

Rush Creek Ranch

Modoc County, California

\$795,000 | 196.00 Acres

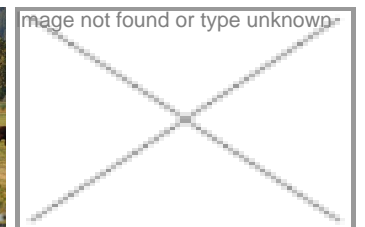
4866 Highway 299 East
 Adin, California

196 acres in beautiful Western Modoc County featuring a spectacular 3036 sf main home and 2752 sf second home. Irrigation of the property comes out of Rush Creek flowing onto the property forming a small reservoir from which the water is diverted for gravity flow irrigation. 175 farmable acres, 70 irrigated. Historically running 80 head of bison. Main home has 3 bedrooms and 2 fu...



PROPERTY HIGHLIGHTS

- Rush Creek and Little Rush Creek run about 1/2 mile through property providing adjudicated water rights (.85 cfs or 381.48 gpm). Fishing opportunity in reservoir and creek.
- The ranch provided enough hay to feed 80 head of bison through the winter, owners never had to buy hay. The herd is down to 17 head, 12 mature animals and 5 calves. They are negotiable with a market value of \$40,000
- Unique Philippine Mahogany floors with distressed look in main



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