

Horseshoe Ranch  
3798 County Road 91  
Lookout, CA 96054

**\$710,000**  
156± Acres  
Modoc County



**Horseshoe Ranch**  
**Lookout, CA / Modoc County**

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**SUMMARY**

**Address**

3798 County Road 91

**City, State Zip**

Lookout, CA 96054

**County**

Modoc County

**Type**

Ranches, Horse Property, Residential Property, Single Family

**Latitude / Longitude**

41.231662 / -121.133516

**Dwelling Square Feet**

1200

**Bedrooms / Bathrooms**

3 / 1

**Acreage**

156

**Price**

\$710,000

**Property Website**

<https://www.landleader.com/property/horseshoe-ranch-modoc-california/40991>



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### **PROPERTY DESCRIPTION**

As the river runs through this 156-acre ranch in southwest Modoc county, you will find beautiful views of Mt. Shasta and the surrounding valley. Along the Pit River, lies a unique horseshoe shaped waterfowl habitat. Naturally holding water year-round, creating a perfect wildlife sanctuary. Nearly 80 acres under production and 34 acres irrigated pasture. Two pumps draw from the pit river to supply water to the irrigation system. The ranch is fully fenced and cross fenced, set up with corrals to handle a small cattle operation. The comfortable three-bedroom, one bath home, sits on a bluff overlooking the entire landscape of the ranch and the Pit River. Open floor plan with covered front porch. 36 x 48 metal barn with 4 stalls, open area for hay, equipment and storage. Enclosed 12 x 24 bonus room with wet bar, perfect for a relaxing beverage and snacks at the end of the day. 36 x 60 Pole barn used for hay storage with room for equipment.

#### Property Highlights:

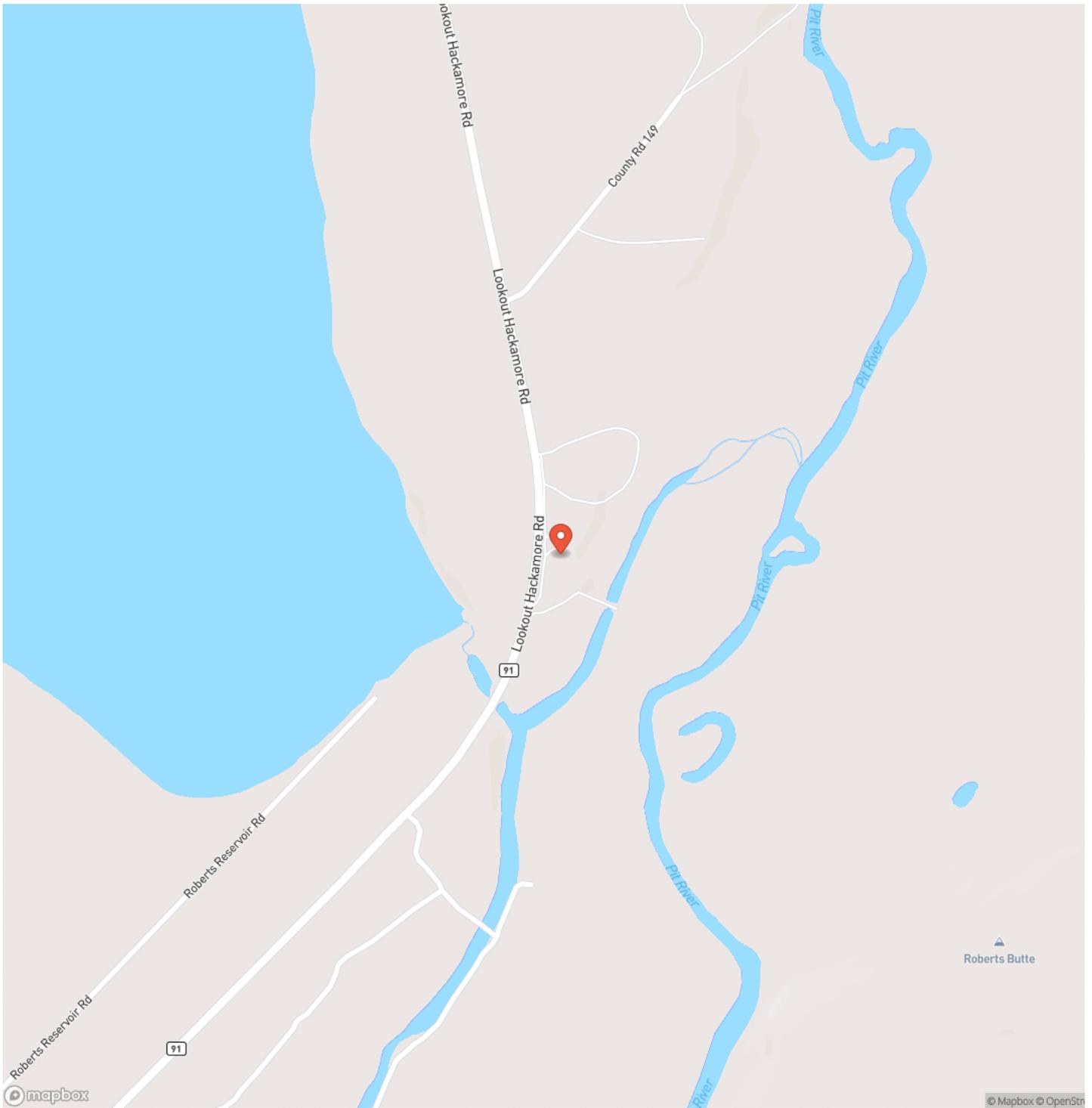
- Owner has put up an average of 2500 bales per cutting through the years. Up to 3 cuttings per year.
- There are two variable drive pumps in the river. 25HP and 15HP, each delivering water into a new underground mainline system providing water for one center pivot, 2 wheel-lines and flood irrigation. The entire system is less than 3 years old.
- Water rights out of Pit River and Roberts Reservoir. The overflow from the reservoir runs through the ranch, creating stock water for the irrigated pasture area.
- Currently grazing 20 head for the summer grazing season.
- Additional fenced dry land pasture for horses.
- The 1200sf home has been recently updated with laminate flooring, granite counters and new wood stove on rock hearth. New exterior paint.
- Amazing recreational opportunities, including fishing, waterfowl hunting, upland bird hunting and horseback riding.
- Large deer herd, bald eagles, hawks, fox, bear and more.
- Roberts Reservoir has a boat launch area, for more fishing or just relaxing on the lake enjoying the scenery.



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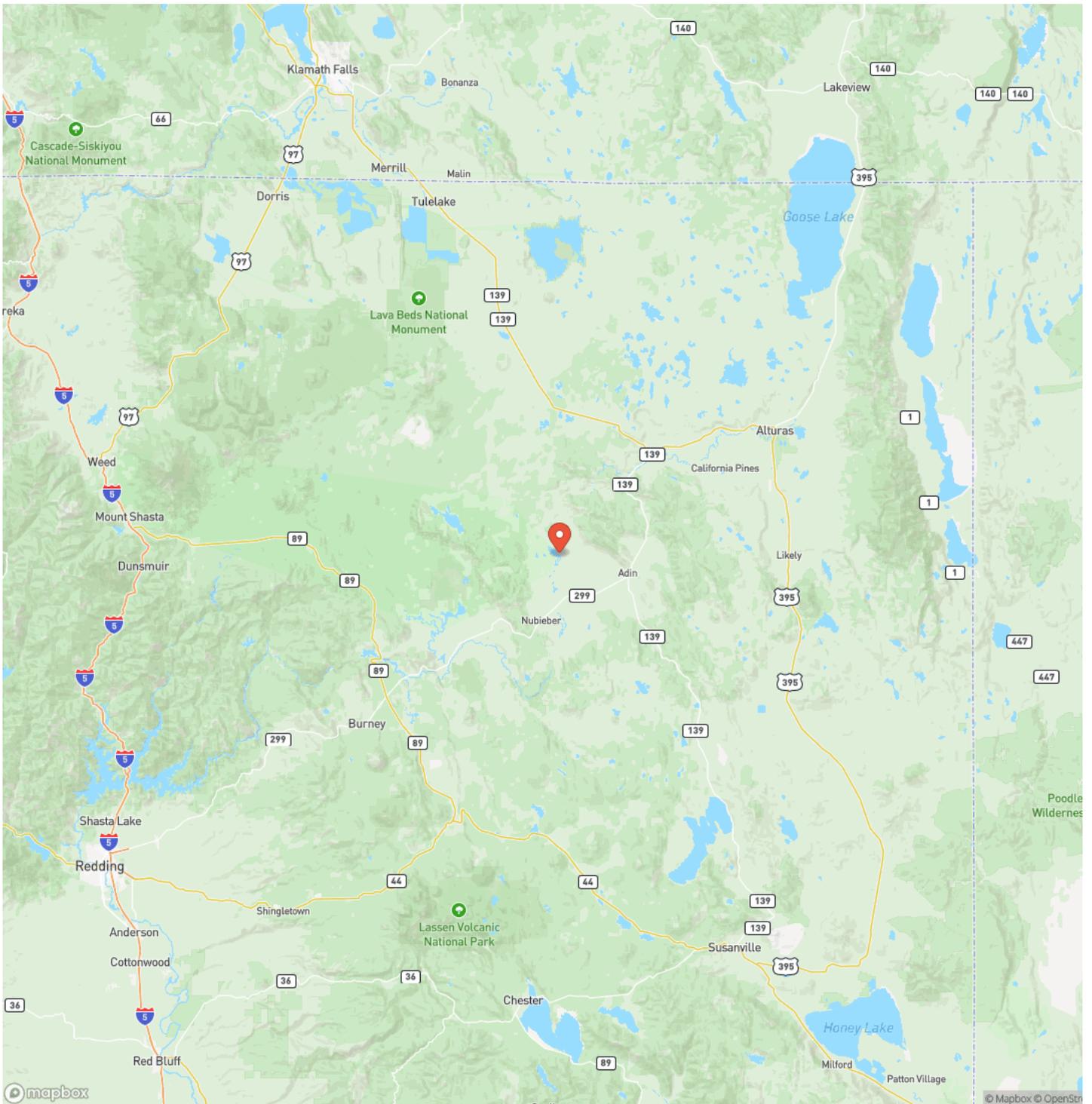
## Locator Map



**MORE INFO ONLINE:**



# Locator Map



**MORE INFO ONLINE:**



## Satellite Map







## **DISCLAIMERS**

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