

Bidwell Alturas Ranch
0000 County Road 75
Alturas, CA 96101

\$1,950,000
1,400± Acres
Modoc County



Bidwell Alturas Ranch
Alturas, CA / Modoc County

SUMMARY

Address

0000 County Road 75

City, State Zip

Alturas, CA 96101

County

Modoc County

Type

Ranches

Latitude / Longitude

41.485652 / -120.641082

Acreage

1,400

Price

\$1,950,000

Property Website

<https://www.landleader.com/property/bidwell-alturas-ranch-modoc-california/40561>



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Alturas, CA / Modoc County

PROPERTY DESCRIPTION

Located just a few miles just southwest of Alturas, lays the Bidwell cattle grazing ranch, with some dry land farming, BLM leased ground, along with a much sought after Forest Service Grazing Permit in Devils Garden! The ranch is listed at \$1,950,000 The ranch consists of 1,400 contiguous acres, fully fenced and cross fenced. With an additional 320 acres of BLM leased ground, also contiguous and fenced. Seasonal stock ponds and about 200 acres in dry land farm ground. Set of corrals on the south end of the ranch. Topography is level to rolling, mixture of meadows and hillsides with juniper and sage brush. The USFS Timber Mt. grazing permit in the Devils Garden is a huge plus. With a 475 cow/calf allotment from May 1st to October 1st. The permitted area is 90 thousand fenced acres, shared with one other brand. Good set of corrals for gathering on a 100-year lease, with 13 years into the lease as of 2023. The permit is valued at \$1,200,000. Ranch and Permit can be sold together for \$3,150,000. Permit can be sold separately.

Property Highlights:

- Great location and county road frontage.
- 200 acres in dry land farming.
- Numerous home sites.
- Deeded 1400 acres with additional 320 BLM lease is valued at \$1,950,000
- USFS permit in Devils Garden valued at \$1,200,000
- Just minutes to Alturas.



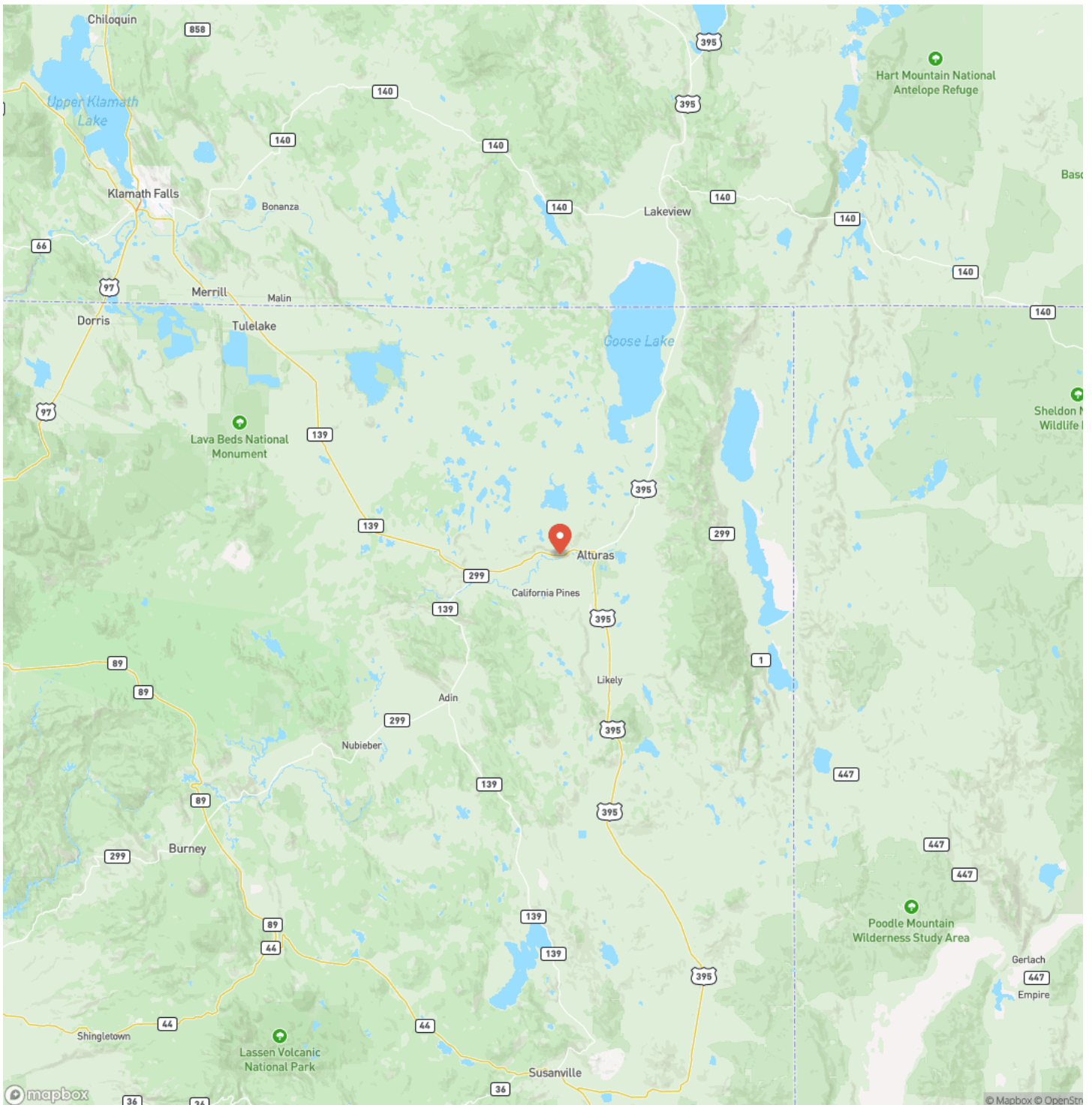
Bidwell Alturas Ranch
Alturas, CA / Modoc County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

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