

# Horseshoe Ranch

Modoc County, California

\$710,000 | 156.00 Acres

3798 County Road 91  
 Lookout, California

156-acre ranch along the Pit River with nearly 80 acres under production and 34 acres irrigated pasture. 3-bedroom, 1 bath home, 36 x 48 metal barn with 4 stalls, 36 x 60 Pole barn used for hay storage.



## PROPERTY HIGHLIGHTS

- Two pumps in the Pit River
- One center pivot
- 2 wheel lines and flood irrigation
- Fenced and cross fenced.
- Livestock corals



**DONNA UTTERBACK**

Real Estate Agent  
 BRE# 01199200

Office: (530) 336-6869  
 Cell: (530) 604-0700

[fallriverproperties@frontiernet.net](mailto:fallriverproperties@frontiernet.net)



**DENNY PRINS**

Real Estate Agent  
 BRE# 01989081

Cell: (530) 410-5755

[dennyprins@gmail.com](mailto:dennyprins@gmail.com)