

**Stone Coal Valley Ranch**  
0000 Stone Coal Canyon Road  
Canby, CA 96015

**\$1,310,500**  
446± Acres  
Modoc County



**Stone Coal Valley Ranch**  
**Canby, CA / Modoc County**

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**SUMMARY**

**Address**

0000 Stone Coal Canyon Road

**City, State Zip**

Canby, CA 96015

**County**

Modoc County

**Type**

Undeveloped Land, Hunting Land, Recreational Land, Farms, Ranches

**Latitude / Longitude**

41.443412 / -120.870778

**Acreage**

446

**Price**

\$1,310,500

**Property Website**

<https://www.landleader.com/property/stone-coal-valley-ranch-modoc-california/55592>



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### **PROPERTY DESCRIPTION**

It's an awesome experience to watch water pour out of an artesian well into a small pond, then disappear back into the ground. This 446 +/- ranch has that and more. Year-round spring fed creek and bass pond, 150+/- farmable acres, tall stand of timber and beautiful setting. Several great homesites that overlook the meadow, forest and mountains. The dry land farm ground has grown alfalfa, grain and grass hay. Also used for cattle grazing. This ranch is ready for the new owner to continue developing. With power close by, a pump could be installed in the well. The field is a great size for a pivot or wheel lines. Or enjoy the same use as in the past. Fenced along the meadow and farm ground for grazing, the fencing does not follow the property line.

#### Property Highlights:

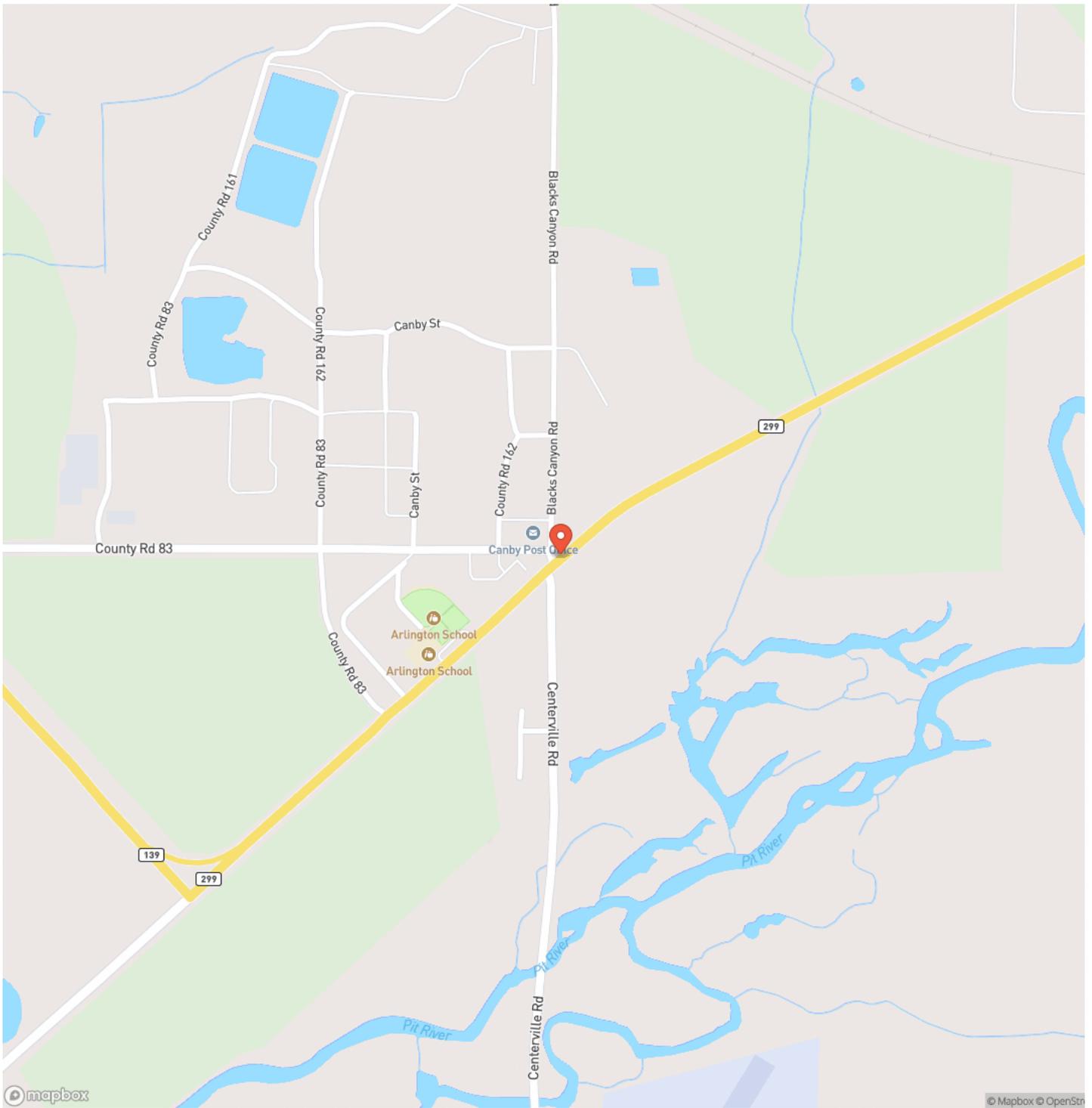
- Bordering Modoc National Forest on two sides, it's like having thousands of acres of recreation and hunting at your fingertips.
- Located in the X3A deer zone.
- Direct access off County Road 85.
- Surprise Valley Power runs along the well-maintained gravel road.
- With just a few neighbors living beyond the ranch, rush hour amounts to the occasional deer crossing the road.
- Located approximately 2 miles off State HWY 139, traveling East, Canby is about 9.5 miles and Alturas is 27 miles.
- Heading west, Adin will be the first town a little over 15 miles from the property.



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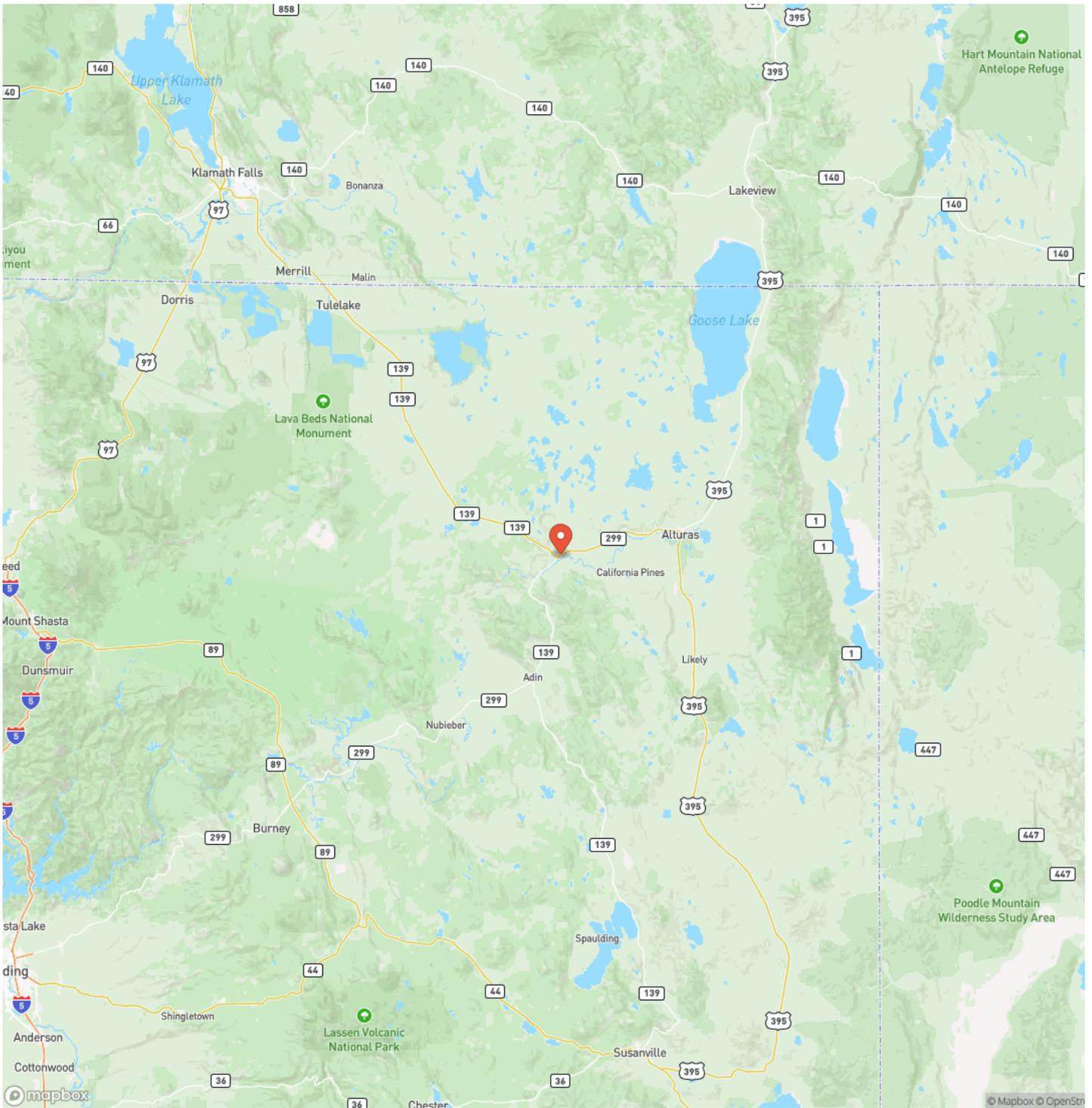
## Locator Map



**MORE INFO ONLINE:**



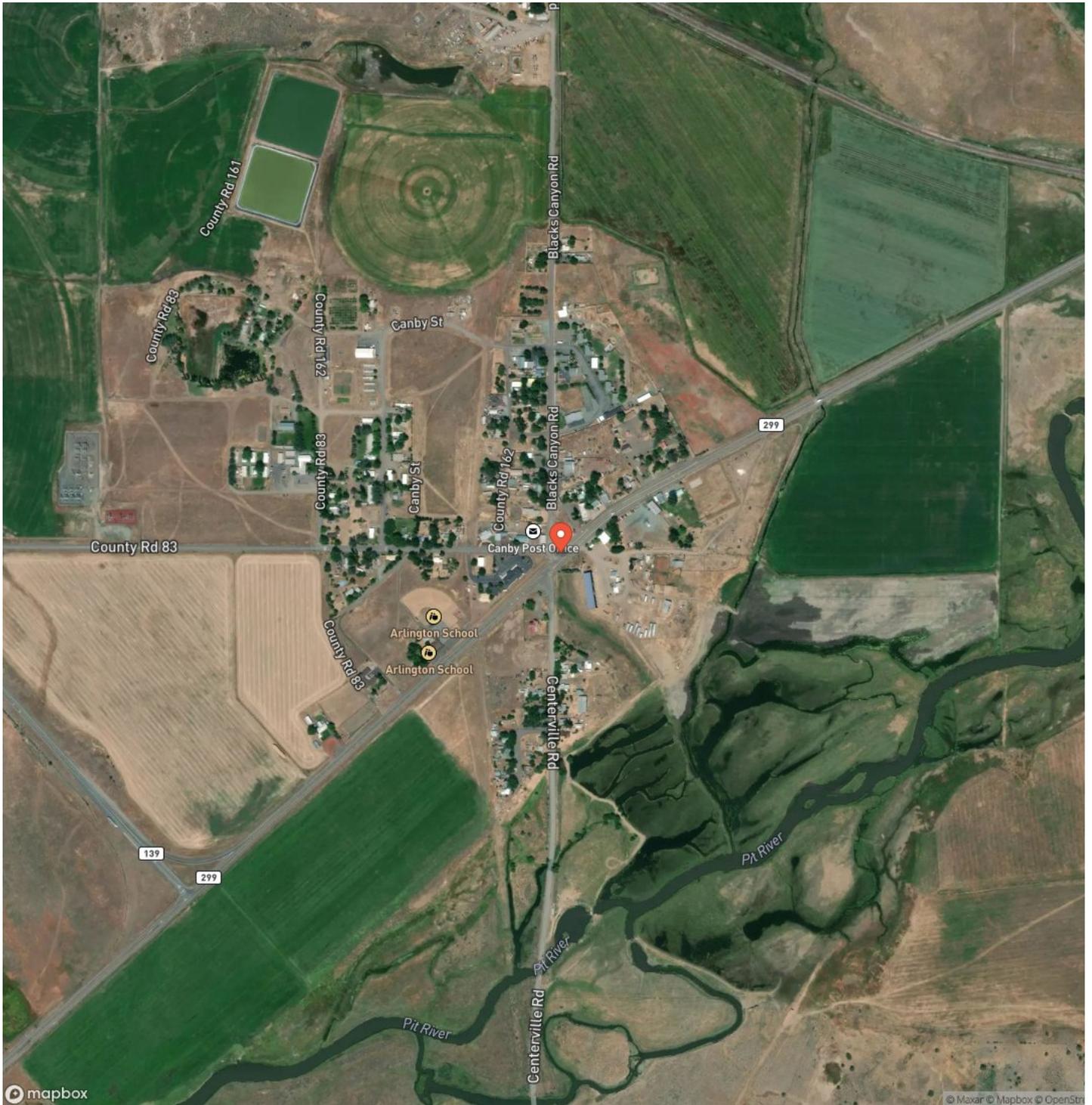
# Locator Map



**MORE INFO ONLINE:**



## Satellite Map



**MORE INFO ONLINE:**







## **DISCLAIMERS**

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**California Outdoor Properties, Inc**  
Serving California  
Vacaville, CA 95688  
(707) 455-4444  
[californiaoutdoorproperties.com](http://californiaoutdoorproperties.com)

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