

# Stone Coal Valley Ranch

Modoc County, California

\$1,310,500 | 446.00 Acres

0000 Stone Coal Canyon Road  
 Canby, California

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.



## PROPERTY HIGHLIGHTS

- This ranch is ready for the new owner to continue developing
- With power close by, a pump could be installed in the well.
- Bordering Modoc National Forest on two sides,



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