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UNIQUE HOMES, RANCHES,  
LAND AND INVESTMENTS

# Warner Mountain Retreat

\$495,000



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# WARNER MOUNTAIN ALPINE RETREAT

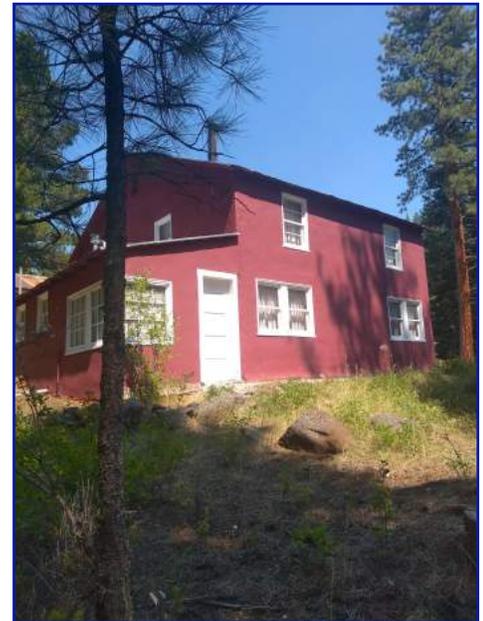
## 316 DEEDED ACRES

### DAVIS CREEK, MODOC COUNTY, CA

The 316 acre Warner Mountain Retreat is located on the west side of the Warner Mountains. The Warner Mountains are a part of the Great Basin Ranges with the highest Peak being Eagle Peak with an elevation of 9,892 feet. The western side of the range overlooks a ranching and farming region and Goose Lake, a 28 mile long closed-basin lake located in the Goose Lake Valley. The Mountain range runs north-south for 85 miles. The subject property is just north of Alturas CA. off US Highway 395 on County maintained Rd. 52. The property is completely surrounded by the Modoc National Forest. Year round Franklin Creek runs through the middle of the property. There are multiple productive springs on the property providing for perennial streams and fresh spring fed domestic water tested by the California State Department of Public Health.

The topography ranges from gentle sloping to steep mountain side with plateaus and stringer meadows throughout. The entire property is timbered. This property has historically been a productive timber property consisting of pine, fir and cedar trees. The owner is informed by forestry professionals that there are between 700,000 and 1 MBF of timber available for harvest. There are also slate deposits located on the land that have value. Wildlife includes deer, wild turkey and red banded trout.

Improvements on the property include an approximately 1,500 sq.ft. Rustic 80 year old two story mountain cottage with indoor plumbing, bath, shower, propane stove, propane refrigerator and hot water heater, all functional. The floor plan is open downstairs with living area, bathroom, kitchen and dining area and storage porch. The upstairs consists of large sleeping areas. The home is located "off the grid" and approximately two miles from the closest utility power source, but it is wired for efficient generator produced power.



The Warner Mountain Alpine Retreat is a rare offering of 316 acres of accessible private property located within the National Forest. This is the first time this property has been offered for sale in over 45 years. The spectacular views, the streams and springs, the historic mountain cottage, the timber value and just the scarcity of any similar alpine properties with all these qualities, make this property a truly unique offering.

Offering price \$495,000.

Price \$495,000

For more information contact Pete Nevin or Morgan Nevin  
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