

Ash Ranch  
500 Co Rd 22  
Cedarville, CA 96104

**\$1,375,000**  
455± Acres  
Modoc County



**Ash Ranch**  
**Cedarville, CA / Modoc County**

---

**SUMMARY**

**Address**

500 Co Rd 22

**City, State Zip**

Cedarville, CA 96104

**County**

Modoc County

**Type**

Farms, Ranches

**Latitude / Longitude**

41.547724 / -120.165488

**Acreage**

455

**Price**

\$1,375,000

**Property Website**

<https://www.landleader.com/property/ash-ranch-modoc-california/74540>



**PROPERTY DESCRIPTION**

This ranch is ready to get "growing" again. 455 +/- acres in the heart of Surprise Valley bordering Middle Lake and next to the airport. 231 +/- acres last farmed in 2022 with wheel line and some flood water from Cedar Creek. There are 3 ag wells connected with underground mainline. The remaining 224 +/- dryland acres are used for grazing, with a portion used for dryland farming producing grain hay in the past. The ranch is fenced and cross-fenced with Cedar Creek running through. Metal shop, pole barn, animal barn, and several storage buildings. Roll up your sleeves, this ranch needs some work to bring it back to its full potential. The views from the property are amazing with the stunning Warner Mountains Range to the west, Fortynine Range to the east and the beautiful Surprise Valley between.

**Property Highlights:**

- Located in Surprise Valley Electric grid, lower power rates.
- Three ag wells.
- Domestic well.
- 35 x 40 metal shop with concrete floor. Large sliding door plus electric rollup door. Barrel wood stove and frost-free water hydrant next to shop. 220 power.
- 140 x 50 pole barn.
- 35 x 50 animal barn.
- 5-wheel line sets.
- Wood corals with loading shoot and squeeze.
- Water rights out of Cedar Creek.
- When the lake level rises, the east portion of the property can be under water.
- Located in the X3B deer zone.
- A two-story ranch house was moved off the property several years ago.

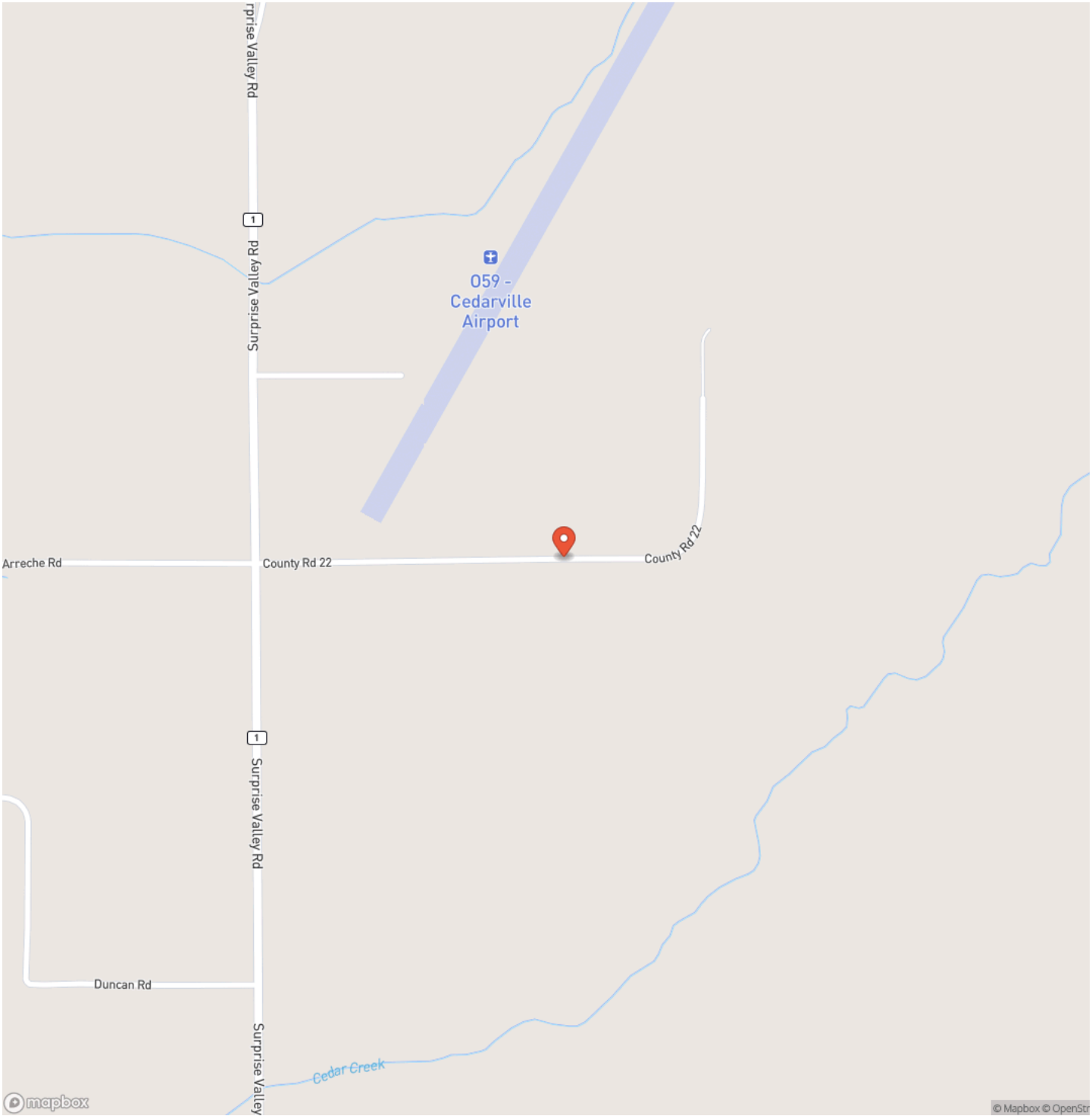


Ash Ranch  
Cedarville, CA / Modoc County

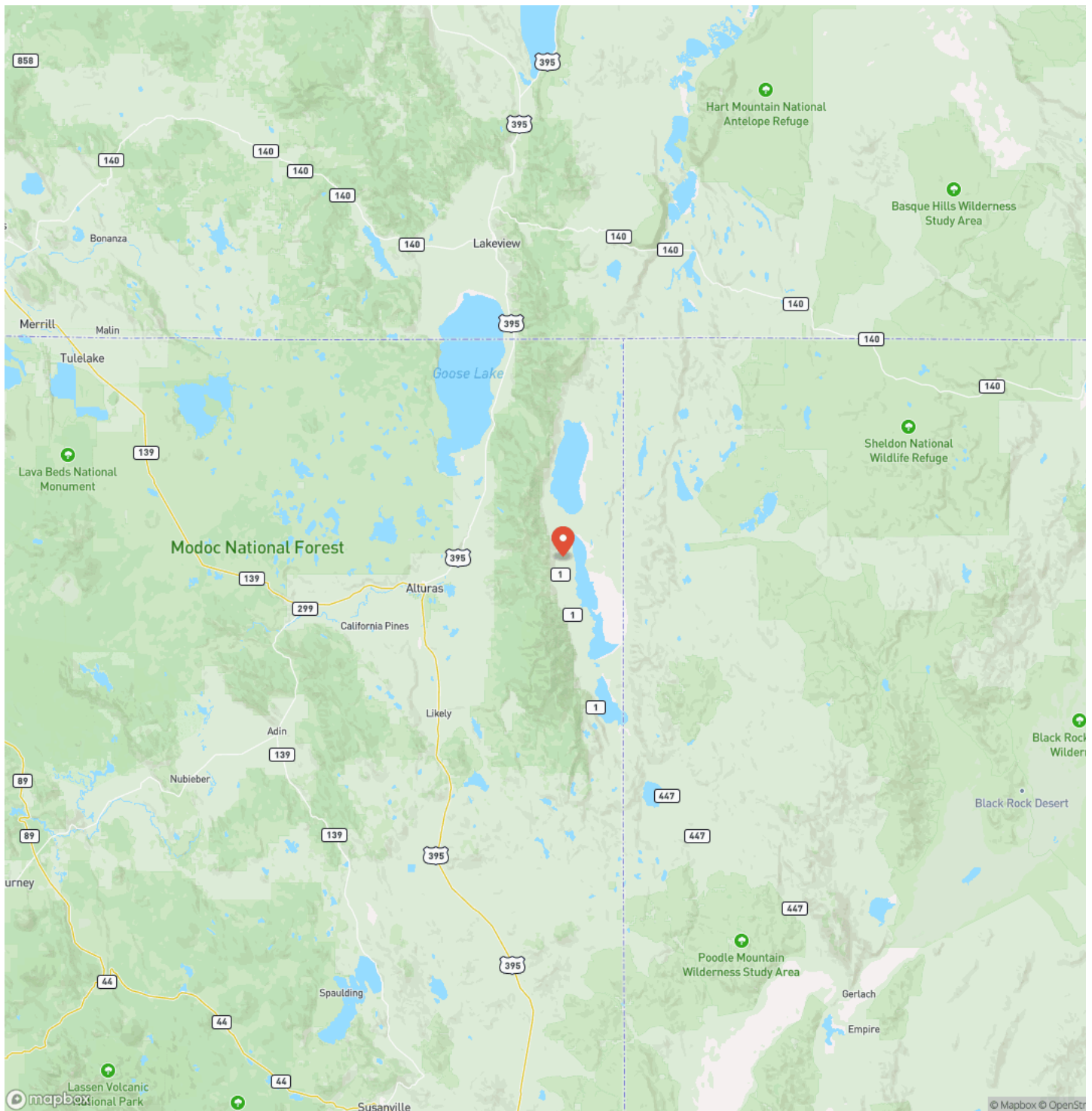
---



Locator Map

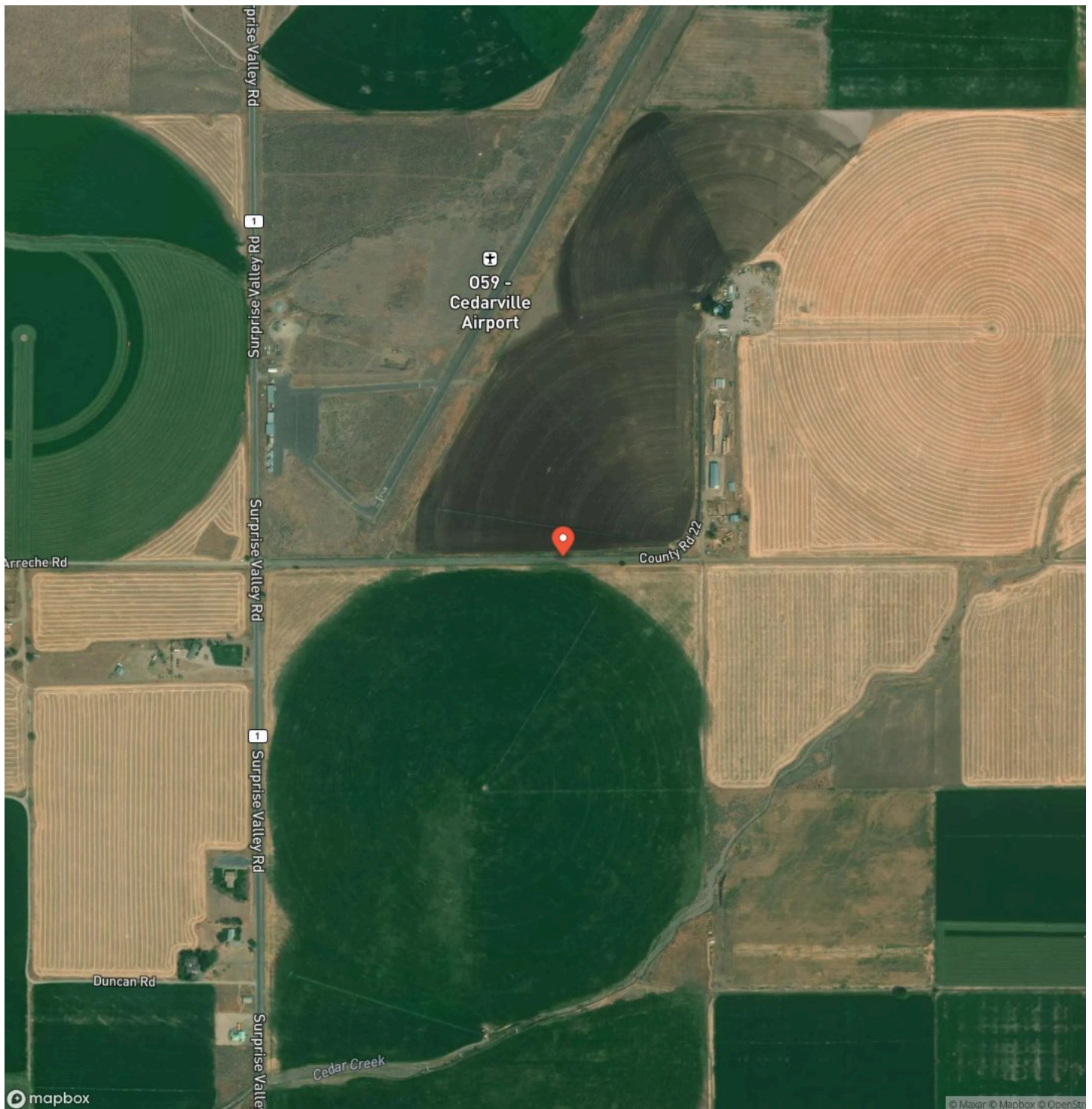


## Locator Map





## 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]



## 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.



## **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)

---

