

PIT RIVER LAND AND CATTLE LLC HISTORY

THE EVOLUTION AND DEVELOPMENT OF A PREMIERE HUNTING CLUB

The humble origins of the acreage now owned by Pit River Land and Cattle LLC as occupied land began when the Austin Family constructed a 1,152 square foot, two-bedroom, one bath house with galley kitchen and sleeping loft for their six children in 1913. The ranch was purchased by the Russel family in the 1950s, who added a one-bedroom, one bath house with basement in the 1960s. In 1980 Russell's constructed a steel sided 3,500 square foot barn. The current ownership, Pit River Land and Cattle LLC, purchased the property on July 10th, 1990, at auction. The original purchasers were Paul Ross, Jack Pchelkin and Tom Boxler. Shortly thereafter, Robert Pitzer, Carlos Aparicio, Ken Clark and Clarence Ferrari joined as equal members. With their addition, the evolution of the property from farming residence to premier water fowling club began in earnest. The consistent improvements to the property over 36 years implemented by high functioning people with attention to detail are noteworthy. In 1998, Pit River sold 250 acres to neighbor Chet Silvestri - who later became a member of Pit River - for \$241,000. These funds were used to demo the existing galley kitchen, dining area and family room and build four new bedrooms, two new bathrooms and the great room with open floor concept, vaulted, exposed beams, 16' peaked ceiling and oversized, river rock fireplace and hearth. Also in 1998, Pit River added to its hunting acreage by purchasing the Old Alturas Hunting Club for \$105,000. The parcel is referred to as the 60 Acres and has long been known by locals to be the premier hunting parcel in Modoc County because of its location nestled in between parcels owned and managed by the Modoc Wildlife Refuge for Migratory Birds. In addition, the parcels came complete with irrigation wheel lines and seven below ground hunting blinds. Each blind can easily accommodate three hunters. In 2001 Pit River exchanged a 20 acre migratory bird habitat easement in the wetlands below the house to Ducks Unlimited for \$485,000 in funds to construct the bridge, water control structures and additional duck ponds. Pit River contributed an additional \$15,000 to complete the project and install multiple water control structures throughout the wetlands, allowing for much safer, easier access to the irrigated land and being able to manipulate water levels to the club's advantage. A creosote chimney fire in 2021 caused extensive damage to the great room and kitchen. New electrical circuits, luxury vinyl floors and an oversized high efficiency gas fireplace were installed with many upgrades to the affected areas. Central heat was routed throughout the entirety of the inside spaces. In 2022, the club removed one old bedroom and replaced it with four new bedrooms, laundry area and extended the loft area which can sleep 10 people bunk style comfortably.