

A River Runs Through It

Modoc County, California

\$825,000 | 350.00 Acres

2870 County Road 69
 Canby, California

Here is your chance to own a well set up cattle and hay ranch. 350 acres, fully fenced and cross fenced, with over 5 miles of new 6 strand fencing with double H steel braces at every corner and powder river gates. The ranch can irrigate 296 acres from the Pit River from a diversion ditch. Ag pump in ditch distributing water via underground mainline to irrigated ground. Approximatel...



PROPERTY HIGHLIGHTS

- Here is your chance to own a well set up cattle and hay ranch.
- 350 acres, fully fenced and cross fenced, with over 5 miles of new 6 strand fencing with double H steel braces at every corner and powder river gates.
- The ranch can irrigate 296 acres from the Pit River from a diversion ditch.
- Ag pump in ditch distributing water via underground mainline to irrigated ground.
- Approximately 210 acres flood irrigated and 40 acres under whe



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