

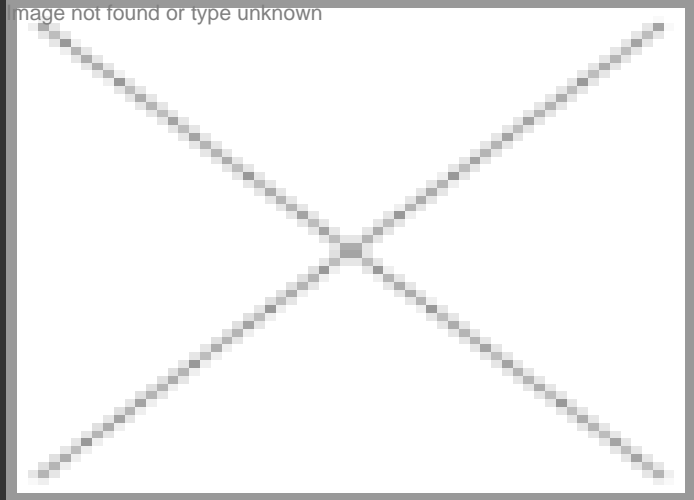
Big Valley Ranch Modoc County

California

\$3,600,000 | 1,723.04 Acres

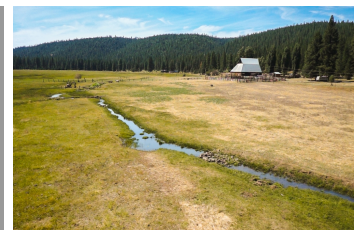
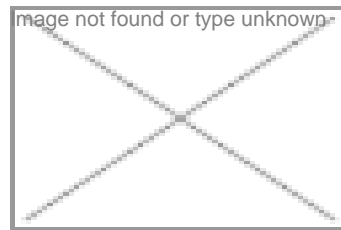
6145 County Rd 94
 Lookout, California

This 1723 +/- acre property is located in Northeastern California in Modoc County. It has approximately 800 acres irrigated with a 38,000 private cattle lease. The ranch should run 800 pair for the season on a normal year. The ranch is in the Big Valley area where the counties of Lassen, Shasta, Siskiyou and Modoc meet.



PROPERTY HIGHLIGHTS

- The property consists of 12 parcels for a total of 1723.4 acres. The property is zoned unclassified agricultural use and is not in the Williamson act. The property sits at the 4260 ft elevation and rises to 4400 feet in the forest portion of the property. The property is mostly flat with some rolling hills along the outer edge. The ranch has three big beautiful meadows surrounded by pine tree forest: The Widow Valley portion has two meadows and



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