

**Adin Hill**  
County Road 87  
Adin, CA 96016

**\$150,000**  
252± Acres  
Modoc County



**Adin Hill**  
**Adin, CA / Modoc County**

---

**SUMMARY**

**Address**

County Road 87

**City, State Zip**

Adin, CA 96016

**County**

Modoc County

**Type**

Hunting Land, Farms

**Latitude / Longitude**

41.204821 / -120.957785

**Acreage**

252

**Price**

\$150,000

**Property Website**

<https://www.landleader.com/property/adin-hill-modoc-california/47457>



**Adin Hill**  
**Adin, CA / Modoc County**

---

**PROPERTY DESCRIPTION**

Adin Hill is a beacon for the small community of Adin, with the town name laid out at the top of the hill with whitewashed rock. Panoramic views of valley and mountains will take your breath away, it's really a spectacular sight! The property has three legal parcels for a total of 252+ acres. Sparsely treed hillside facing the valley then turns to mature forest as you top the hill and head down the other side. A road has been graded from county road 87 to the homesite and domestic well. Power is along the county road. City sewer is available. The property was used for cattle grazing in the past, most of the fencing is no longer in place. Imagine sitting on your future deck, watching the waterfowl fly over, and enjoying many amazing sun sets.

Property Highlights:

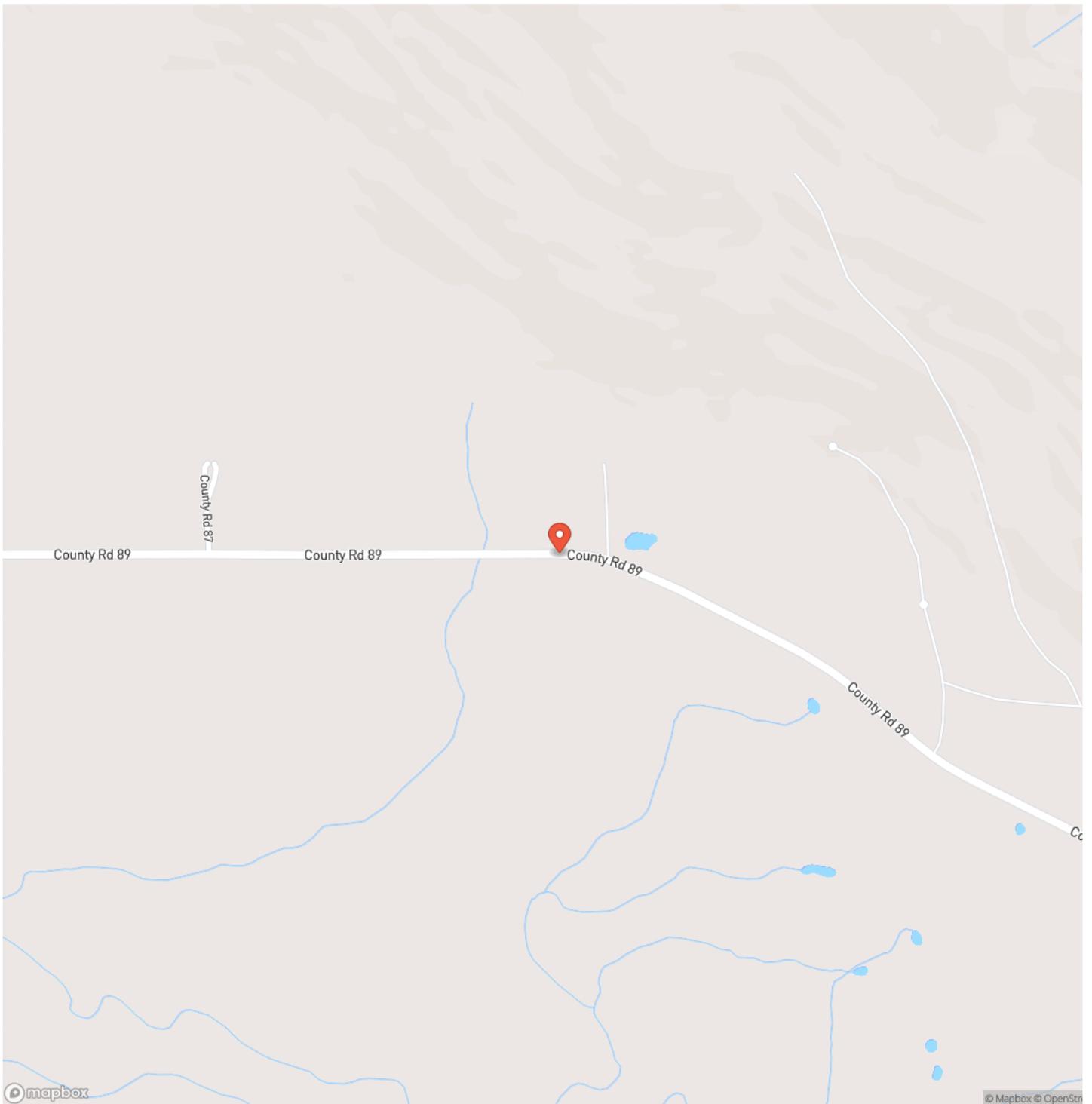
- Panoramic views
- 252+ acres of hillside to mature forest
- Beautiful graded homesite with domestic well
- Cattle Grazing
- Wildlife



**Adin Hill**  
**Adin, CA / Modoc County**



## Locator Map

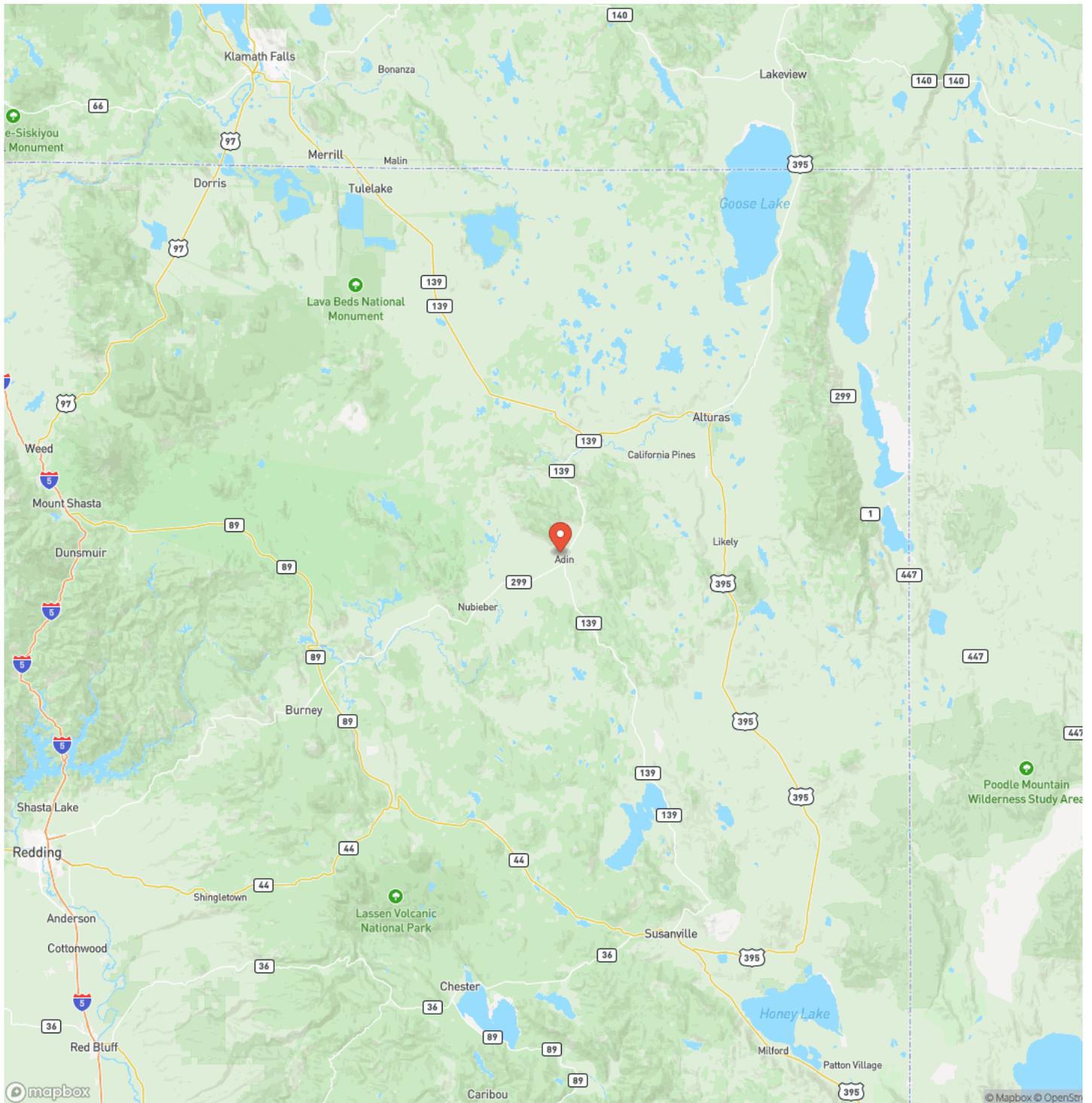


**MORE INFO ONLINE:**

**[californiaoutdoorproperties.com](http://californiaoutdoorproperties.com)**



# Locator Map



**MORE INFO ONLINE:**



## Satellite Map







## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



---

**California Outdoor Properties, Inc**  
Serving California  
Vacaville, CA 95688  
(707) 455-4444  
[californiaoutdoorproperties.com](http://californiaoutdoorproperties.com)

---

