

12 Mile Ranch

Modoc County, California

\$4,500,000 | 3,038.00 Acres

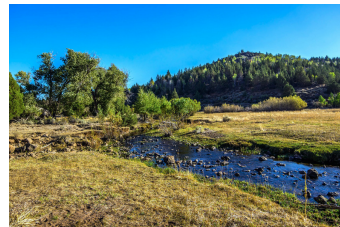
10126 Modoc County Road 1
 Fort Bidwell, California

12 Mile Ranch extends more than 5,980 acres across Modoc County, California, and Lake County, Oregon. Dotted with well-watered meadows, the ranch is suitable for a small-scale cattle operation, and is currently leased for grazing. It would also make the perfect private oasis for the seeker of almost any type of adventure or recreation.



PROPERTY HIGHLIGHTS

- 1,800 sq. ft. manufactured home with a detached 3 car garage and 1,200 sq. ft. barn.
- Numerous year-round creeks, one large reservoir and numerous small seasonal reservoirs.
- X3b zone, Rocky Mountain Mule deer, elk, pronghorn antelope, quail, turkey and predators.
- Beautiful and endless trails for hiking, and horseback riding.
- Fish the streams for red-band trout or head to a nearby basin lake to cast out for bass and crappie.
- Runs 250-300 pai



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