

Rush Creek 150
40 County Road 150
Adin, CA 96006

\$299,000
150± Acres
Modoc County



Rush Creek 150
Adin, CA / Modoc County

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>



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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.



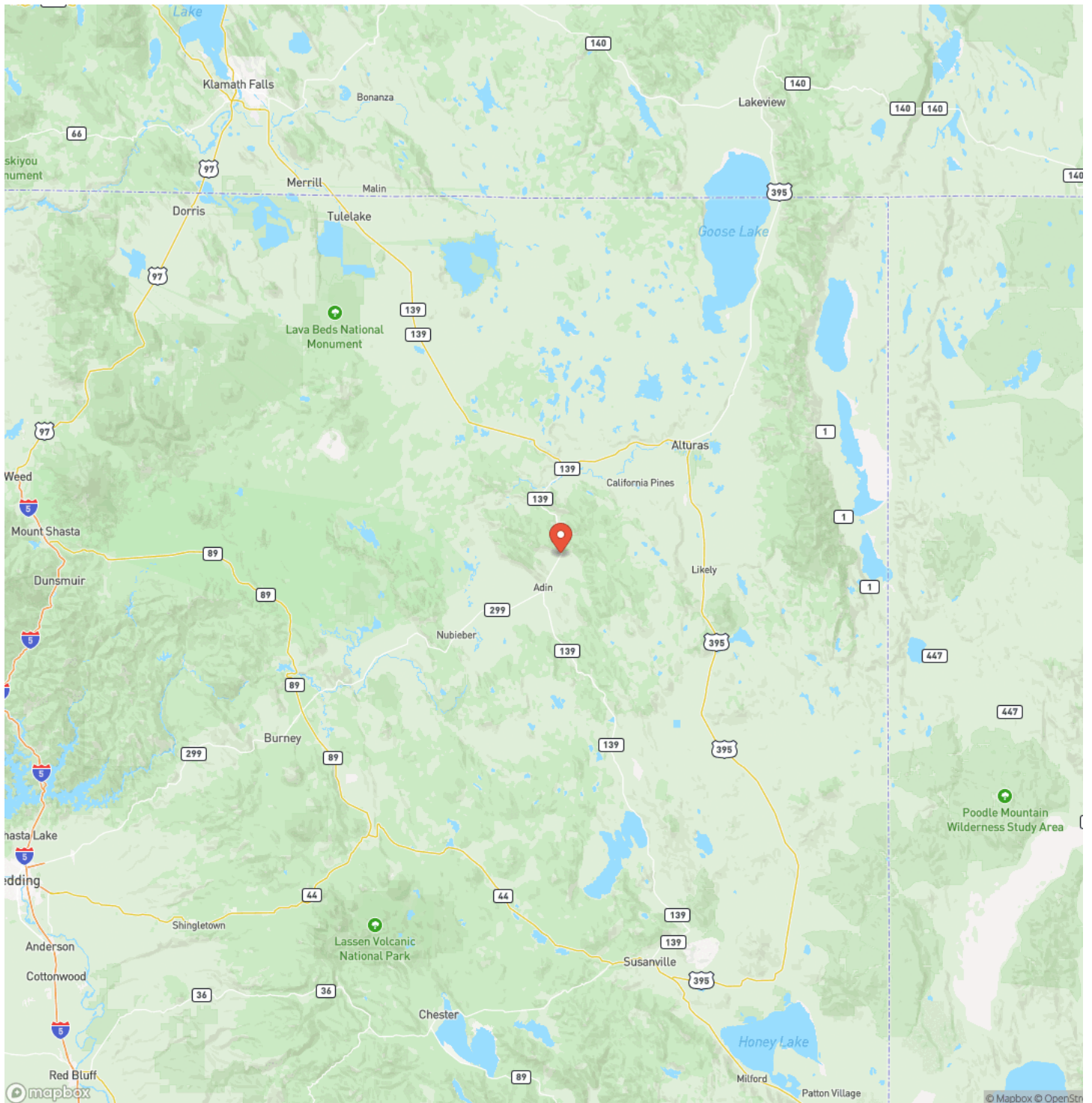
Rush Creek 150
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Locator Map



Locator Map



MORE INFO ONLINE:



Satellite Map



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LISTING REPRESENTATIVE

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NOTES

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MORE INFO ONLINE:

californiaoutdoorproperties.com

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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.



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