

**FARWEST**  
R&C SALES/MGT.CO

UNIQUE HOMES, RANCHES,  
LAND AND INVESTMENTS

# Davis Creek Ranch

\$845,000



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# DAVIS CREEK LAKEFRONT RANCH ESCAPE!

428 DEEDED ACRES

DAVIS CREEK, MODOC COUNTY, CA

The Davis Creek Ranch is located approx. 15 miles north of Alturas CA. and approx. 12 miles south of the Oregon border on U.S. Highway 395 at the foot of the Warner Mountains. The property is accessible year round. The land is a mixture of timber, meadows and waterfront with private roads accessing most of the property. Topography ranges from level mountain meadows and pasture to gentle slopes, to steeper portions.

Special features include the only private lake frontage on Briles Reservoir an approximately 80 acre lake located about a mile and a half above the ranch headquarters. The property boundary includes a significant portion of the lake. The only other frontage on the Lake is owned by the U.S. Forest Service with limited access. Water from Briles Reservoir cascades down through the property (May to October) to the quaint ranch headquarters providing water rights for livestock and domestic uses ie; gardens, lawn (9,400 s.f.), and various landscaping. There are many productive springs on the property.



Ranch improvements include an adorable log Cottage headquarters home, 1,259 sq.ft. with a new metal roof, two bedrooms with a large sleeping loft, and one bathroom. There is a separate laundry/utility room. The living area is an open concept living room/kitchen combo with a large copper sink, wood stove and double pane Anderson windows. Additional improvements at the headquarters include a 25 ton pole barn, corral, 24'X36' shop with concrete floor(wired for 110 and 220), 8'X10' greenhouse, chicken house, 10'X12' historic miners cabin, deer fenced garden, seasoned raspberry patch (produces 100 lbs. per season), an orchard with apple, pear, cherry, peach and plum trees. Utilities include a productive well, septic system and power. At the lake there are 3 lakefront RV sites with a well for water, a septic system (dump station) and a generator for power.

This unique Davis Creek Ranch property with private frontage on a lake is the perfect Escape! as a personal residence, recreational get-a-way, retirement ranch, family retreat, artist sanctuary, musicians retreat, outdoor enthusiast hide-a-way, organic gardner, small livestock operation, equestrian operation, etc. etc. The unique 428 acre Davis Creek Ranch is private with a headquarters compound that reminds one of the "Donnybrook Farm"! with private lake frontage allowing for paddle boarding, swimming, kayaking and excellent fishing (rainbow trout!) Imagine hiking, swimming, boating, fishing, camping, gardening, raising a few animals, all on your own property!

The Davis Creek Lakefront Ranch Escape has been reduced from \$995,000 to \$845,000.

Price \$845,000

For more information contact Pete Nevin or Morgan Nevin  
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