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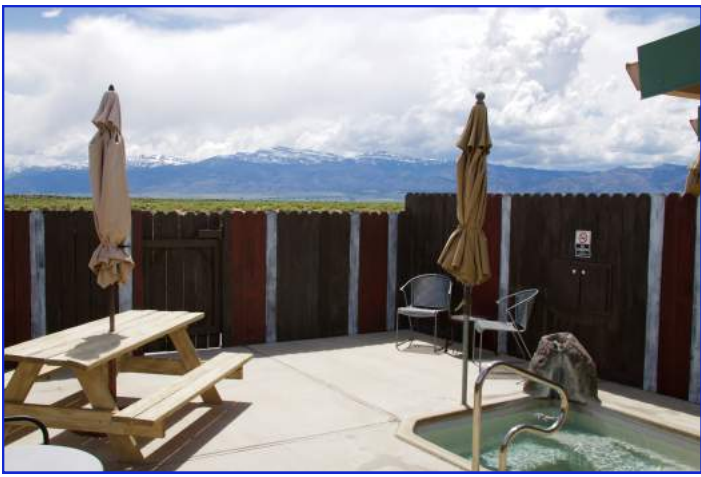
Surprise Valley Hot Springs Resort

\$3,875,000



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Surprise Valley Hot Springs

GEOHERMAL RESORT

290 ACRES, MODOC COUNTY, CA

APN's 033-020-31-11 & 033-070-23-11

The unique Surprise Valley Hot Springs is offered as a "turn key" mineral Hot Springs resort, established in 1999. It is located 5 miles east of the historic Western town of Cedarville CA. near the Nevada border and an hour and a half from the annual "Burning Man" event. The Hot Springs has breathtaking views in all directions and has been family owned for more than 60 years.

Improvements to the property include a 5,912 sq.ft. potential conference center building, twenty guest rooms with hot tubs, a two bedroom managers quarters, office, two laundry rooms (w/commercial equipment), a 2,250 sq.ft. shop building, three pump rooms (all pumps less than a year old), and all metal roofing. The resort rooms are beautifully designed and are being offered furnished.



Additional property features include two gravel roads which are also utilized for landing small aircraft. The resort is beautifully landscaped including eight ponds stocked with bass, bluegill, catfish and mosquito fish. The property is bordered by BLM land, close to hundreds of miles of forest roads and trails. The surrounding area offers excellent bird watching, camping, hunting, hiking and fishing.

The land features close-to-the-surface (shallow) hot water, from three Artesian geothermal hot wells (with heat exchange systems). In addition to the hot wells there is an Artesian cold water well (not often found near hot springs) with 5,000 ft. of pipeline and an approximately 14,000 gallon storage tank. Well levels have never dropped or fluctuated even during drought years. "Hot Creek" runs through the property at a temperature around 140-180F. approximately 500 GPM. There is no "rotten egg" smell due to the low sulfur content. The heat source is shallow providing an excellent opportunity for future heat exchange systems. All buildings except the shop building have geothermal hydronic heating derived from onsite hot water sources and systems. The sale includes all surface hot water sources, but does not include mineral rights. The resort is also set up to operate "off grid" with automatic standby power.

The Surprise Valley Hot Springs Resort has consistently generated a significant income for many years (financials available). The property is zoned AG General, allowing for many highest and best use possibilities which might include, various health retreats, wellness center, bottling of mineral water, RV park (Owner has blue prints for a 50 unit RV Park), a restaurant, natural healing center, communal pools, spa retreat, private or commercial greenhouses, or a combination of the above. There is plenty of room for expansion! Just five minutes away from the quaint little town of Cedarville, which historically has been a draw for various painters, writers, artists, film makers, musicians and other creative talents. It also offers restaurants, hospital facilities, lodging, fair grounds and grocery stores. Alturas CA. is less than 30 minutes. This is a rare opportunity to invest in an existing natural geothermal hot springs resort with unlimited expansion possibilities!

The Surprise Valley Hot Springs Resort is offered for sale at \$3,875,000.

Price \$3,875,000

For more information contact Pete Nevin or Morgan Nevin
775-829-2122, www.FarWestRealEstate.com

