

Circle C Ranch

Modoc County, California

\$3,750,000 | 1,311.00 Acres

1576 County Road 86
 Adin, California

The 1,311 deeded-acre Circle C Ranch is located in Northern California's scenic Modoc County. The ranch sits just 7 minutes north of Adin, and 40 minutes southwest of Alturas, CA. 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



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