

# Little Piece of Paradise

Modoc County, California

\$90,000 | 111.00 Acres

County Road 139  
Davis Creek, California

111 acres with amazing views of Warner Mountains and Goose Lake. Seasonal pond fed from snow melt off the mountain. Great opportunity to purchase land in a beautiful setting.



## PROPERTY HIGHLIGHTS

- Water well with solar pump system
- Fenced for livestock
- Seasonal stock pond
- Grew hemp in 2023



### **DONNA UTTERBACK**

Real Estate Agent  
BRE# 01199200

Office: (530) 336-6869

Cell: (530) 604-0700

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



### **SARA SMALL**

Real Estate Agent  
BRE# 02145262

Office: (530) 336-6869

Cell: (530) 262-2942

[sarasmall1996@gmail.com](mailto:sarasmall1996@gmail.com)