



# Pit River Retreat

\$245,000



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# PIT RIVER RETREAT

118 ACRES, 3 CABINS

THE PIT RIVER RUNS THROUGH THE PROPERTY!  
ALTURAS, MODOC COUNTY, CA

The Pit River Retreat is located 6 miles west of Alturas CA., just off of Highway 299. The land consists of 2 separate parcels, sizes 65.5 acres and 52.5 acres. The Pit River meanders through the larger parcel, for approximately 1/4 mile. The topography of both parcels is level to gentle sloping. The property is covered with native vegetation and piñon pines.

The larger parcel includes 3 cabins (2 are insulated and completely finished), and a 1,200 gallon water storage tank. There is a septic system, a gas 5,500 watt Genset Generator, an 825 sq. ft. double-car garage & shop, and a 16' X 16' pavilion with lockable storage cabinets. Other Improvements on the property include a pump house and a shower facility, all fed by a potable well that consists of 500 ft. of underground water lines.



The Pit River Retreat, with its 3 cabins and pavilion, is a unique well-established camping site for “Glampers.” There is plenty of acreage to assure privacy during recreation: ideal for family get-a-ways or group retreats. This great recreational property is located conveniently close but away from busy cities, with an “out in the country” environment!

It is a special property with many highest and best uses.

The Pit River Retreat is offered for sale at \$245,000.

Price \$245,000

For complete offering package contact Pete Nevin or Morgan Nevin  
775-829-2122, [www.FarWestRealEstate.com](http://www.FarWestRealEstate.com)

