

York Ranch

Modoc County, California

\$5,900,000 | 3,527.00 Acres

6976 County Road 56
Alturas, California

Cattle grazing on wide-open spaces; conjures up visions of the old west with cowboys on horseback, herding, roping, and branding cattle. This complete cattle operation, consisting of 3527 +/- acres, allow 500 to 600 cows year round. Situated in the northeastern corner of California, the York Ranch is ready for new owners to create their ranching legacy.



PROPERTY HIGHLIGHTS

- 3277 +/- acres contiguous acres for cattle
- 250 +/- acres located west of 3277-acre parcels for hay production
- 3277 +/- acres running 500 pair year round
- Fenced and cross-fenced
- Adjudicated water rights from Parker Creek
- 6 hay barns
- Main home 2500 sq ft Log Cabin
- 3 additional homes and bunkhouse
- Metal shop, multiple outbuildings
- 6000 sq ft, headquarters/show barn
- Ranch is in a qualified opportunity zone



TODD RENFREW
Broker & Owner, ALC
BRE# 01727574

Office: (707) 455-4444
Todd@caoutdoorproperties.com