well 400'+/- with a 1/2 HP pump producing 7 +/- GPM
- Underground mainline across easement to the Pit River with 25 HP
- pump currently not connected to the system, 3 Phase power at pump site
- 120 x 38 pole barn
- 35 x 35 shop
- Corral with squeeze
- 70+/- acres fenced with electric fencing for livestock, currently
- 170 acres potential for dryland farming
- Surprise Valley Electric



Donna Utterback  
Real Estate Agent  
Cell Phone: (530) 604-0700  
Office Phone: (530) 336-6869  
fallriverproperties@frontiernet.net  
DRE #01199200



Sara Small  
Real Estate Agent  
Cell Phone: (530) 262-2942  
Office Phone: (530) 336-6869  
sarasmall1996@gmail.com  
DRE: #02145262