

G-V Farms

Modoc County, California

\$1,300,000 | 305.00 Acres

1559 County Road 114
Tulelake, California

This 305 acre property is located in Modoc County about 3 minutes from the town of Newell, CA and approximately 30 miles from Klamath Falls, OR. This is a working commercial ranch that grows alfalfa and orchard grass hay. It has district water, 2 irrigation wells, pivot, linear, wheel lines, 2 homes, 2 barns, shop, and outbuildings.



PROPERTY HIGHLIGHTS

- This is a working commercial ranch that grows alfalfa and orchard grass hay. It has 2 irrigation wells, pivot, linear, wheel lines, 2 homes, 2 barns, shop, and outbuildings.
- The property consists of 9 parcels for a total of 305.02 acres. The property is zoned unclassified agricultural use and is not in the Williamson act.
- Water is gold and this ranch has lots of it. The farm is part of the Tule Lake Irrigation District with adjudicated 1905 water



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