

Waterfowl Haven
511 Co Rd 57
Alturas, CA 96101

\$825,000
50± Acres
Modoc County



Waterfowl Haven
Alturas, CA / Modoc County

SUMMARY

Address

511 Co Rd 57

City, State Zip

Alturas, CA 96101

County

Modoc County

Type

Horse Property, Farms, Hunting Land, Ranches, Recreational Land,
Residential Property

Latitude / Longitude

41.47979 / -120.479325

Dwelling Square Feet

2070

Bedrooms / Bathrooms

3 / 2

Acreage

50

Price

\$825,000

Property Website

<https://www.landleader.com/property/waterfowl-haven-modoc-california/43235>



PROPERTY DESCRIPTION

This property definitely steps outside the box! Uniquely set up and designed for the ultimate waterfowl hunting experience and luxury liv This 50 acre property is located on a large peninsula on the Dorris Reservoir. Yes, surrounded on 3 sides with water The Dorris Reservoir located east of Alturas. With a large number of waterfowl. With this in mind, the owner created a shallow 4 acre pond at the end of the peninsula, with 4 islands inlaid with below ground duck blinds. Two - 3 man blinds and two - 2 man blinds. Each blind has a gravel path fr the banks of the pond to the island, allowing the hunter easy access through the water to the blind. This design sets the sportsman up to enjoy the hunt and bag their limit. Located next to the Modoc National Wildlife Refuge which also enhances the waterfowl habitat which include ducks, geese and pelicans. You will also enjoy Bald Eagles, sandhill crane and swans. Fishing for bass, perch and catfish is a great way to spend the day after a successful hunt! The pond is filled with water from the ag well, which produces 800 GPM with a 40 HP pump mainline also runs the length of the crop fields to provide irrigation water to 3-wheel lines irrigating approximately 12 acres. This is plant in grain hay to enhance the waterfowl environment and hunting. The comfortable 2,070 sf. 3 bedroom, 2 1/2 bath home takes in the amazing views of the reservoir with expansive views of the Warner Mountains in the background. It truly is a stunning sight. Featuring an open plan with vaulted wood and beam ceilings. Custom kitchen with Miele stainless appliances, induction cook top, double oven and ste oven. Granite counters with large, raised eating counter. Multiple shelve pantry is a nice bonus. Beautiful bar with granite counter, glass cabinets and Scotsman below counter built in ice maker producing clear ice. Living area has wood stove on raised rock hearth, a wall of windows and glass slider capturing the amazing view and continues out onto a large open deck with green lawn down to the water. Sittin the living room, looking out at the view and watching the wildlife on the water and around the shore is a sight to behold. Enjoying the spectacular sunrises and sunsets as well. Solid wood floors flow through the main living area into the hallway and 1st bedroom/office. Th owner's suite has glass sliding door to the open deck, two large closets, dual sinks in bath with walk in shower and tile floor. Laundry/mu room off kitchen has convenient ½ bath. Back door opens to two car garage with large concrete apron. Attached woodshed/storage shec The domestic water system has a 1.5 HP pump and is set up in a well-insulated building. You enter the property from a gravel drive, whic passes by the pole barn, several storage buildings and chicken coop then into the main parking area. This could easily be set up for equestrian use as well as raising a few cows, goats, sheep and more. Beautiful green lawns surround the home and are irrigated from underground sprinkler system. An abundant producing wild plum orchard is located at the far end of the home. This is a one-of-a-kind property in a unique and extremely private location.

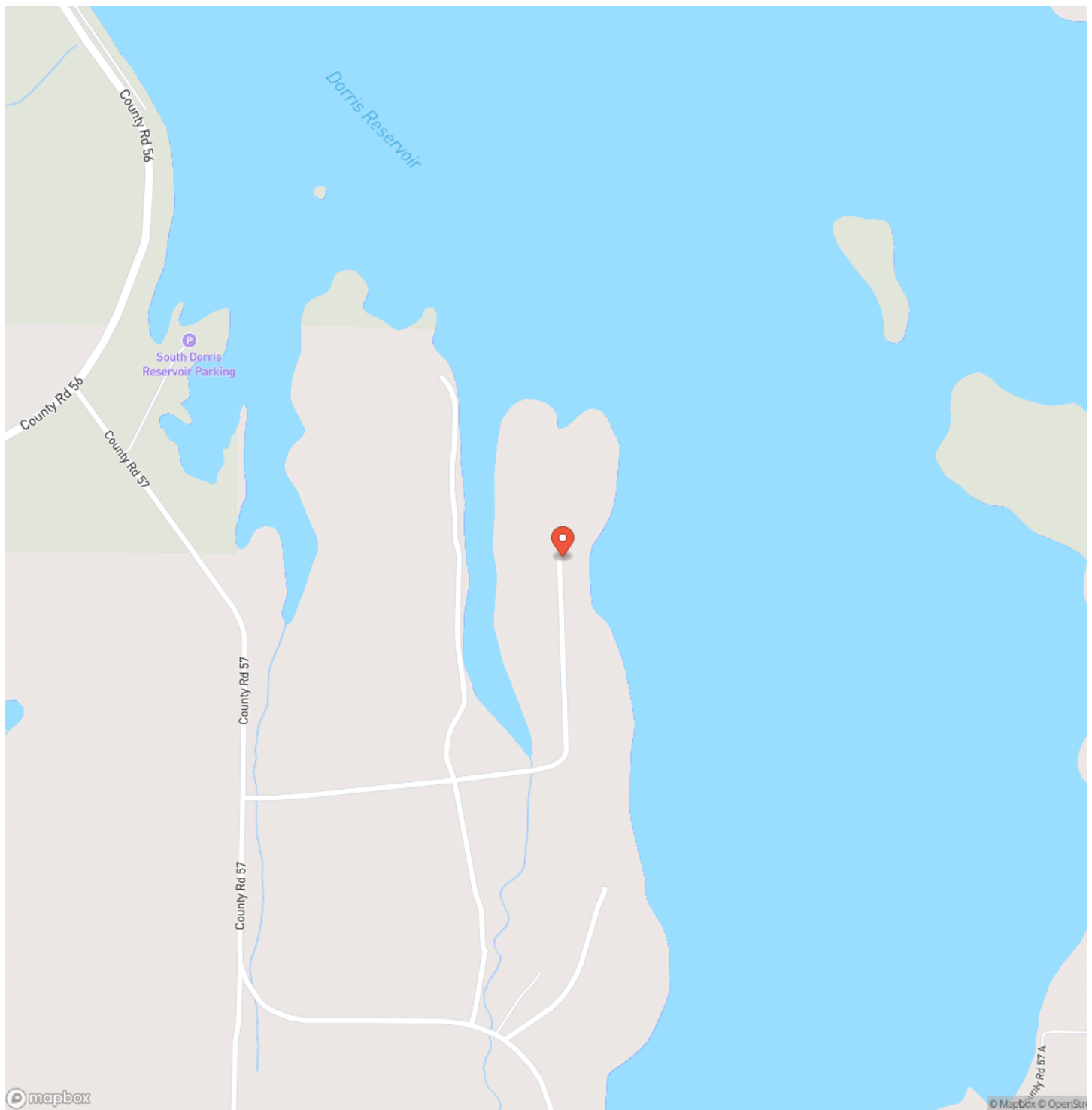
Property Highlights:

- Located just 3.5 miles east of Alturas, Lakeview, OR. lays 52 miles to the North and Susanville is 104 miles to the south. 100 miles to Klamath Falls OR., 140 miles to Redding and 175 miles to Reno, NV.
- Ag well is 235 ft. deep, 800 GPM, 40 HP pump.
- 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.
- 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, sea container with covered side storage, storage sheds and chicken coop.
- Some personal property and equipment may be available for sale but is not included in the purchase price.

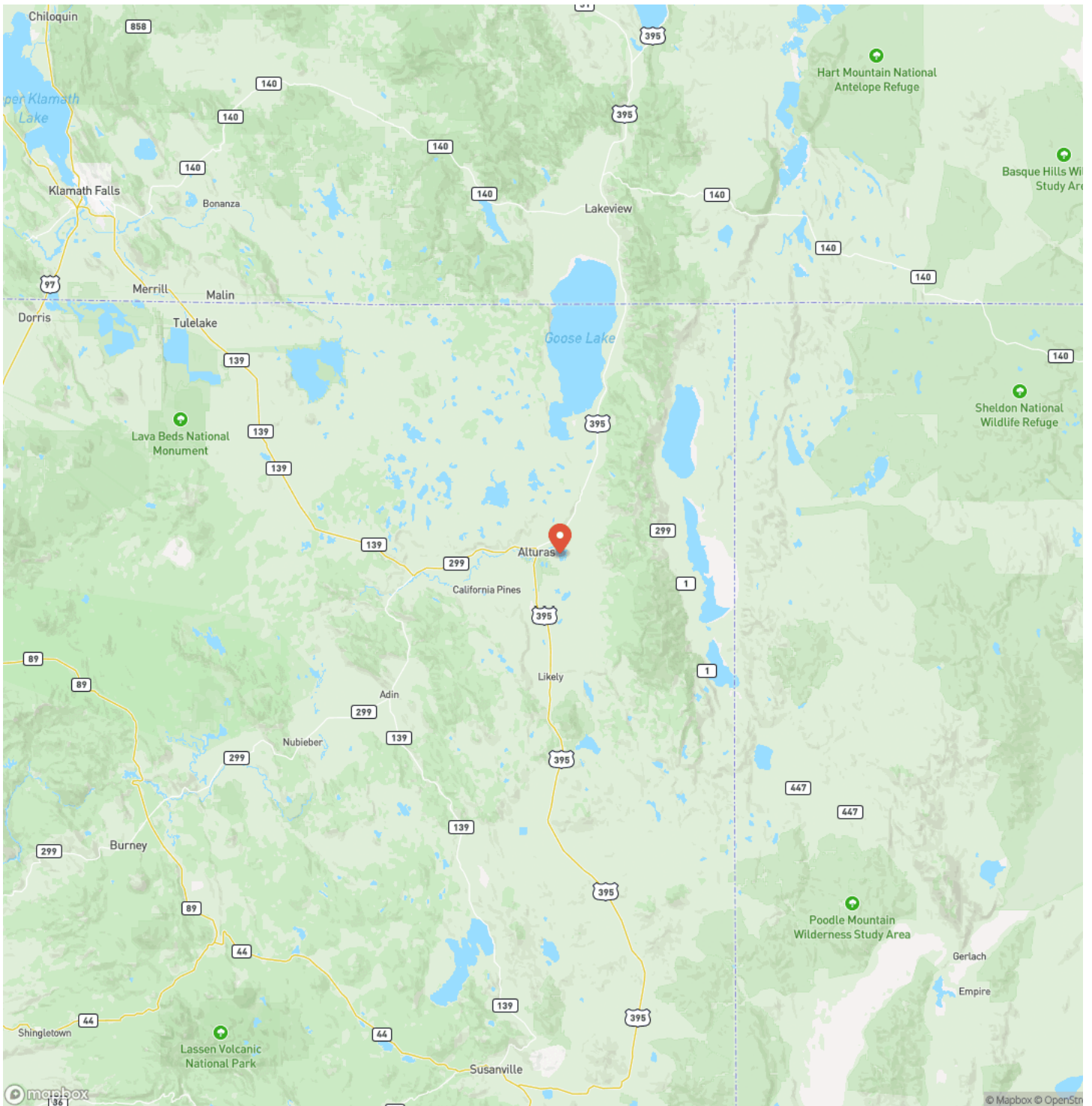
Waterfowl Haven
Alturas, CA / Modoc County



Locator Map



Locator Map



Satellite Map



Waterfowl Haven

Alturas, CA / Modoc County

LISTING REPRESENTATIVE

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