

B & K Ranch
6074 Co. Rd. 108
Tulelake, CA 96134

\$1,600,000
1,115± Acres
Modoc County



B & K Ranch
Tulelake, CA / Modoc County

SUMMARY

Address

6074 Co. Rd. 108

City, State Zip

Tulelake, CA 96134

County

Modoc County

Type

Ranches

Latitude / Longitude

41.97445 / -121.316533

Dwelling Square Feet

1872

Bedrooms / Bathrooms

3 / 2

Acreage

1,115

Price

\$1,600,000

Property Website

<https://www.landleader.com/property/b-k-ranch-modoc-california/40577>



PROPERTY DESCRIPTION

The B&K Ranch is a cattle and hay operation located near the Oregon border, east of Tulelake. The ranch offers 1115 deeded acres along with 1105 leased acres from BLM which is contiguous with deeded property. Total of 2220 acres. There are 230 +/- farmable acres, irrigated with pivot and wheel lines. The farm ground has been leased for the last few years, not all of the farmable ground has been in production. However, the crop history on the ranch shows 200 acres were in alfalfa. Also has grown potatoes. The 1050 GPM ag well services the irrigation needs, along with a small reservoir that can be filled by the ag well. An 8" above ground mainline goes from the well over the hill to the middle valley pivot. The ranch has class C water rights from the Klamath Irrigation District. The owner states you can run 100 cows through the year, with an additional 50 pair on the BLM ground through the season. The BLM leased ground has pond stock water and is fully fenced.

Property Highlights:

- The 1872 Cedar MF home sits on a hillside, with beautiful views of the valley and mountains including Mt. Shasta.
- Featuring three bedrooms and two baths with an attached two car garage.
- Open floor plan with vaulted ceilings, fireplace in living area, kitchen has island counter, pantry and built-in appliances.
- Large master suite, slider to open deck and wrap around porch.
- There is a 2400 sf metal shop near county road 114, along with an 800-ton pole barn.
- In addition, there is a second MFH in need of TLC, but would make a nice second home when updated with three bedrooms and two baths.
- Beautiful views from main home, plus wonderful privacy.

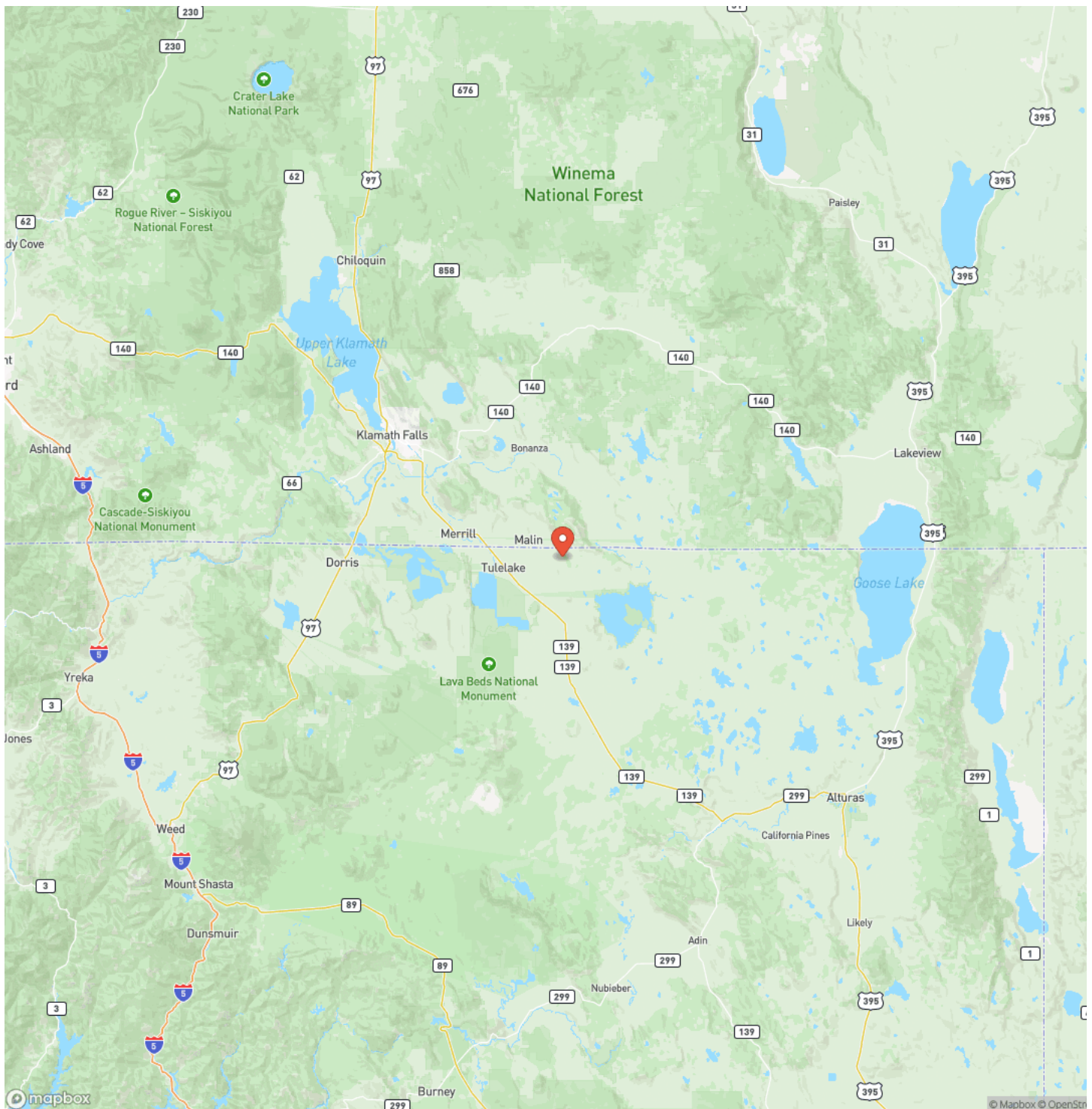
B & K Ranch
Tulelake, CA / Modoc County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Donna Utterback

Mobile

(530) 336-6869

Email

fallriverproperties@frontiernet.net

Address

43603 HWY 299

City / State / Zip

Fall River Mills, CA 96028

NOTES

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California Outdoor Properties, Inc
Serving California
Vacaville, CA 95688
(707) 455-4444
californiaoutdoorproperties.com

