

## Sea Dog Ranch

Modoc County, California

\$669,000 | 14.00 Acres

1401 Day Road  
 McArthur, California

The "WOW" factor at its finest! No detail missed, this is a well thought out, laid out masterpiece. Custom 3113 sf. home, 2160 sf. shop and hobby room, 64 x 40 metal horse/hay barn and 24 x 30 RV/equipment storage, all on 14.32 acres, completely surrounded with 6ft chain link fencing. The property is level. Set up for horses!!!



### PROPERTY HIGHLIGHTS

- 6 cross fenced pastures, all electric fencing and pipe panels.
- The home has 3 bedrooms and 2.5 baths, finished 2 car garage, covered wrap around porch on three sides for a total of 5500 sf under roof.
- Impressive great room features open kitchen, dining and living concept, with 9' ceilings.
- Solid oak floor, custom kitchen with tile flooring, maple wood cabinets, granite counters and high-end stainless appliances.
- French doors to out



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