

Circle C Ranch
1576 County Road 86
Adin, CA 96006

\$3,750,000
1,311± Acres
Modoc County



Circle C Ranch
Adin, CA / Modoc County

SUMMARY

Address

1576 County Road 86

City, State Zip

Adin, CA 96006

County

Modoc County

Type

Hunting Land, Ranches, Recreational Land, Residential Property,
Single Family

Latitude / Longitude

41.228467 / -120.884797

Dwelling Square Feet

1630

Bedrooms / Bathrooms

3 / 2

Acreage

1,311

Price

\$3,750,000

Property Website

<https://www.landleader.com/property/circle-c-ranch-modoc-california/39510>



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PROPERTY DESCRIPTION

The 1,311 deeded-acre Circle C Ranch is located in Northern California's scenic Modoc County. The ranch sits just seven minutes north of Adin, and 40 minutes southwest of Alturas, CA. It is about 70 miles south of the Oregon state line and 70 miles west of the Nevada state line. With first priority adjudicated water rights from the creek, the property makes for an excellent cattle ranch. Currently, 325 ± acres are irrigated for hay production and grazing. Historically, it has been a summer grazing ranch supporting 120 cows and 400 steers from May through October. The ranch is also a great hunting and fishing property. Ash Creek meanders through the ranch for approximately four miles providing enjoyable private fishing. Ash Creek is full of native Rainbow, Redband, and Brown trout that naturally reproduce in the stream. They range in size from fingerling to 18 inches. In addition to trophy fishing, there are a multitude of recreational possibilities including horseback riding, ATving, and hunting. The ranch is located in X-3A, a premium hunting zone. Improvements include a 1,630 SF home, an equipment shed, two barns, and a workshop. Circle C offers plenty of opportunities from running a reputable livestock operation, the outdoor recreational activities, and first-priority water rights.

PROPERTY HIGHLIGHTS:

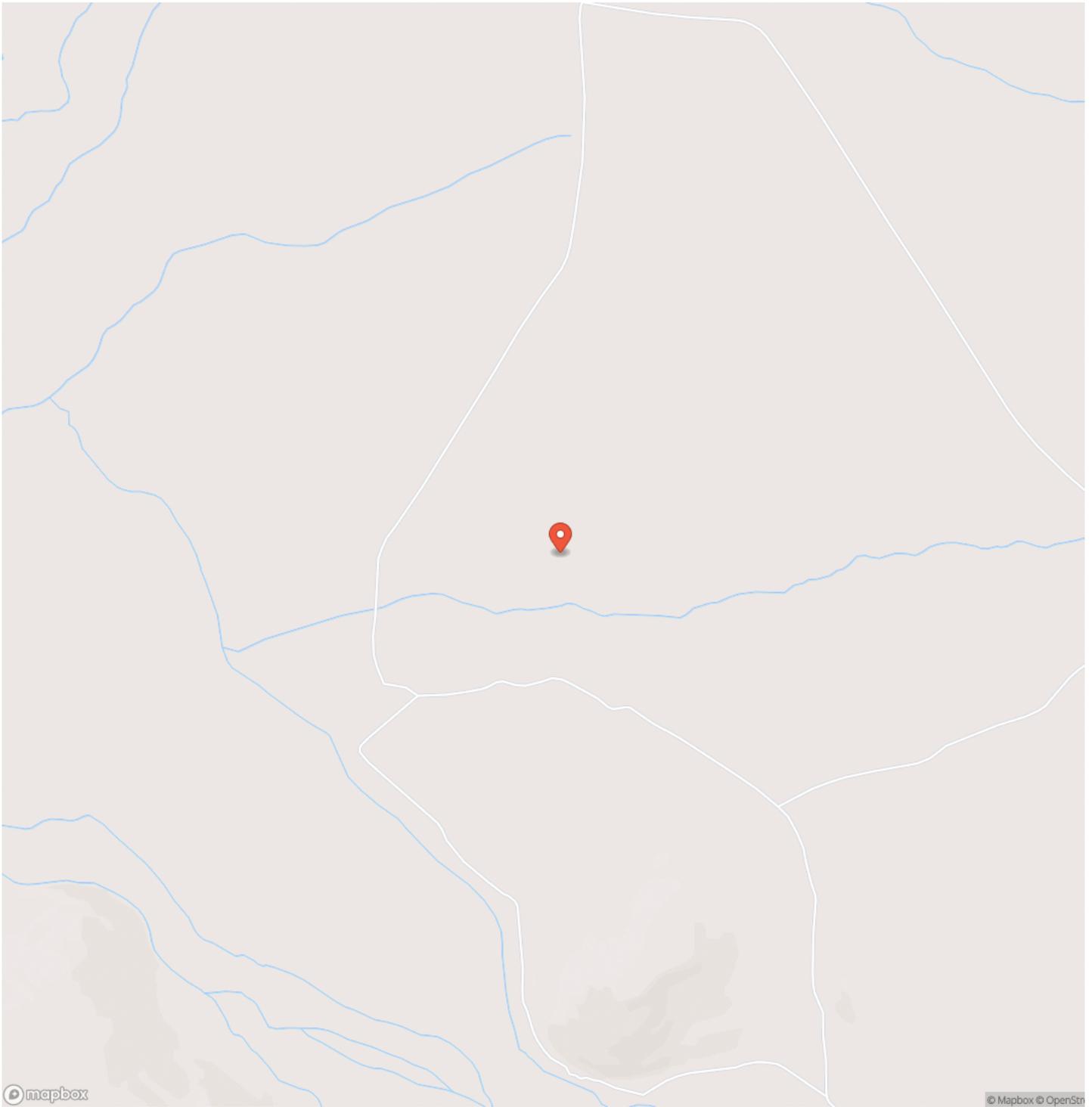
- First priority adjudicated water rights
- Supports 120 cows and 400 steers from May through October
- Roughly 325 irrigated acres for hay production and grazing
- Four miles of Ash Creek bisect the property
- Rainbow, RedBand, and Brown Trout in Ash Creek
- Premium X-3A hunting zone with deer, antelope, black bear, turkey, and waterfowl
- 1,630 SF three bedroom, two bathroom home
- Well water, septic, and electricity
- 1,455 SF equipment shed
- 480 SF barn
- 4,284 SF shearing barn with electricity and water
- 1,152 SF workshop with electricity and water
- Ice House with well tank inside
- Mostly flat with gentle sloping topography



Circle C Ranch
Adin, CA / Modoc County



Locator Map

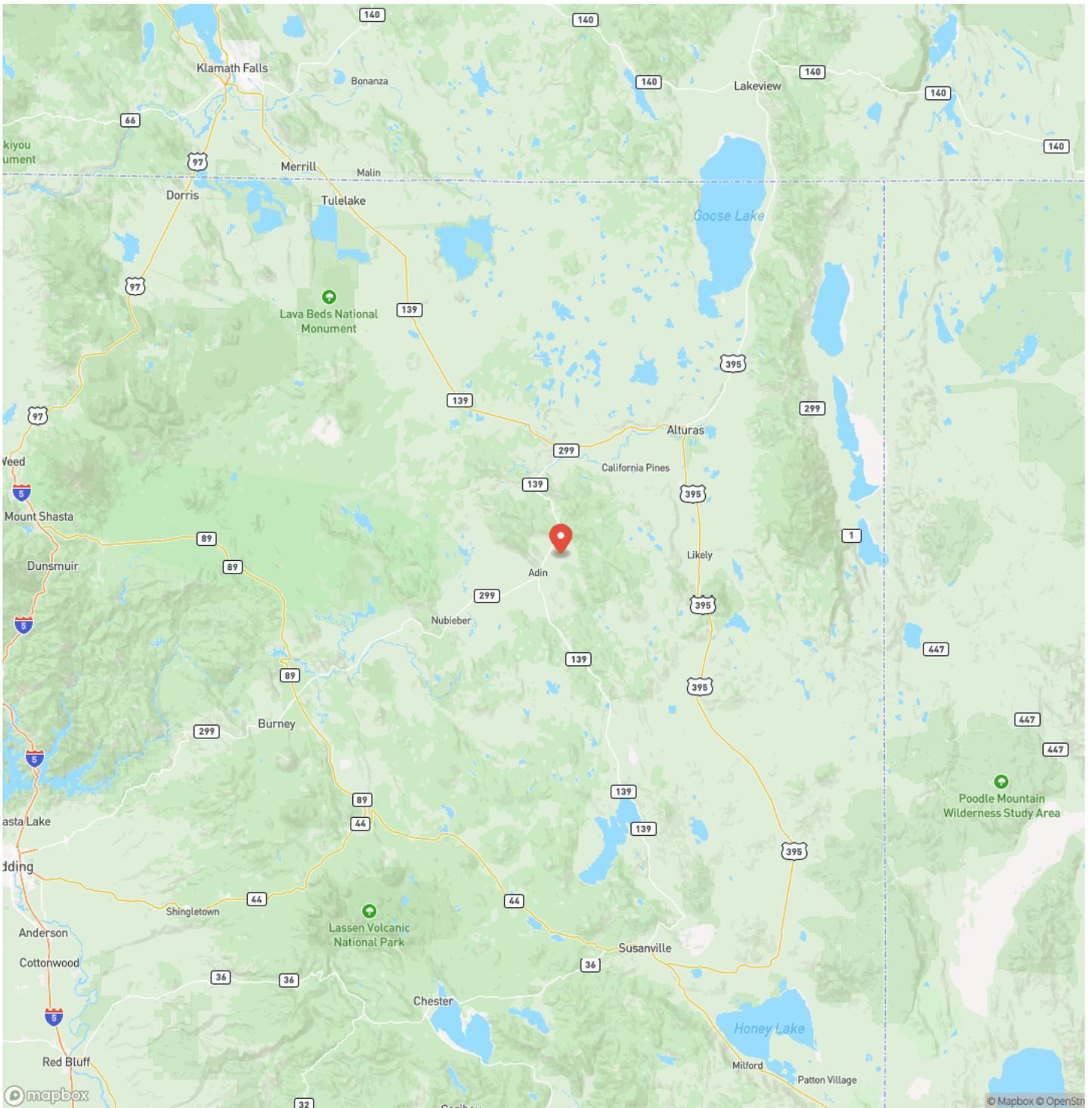


MORE INFO ONLINE:

californiaoutdoorproperties.com



Locator Map



MORE INFO ONLINE:



Satellite Map



MORE INFO ONLINE:



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