

Rush Creek 150  
40 County Road 150  
Adin, CA 96006

**\$299,000**  
150± Acres  
Modoc County



**MORE INFO ONLINE:**

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

**Rush Creek 150**  
**Adin, CA / Modoc County**

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**SUMMARY**

**Address**

40 County Road 150

**City, State Zip**

Adin, CA 96006

**County**

Modoc County

**Type**

Hunting Land, Recreational Land

**Latitude / Longitude**

41.261126 / -120.89846

**Acreage**

150

**Price**

\$299,000

**Property Website**

<https://www.landleader.com/property/rush-creek-150-modoc-california/50371>



## **Rush Creek 150**

### **Adin, CA / Modoc County**

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#### **PROPERTY DESCRIPTION**

Looking for creek frontage.....imagine 1 mile of Rush Creek flowing through 150 acres, throw in 3 springs, a spring fed pond, two domestic wells plus a homesite with all utilities overlooking a beautiful, picturesque valley! Here's your chance to own 150 acres on 299 for \$299! Rush Creek is a fantastic fishery for native brown trout.

#### **Property Highlights:**

- Improvements for the homesite sit at the end of the property with a wide-open view of Round Valley including a two-car garage, house pad, 200-amp electrical panel, well, septic and road.
- There is an additional well (no pump) in the pasture below the homesite.
- Property is fenced and cross fenced. There are several access points along the highway.
- Borders Modoc National Forest
- The seller states that the property can be split according to Modoc County.
- Power is supplied by Surprise Valley Electric with very reasonable rates.
- The creek meanders through a beautiful pine, cedar and oak stand recently brushed to expose the beauty of the forest and sustaining fire safety.



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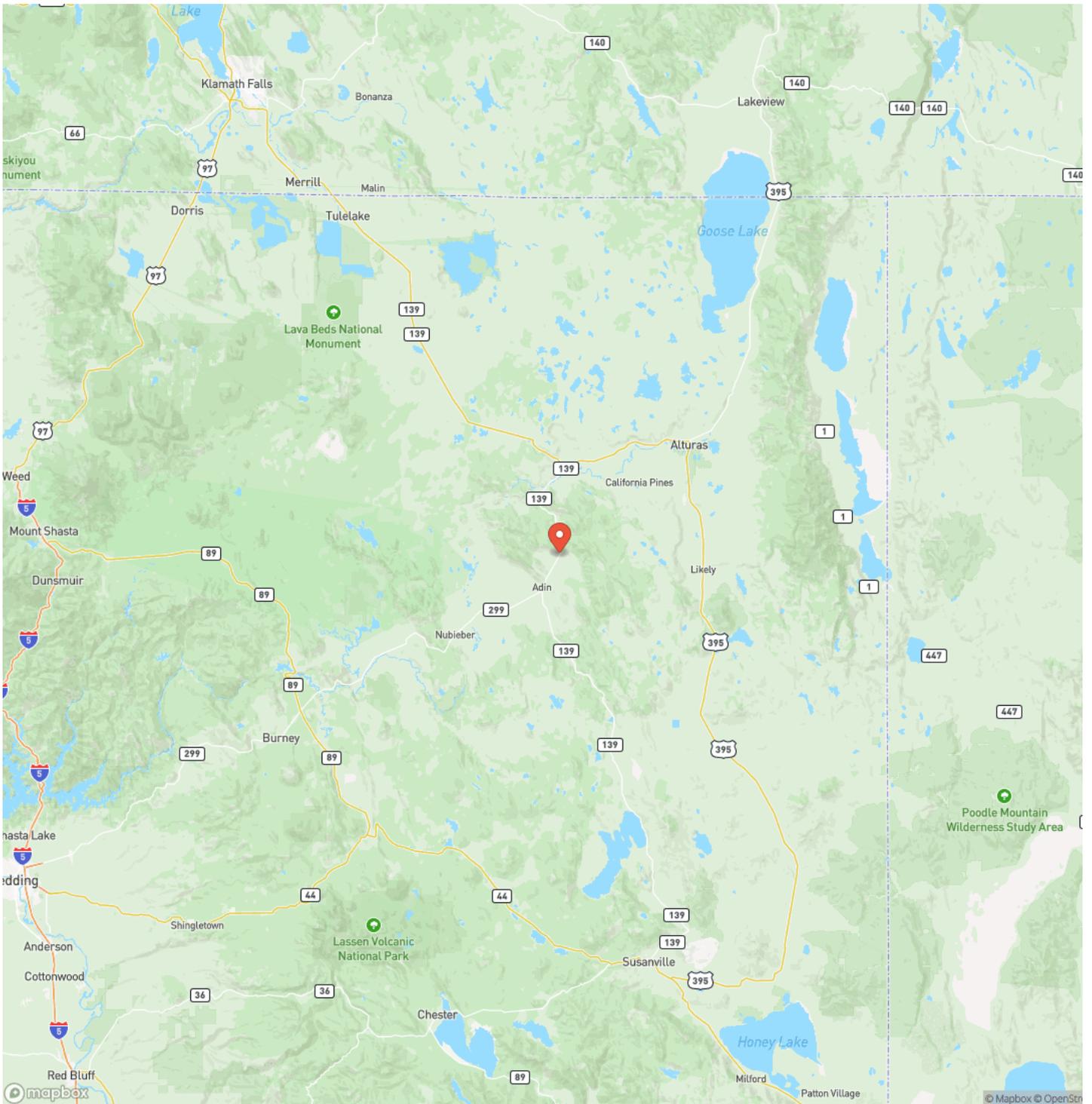
## Locator Map



**MORE INFO ONLINE:**



# Locator Map



**MORE INFO ONLINE:**



## Satellite Map



**MORE INFO ONLINE:**







## **DISCLAIMERS**

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