

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

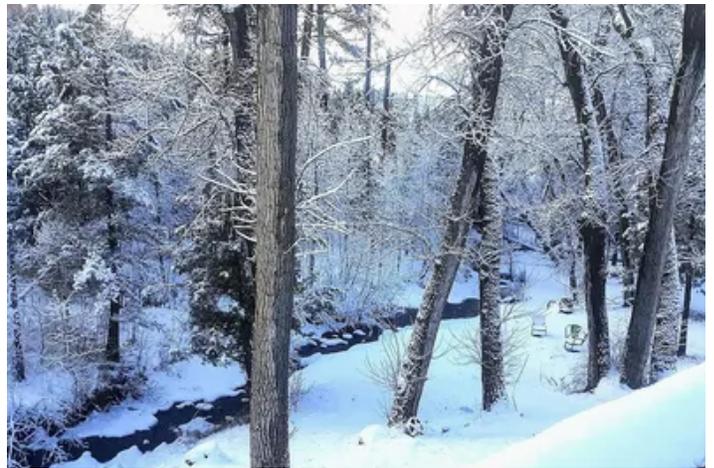
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Price

\$385,000

Property Website

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



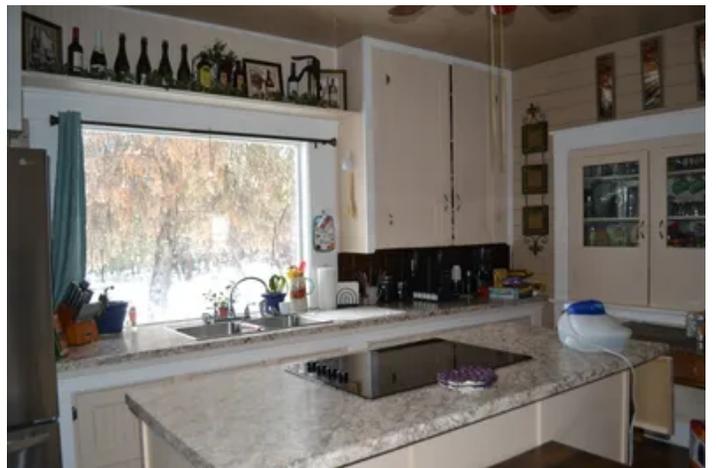
PROPERTY DESCRIPTION

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.

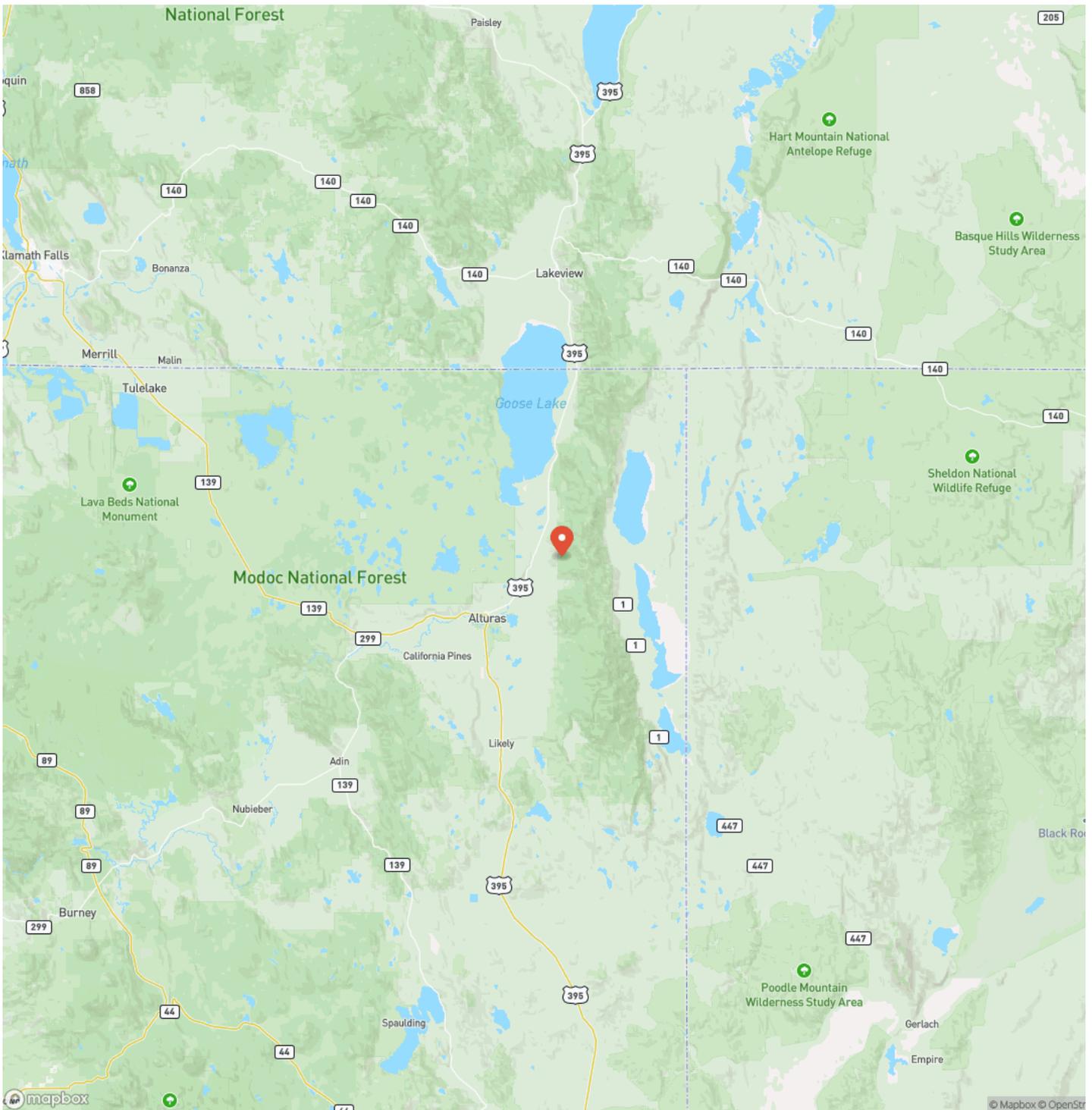
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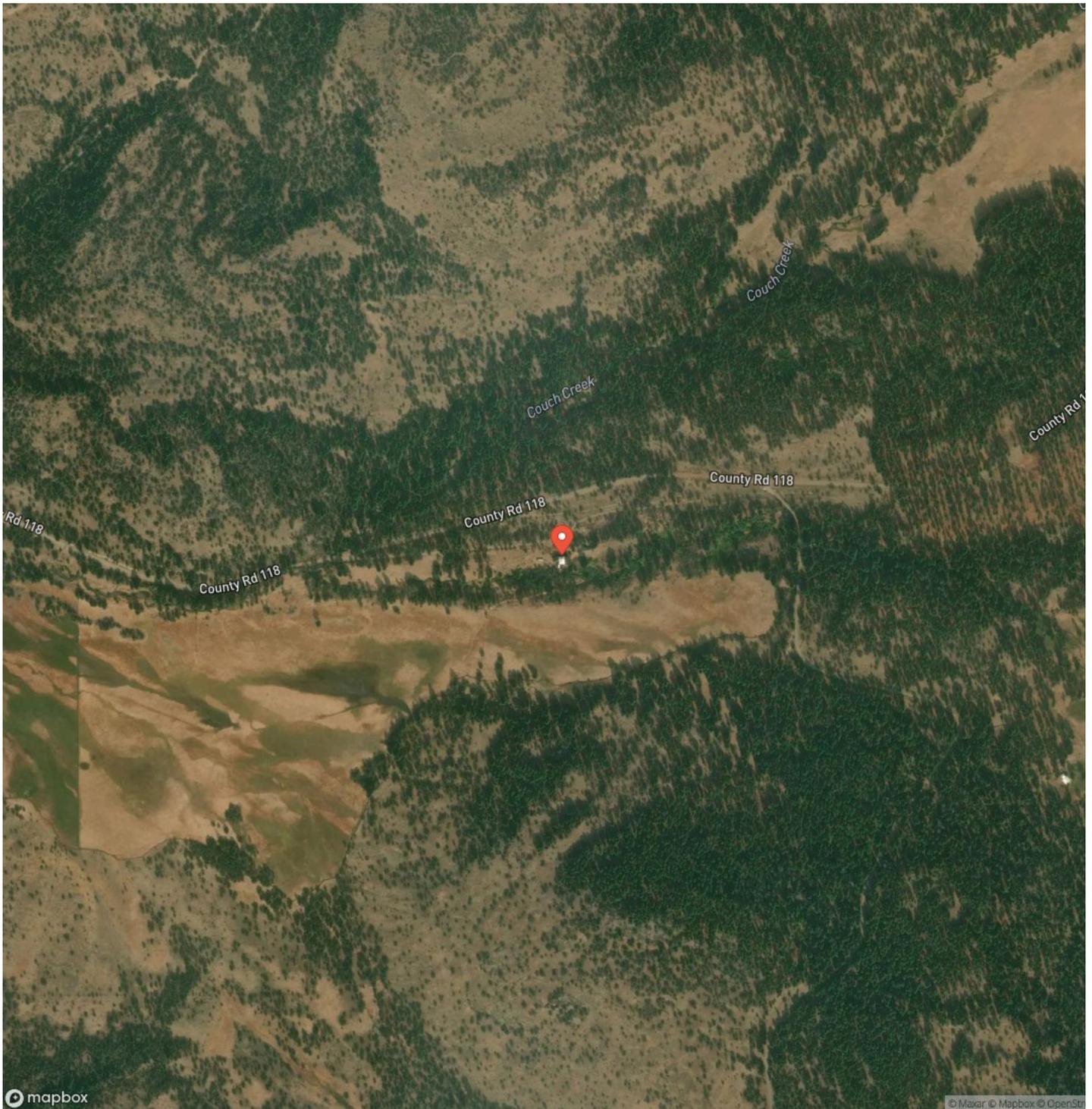
Locator Map



Locator Map



Satellite Map



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