

Rush Creek Retreat
7391 HWY 299 East
Adin, CA 96009

\$899,000
17± Acres
Modoc County



Rush Creek Retreat
Adin, CA / Modoc County

SUMMARY

Address

7391 HWY 299 East

City, State Zip

Adin, CA 96009

County

Modoc County

Type

Residential Property, Farms, Ranches

Latitude / Longitude

41.288461 / -120.891038

Dwelling Square Feet

3012

Bedrooms / Bathrooms

3 / 3

Acreage

17

Price

\$899,000

Property Website

<https://www.landleader.com/property/rush-creek-retreat-modoc-california/48330>



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PROPERTY DESCRIPTION

Finding a property that checks all the boxes doesn't come along very often, if ever. Privacy, year-round creek, stunning turnkey home, spring fed pond, barn, sub irrigated meadow, yurt sitting Creekside, tractor, ATV's, snowmobiles and more. Wrap this up on 17 acres in a tranquil setting, with thousands of acres of USFS lands at your fingertips, and you have the amazing Rush Creek Retreat. The three bedrooms, three bath, 3012 sf home has been tastefully renovated. New kitchen, all new flooring, lighting, bathrooms, expanded living area, fresh paint inside and out. New decking and stairs. Adin is about 2.5 hours from Reno, 2.5 hours to Redding and a little over 1 hour to Klamath Falls, Oregon.

This is an amazing opportunity to purchase an amazing property!

Virtual Tour: <https://my.matterport.com/show/?m=FTGUaz9f4mz&brand=0>

Property Highlights:

- Kitchen features stainless appliances, 6 burner gas range, large island, breakfast nook in turret, dining area and walk in pantry.
- Large living area with wood stove in brick hearth, ceiling open to second floor.
- This charming home has one bedroom and one bath on the main floor along with laundry room. Second story has lounge area overlooking living room, two bedrooms and two in suite baths.
- All bedrooms have walk in closets.
- The basement would make a perfect rec room, hobby room and office.
- The large front porch overlooks the creek, pond and meadow.
- This seems to be a favorite spot to sit with your morning coffee and watch the abundant wildlife including deer, turkey and quail. You may even catch a fish jumping in the pond.
- Newly painted 60 x 40 two story barn is used as a shop and equipment/tool/toy storage.
- Second floor loft is set up as a rec room with lounge area, open space for games and large gatherings.
- Additional outbuildings include a 20 x 30 carport, newly constructed storage shed and unique chicken coop.
- A large Yurt sits on a wooden platform, with heating and air conditioning! Fire pit and stairs down to creek.
- The spring has recently been cleaned out, creating a wonderful freshwater trout filled pond, flowing into smaller lower pond and onto the adjoining property, which is also for sale.
- The home and grounds are now being used as a retreat and wellness center, catering to clients in multiple states.
- Details:
 - *17.16 acres APN 018-070-030
 - *7 ½ acre lower meadow, 3 acre upper meadow and several acres in timber
 - *Borders thousands of acres of USFS land, right out the back
 - *700 feet of creek frontage, both sides
 - *Rush Creek is a year around fishery, with native brown trout
 - *Documented riparian water rights allows 45 GPM out of creek from April 1 - October 15
 - *Spring fed pond supporting native brown trout
 - *Private gated entry, private steel, beam and plank bridge
 - *The home was built in 1992, with 3012 square feet. Three story including ½ basement, 3 bedrooms, 3 bath, laundry room
 - *Newer composition roofing, vinyl siding
 - *Concrete patio and sidewalks
 - *Pump house with storage space. Private domestic well
 - *Surprise Valley electric
 - *Septic system in good working order
 - *4800 square foot barn, gravel floor, stairs to upper loft
 - *Chicken coop, storage barn, pole barn and several fire pits
- Renovation upgrades:
 - Kitchen: New cabinets, quartz counters, Z line 6 burner range with griddle and double oven, stainless appliances, 4 door refrigerator, farmhouse sink and lighting fixtures.
 - Baths: New cabinets, tile showers, soaking tub, toilets, flooring and fixtures



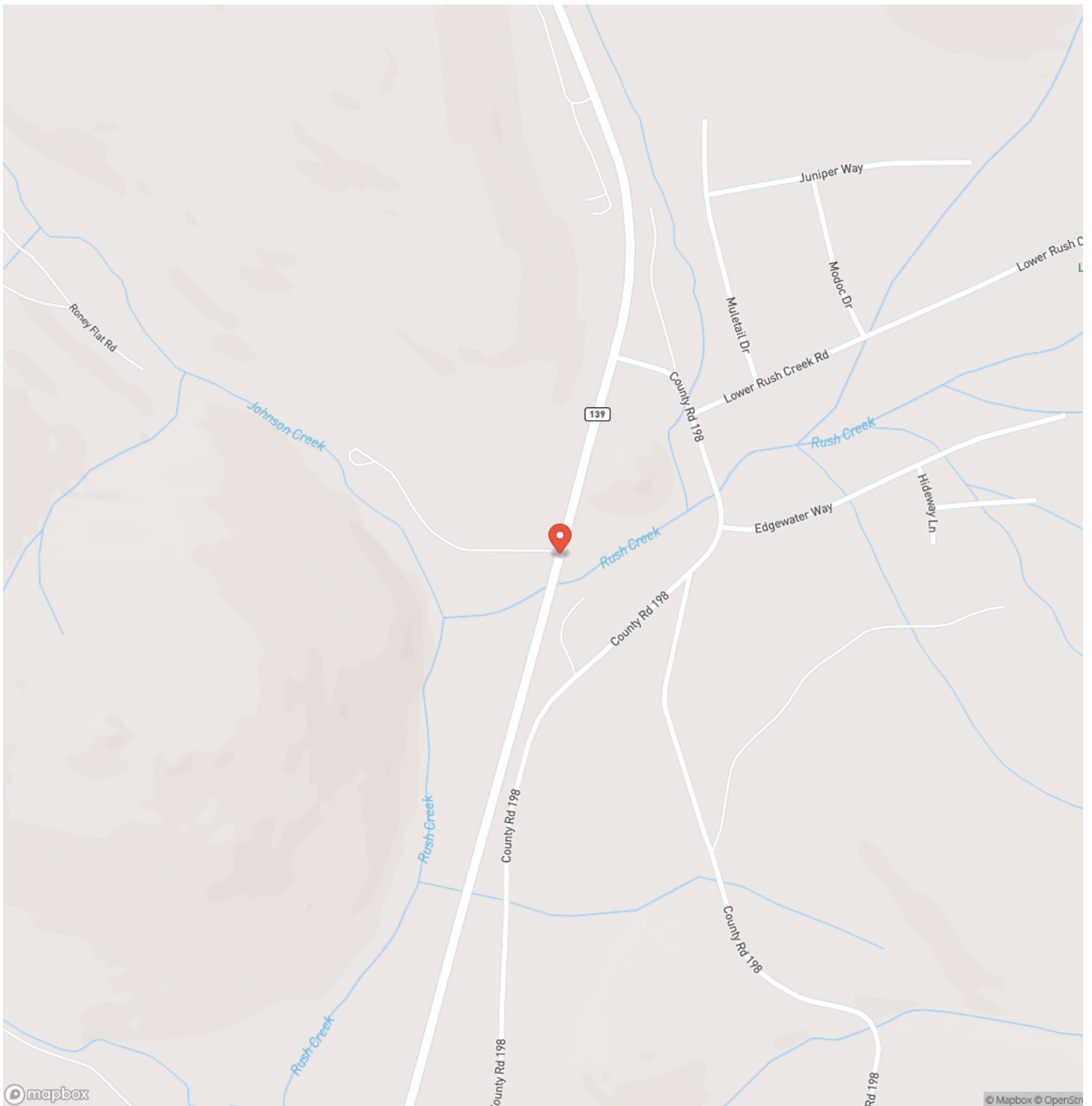
- Remainder of home has all new Luxury vinyl plank flooring, Berber carpet, lighting fixtures, expanded living space between living room and dining area, entire home has been painted, inside and out.
- The home is turnkey, fully furnished, from Livingroom furniture to dishes and silverware. All porch and deck furniture. Beds and heating/air system in Yurt. All furniture in barn loft.
- John Deere tractor 3520 300x, attachments include bucket loader, forklift, box grader, pto auger, pto 72" mower, snowplow, front end DE router, grapppler for trees and brush moving, plow and 4 extra front and rear rims and tires. 2 Polaris sportsmen with trailer and 6" chipper. 3 snowmobiles, 2 Polaris 700, 1 artic cat 800. (Yes, this is real!)



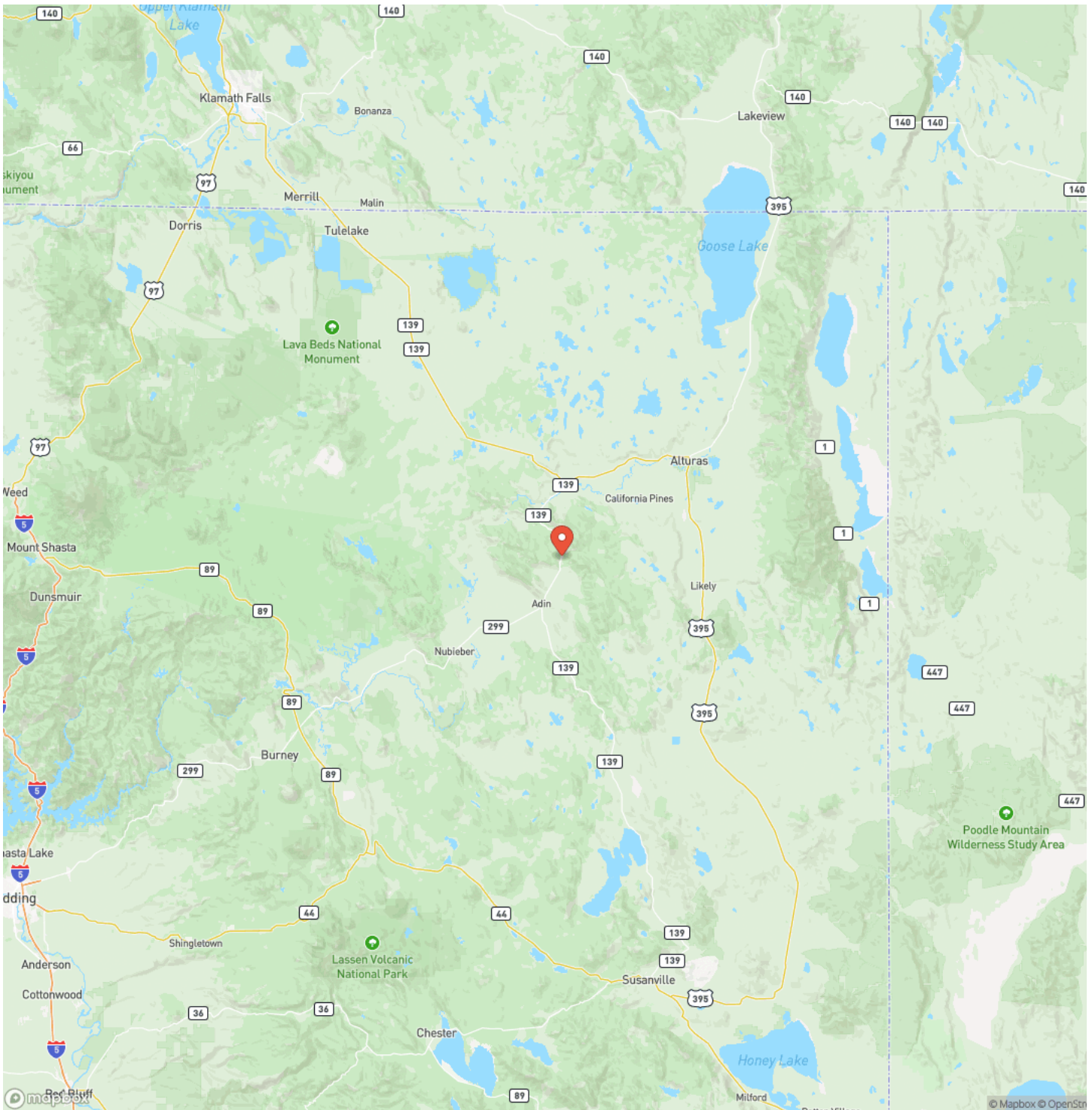
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Locator Map



Locator Map



Satellite Map



Rush Creek Retreat

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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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This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



MORE INFO ONLINE:
outdoorproperties.com

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

