

Eagles Soar Ranch

Modoc County, California

\$495,000 | 55.00 Acres

2415 County Road 215
 Canby, California

A unique opportunity to purchase this fabulous 55 acre property in Modoc County, with a wonderfully thought out 4,400 sf. barn home. That's right, a 2,200 sf. 4 stall horse barn on lower level. The entire 2,200 sf. upper level is open from one french glass door to the other, vaulted ceilings, end to end.



PROPERTY HIGHLIGHTS

- The lower level has concrete floors, pine walls, and ceilings throughout.
- The remaining stall space has been tastefully designed to include 2 bedrooms, one with a kitchenette, 1 full bath, and large laundry.
- There is also a wash rack, tack room, and small tool room.
- The downstairs foyer has a classic pine door separating the lower level from the upstairs living space.
- The kitchen offers a large island bar with a seating area.



DONNA UTTERBACK

Real Estate Agent
 BRE# 01199200

Office: (530) 336-6869

Cell: (530) 604-0700

fallriverproperties@frontiernet.net