

# EMARD

## CATTLE & HAY RANCH

\$4,200,000 | 614 ± ACRES | MODOC COUNTY





**ADDRESS**  
**56087 US 395**  
**DAVIS CREEK, CALIFORNIA**

**COORDINATES**  
**41.9278165N, 120W**

**LOCATION/DIRECTIONS**  
**HEADING NORTH OUT OF DAVIS CREEK ON US 395, THE PROPERTY IS ON THE LEFT, JUST PAST FANDANGO PASS ROAD.**

**TAXES**  
**\$15,312/YEAR (2023)**

# *You dream* **of the perfect ranch**

A place to put down your roots and call home, and then find this immaculate 614-acre cattle and hay ranch for sale in a pristine country setting.

A ranch that offers a unique Riparian Water Right that includes grazing on the adjoining lakebed.

Adding to the pleasure of finding this amazing property, is a stunning new 3122 sf, home with 360-degree views of the Warner Mountain Range and Goose Lake plus a delightful guest cabin sharing the same views. Surrounded in a parklike setting with expansive lawns.

Then throw in 240 acres of irrigated hay fields, 273 acres dryland farming and 82 acres sub irrigated pasture. Along with an animal barn, new pole barn and large metal shop. You can then say, dreams really do come true!

The Emard Cattle and Hay Ranch is 4800 ft in elevation, you will have snow in winter, comfortable summer, cool spring and warm fall. Ranching is a lifestyle like no other, and this ranch is ready for the new owners to enjoy. Located between Alturas and Lakeview Oregon, this is country, ranch living at its finest.



# PROPERTY HIGHLIGHTS

APN'S: Modoc County  
024-230-004 82 AC  
024-230-022 280 AC  
024-230-037 147.6 AC  
024-250-058 105 AC

## FARM GROUND

240 acres irrigated by 6-wheel lines.

Historically produces 5 - 5.5 ton per acre.

273 acres dry land farming and or grazing.

82 acres sub irrigated native meadow can be irrigated, grazed and a portion can be hayed.

50 acres of dry-land can be irrigated with wheel line in the off season.





## IRRIGATION

Water rights from spring and summer runoff naturally gravity flow to a holding pond at the north edge of property. 100 HP VFD pressure pump pulls water out of the pond into underground 10" mainline for hay fields.

AG well has 60 HP open discharge pump, 900-1100 GPM, plus a 40 HP VFD booster pump used during 2nd and 3rd cuttings. This water is pumped into underground mainline, then into open ditch to the pond.

The owner just completed a second AG well producing 640 GPM. In preparation for a future pivot covering approximately 72 acres. The new owner can complete this project to suit their needs. Well water is metered for owners' information; it is not required.





# GRAZING

The ranch can comfortably carry 40 pair for the season, this number could be increased depending on the new owners farming/grazing practices.

The owner currently runs 100 pair on the Riparian Rights property bordering the northern property line. This unique ability to graze the lakebed is a huge bonus.



# MAIN HOME

3122 SF, 3 BEDROOMS, 3.5 BATH HOME

New Custom Home built in 2022. The quality in craftsmanship is instantly apparent as you enter. Impressive open space with solid wall of windows capturing the view. Laminate flooring through most of the home.

Open floor plan with wood vaulted ceiling, 8' doors and oversized windows. Glass doors open to partially covered back patio overlooking ranch and lake. The remaining rooms have 10' ceilings

*Master*  
CRAFTSMANSHIP







## CUSTOM KITCHEN

Corian counters, stainless appliances, 6 burner gas range, custom cabinets, some glass facing. Solid wall of windows over kitchen sink is stunning. Large island has sitting area. Walk in pantry with glass door. Dining space near kitchen with built in hutch.





Dining space near kitchen with built in hutch.  
Living area has wood stove on concrete raised hearth with rock  
and beam accents.





Living area has wood stove on concrete raised hearth with rock and beam accents.



# OWNERS SUITE

- Sitting area
- Large walk-in closet
- Sliding barn door
- Soaking tub
- Oversized tile shower
- Matching vanities
- Heated tile floor





- Two additional bedrooms on the opposite side of home. One with sliding barn door closet and one with walk in.
- Second bath has dual farm sinks, tile shower and floor plus separate tub.
- Large office with sliding barn door to close off from main living area.
- Upstairs bonus room has vaulted ceiling, now used as a bedroom, with in suite bath.
- Half bath near laundry and garage entry.
- Laundry room has sink and cabinets with counters space.
- Attached two car garage, insulated and sheetrock with storage space.
- Georgia Pacific wood siding, metal roof.
- Forced heating and air system.
- Upscale light fixtures and electrical.
- Detached storage building.





# GUEST CABIN



- 1000 sf remodeled from old barn.
- Enter from large log and beam front patio.
- Delightful open space, studio style, vaulted ceiling with post and beam accents.
- Horseshoe shaped kitchen offers stainless appliances, country cabinets, Corian counters and breakfast bar.
- Bath has barn style sliding door, large tile shower, tile floors, single sink in granite counter.
- Wood stove on concrete and rock hearth, split unit heating and air system.
- Sided with reclaimed barn wood, metal roof.
- Outdoor fire pit and hot tub.

## ANIMAL BARN

- 54 X 52 wood construction, metal roof
- 4 large stalls, center concrete floor for hay storage
- Cedar lined tack room
- Round pen inside fenced area around barn

## POLE BARN

- New 120 x 60 pole barn
- Metal roof and metal siding on south side
- 750 ton

## METAL SHOP

- 64 x 40 metal shop
- Concrete floors and large concrete apron
- Two offices, one on each end of shop
- Wood stove, wood storage shed
- Temperature controlled storage room
- The middle section is old beam & peg construction

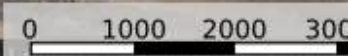






**RIPARIAN GRAZING**









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