

Joseph Creek  
3720 Co. Rd. 118  
Alturas, CA 96101

**\$385,000**  
10± Acres  
Modoc County





**Joseph Creek**  
**Alturas, CA / Modoc County**

---

**SUMMARY**

**Address**

3720 Co. Rd. 118

**City, State Zip**

Alturas, CA 96101

**County**

Modoc County

**Type**

Residential Property, Single Family

**Latitude / Longitude**

41.609868 / -120.33998

**Dwelling Square Feet**

1150

**Bedrooms / Bathrooms**

2 / 2

**Acreage**

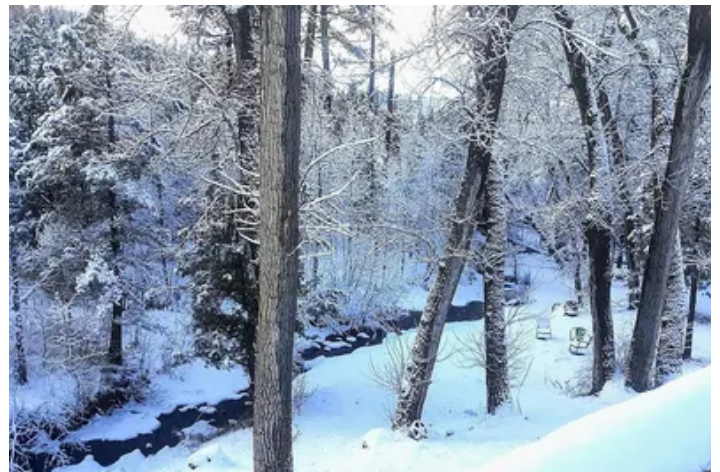
10

**Price**

\$385,000

**Property Website**

<https://www.landleader.com/property/joseph-creek-modoc-california/74531>



### **PROPERTY DESCRIPTION**

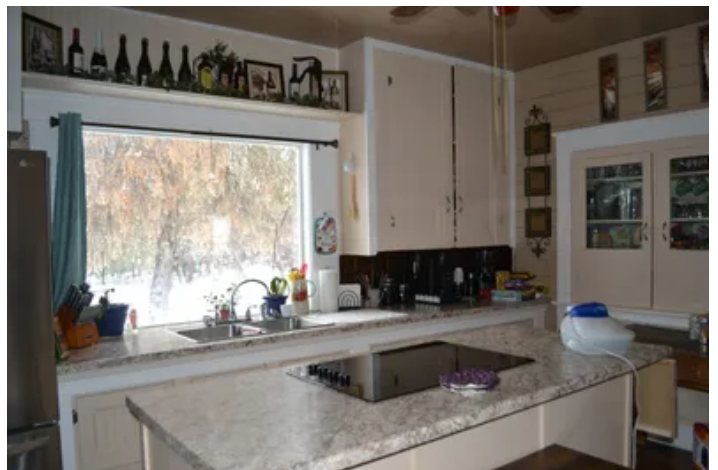
What a treasure in a beautiful mountain setting with year-round Joseph Creek running through this 10 acre property. The charming 1150 sf home sits on a high bank overlooking the creek. Large windows create a bright and inviting living room with new laminate flooring and cozy wood stove in corner hearth. Original shiplap siding, walls and wood ceiling are unique and delightful features. Kitchen remodeled in 2020 with new stainless appliances, double oven, flat surface cook top, microwave and new counters. Open deck on three sides with an enclosed sunroom housing a hot tub. The large back deck overlooks the creek. A perfect place to sit and relax, watch the abundant wildlife and listen to the rippling water. Wide steps down to the creek and picnic area. Large wood building, which is the original Joseph Mill built in 1886, now used as a barn and storage. The concrete structure for the mill is still in place in the creek. Additional storage shed and chicken coop. Recreational opportunities are abundant. Fishing, hunting, horseback riding, ATV adventures, cross country skiing and exploring.

#### **Property Highlights:**

- Two bedrooms, two baths, large living room, kitchen and laundry room.
- Surrounded on three sides with BLM land.
- Water rights out of Joseph Creek.
- Pipeline from creek irrigates pasture area and garden.
- Located in the X3B deer zone.
- Wood stove and monitor heater.
- On demand hot water system.
- Small green house and raised garden beds.
- Unique rock patio in front of home.
- The property is fenced and gated.
- Wonderful privacy and peaceful setting.
- Surprise Valley Electric provides lower power rates.
- The water from the well is not filtered.
- This property is being offered for sale in its "As Is, Where Is, As It Stands" condition.



Joseph Creek  
Alturas, CA / Modoc County

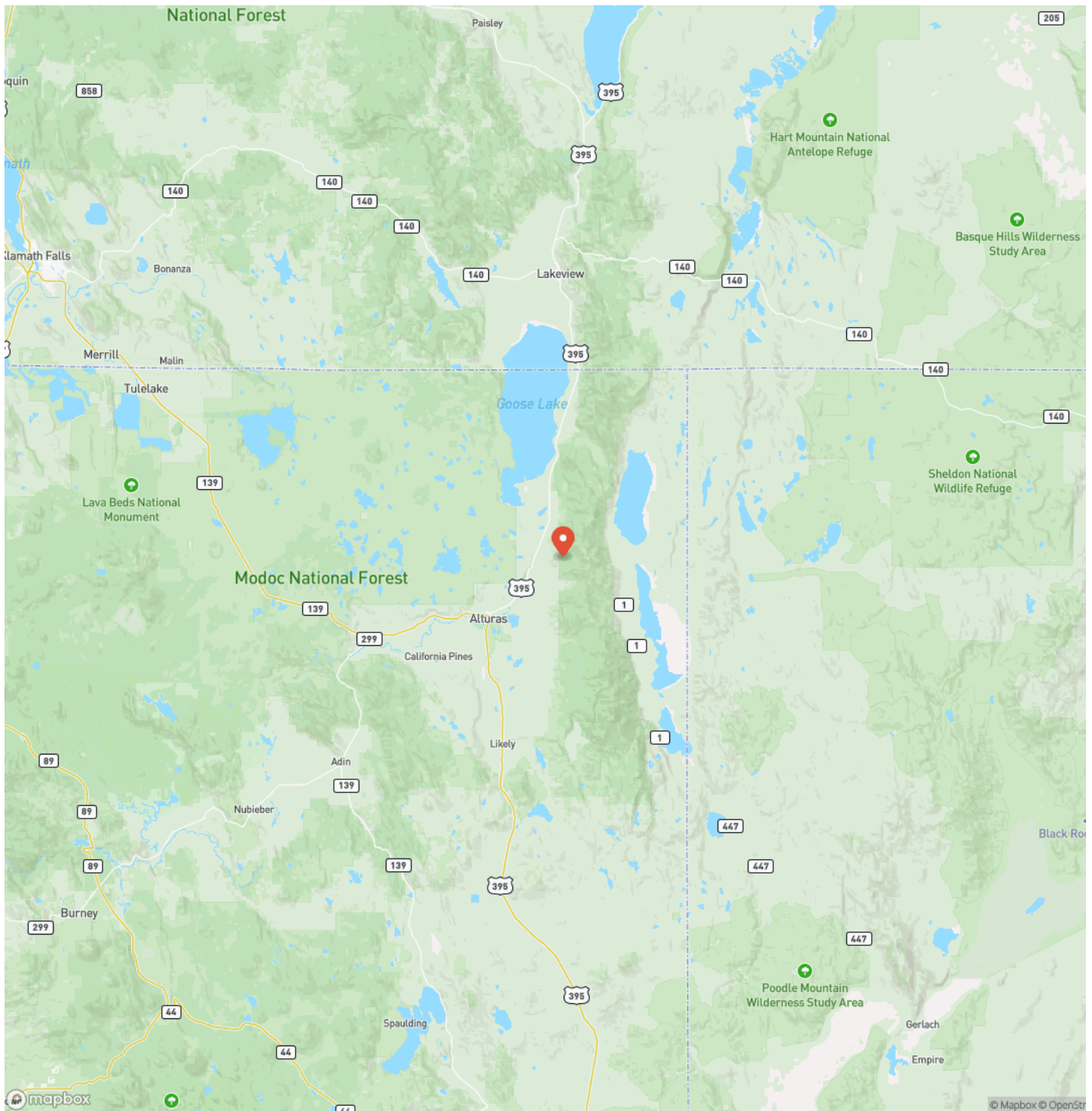


# Locator Map



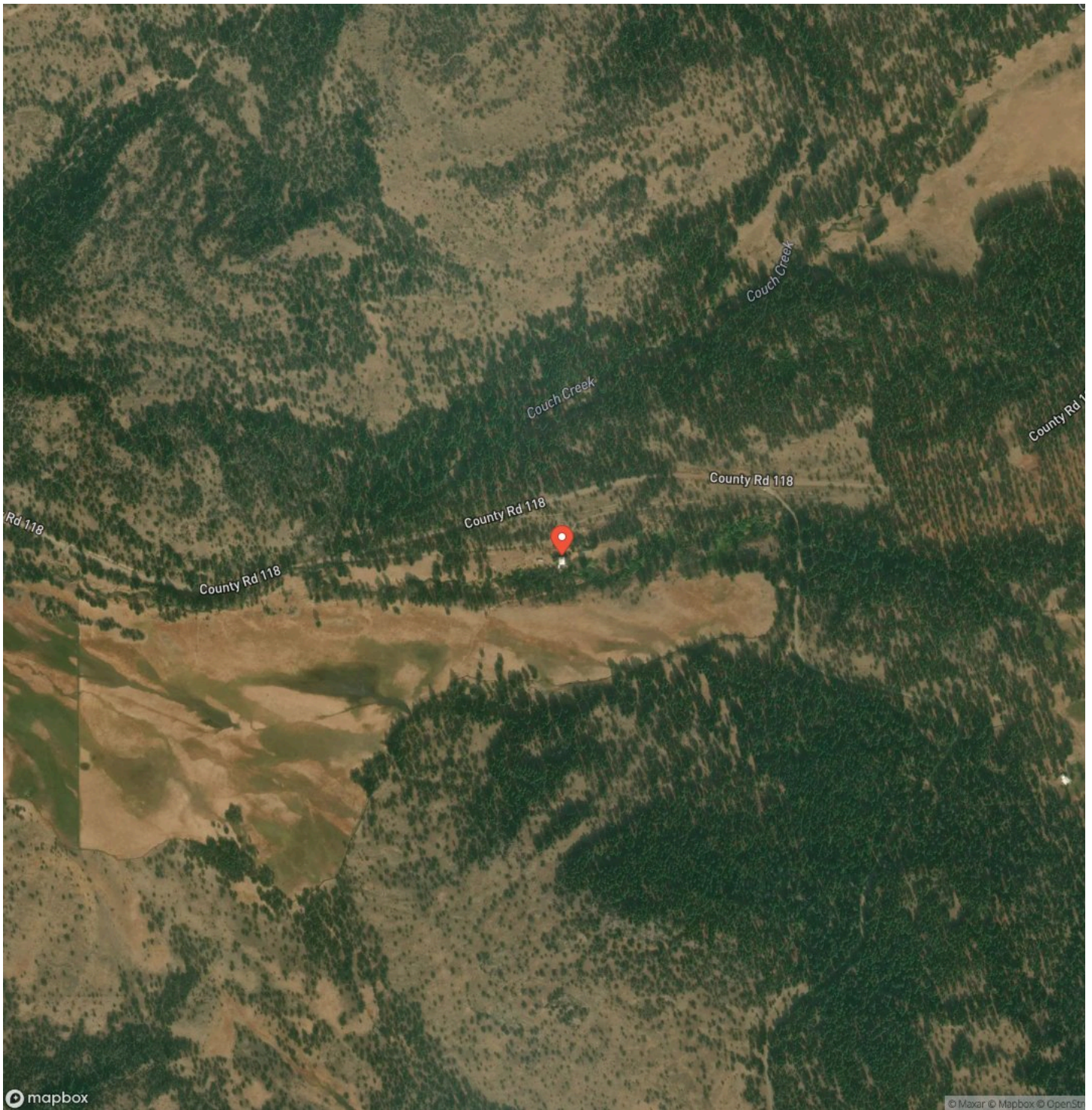


## Locator Map





## Satellite Map



## 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

[illegible]



[illegible]

**californiaoutdoorproperties.com**

## **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)

---

