

FARWEST
R&C SALES/MGT.CO
UNIQUE HOMES, RANCHES,
LAND AND INVESTMENTS

Cedarville Cattle & Hay Ranch

\$1,299,000



775-829-2122 (office) * 242 Stewart Street, Reno, NV 89501 * 775-201-2440 (fax)

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CEDARVILLE CATTLE & HAY RANCH

397 MAIN STREET, CEDARVILLE, MODOC COUNTY, CA

295+/- DEEDED ACRES (INCLUDING 1ST RIGHT ON CEDAR CREEK)

Are you interested in owning that little Hay & Cattle Ranch you've always thought about but never knew existed? Well it does exist in the charming ranching community of Cedarville CA. It's the real deal, a working cattle & hay ranch! Located on the south end of town the property is adjacent to Hwy 299 and Co. Rd. 1, just 3 hours from Reno NV, 2 hours from Klamath Falls OR, and 6 hours from the Bay Area. This one-of-a-kind Ag property features all the things you would imagine and expect in a small historic cattle/hay ranch. The location and the small town setting is perfect for those who want to escape the city and own a real working ranch! Some of the unique features of the property include a classic historic 100 year old barn, Vintage Craftsman style ranch home and various outbuildings. All you would expect in a historic working ranch. The backdrop of the spectacular Warner Mountains is breathtaking.

The land - 295 acres of primarily meadows, fenced and cross fenced. The meadows are all flood irrigated capable of producing 2 tons/acre in normal water years usually producing 600+/- tons prime hay annually along with fall grazing. No pumping, no sprinklers, all flood irrigated meadows with excellent first right, year-round water of 5 cfs adjudicated water right on Cedar Creek.

Ranch improvements include working corrals, pens, loading chute, wooden barn, pole/feeder barn, granary and tractor shed. Various heated stock waterers, and water line with hydrants from barnyard to most easterly field.

The Vintage 40'x60'+/- wooden post and beam barn with metal roof is classic! A Pole/feeder barn 30'x48'+/- with metal roof, a granary 24'x30'+/- with metal roof and power. Tractor barn is 20'x20'+/- with power.

The ranch headquarters includes a well cared for vintage (early 1900s) 1600+/- sq.ft. two bedroom, two bath Craftsman styled ranch home that features a country kitchen, mud-laundry-office room, built-in china hutch, cabinets with original leaded glass and a wood stove. Other features include two single-car metal garages, woodsheds, cold storage room, partially fenced yard, fenced vegetable garden, a covered front porch and small rear deck. Large shade trees surround the ranch home, fruit trees, with irrigation/stockwater ditch running through the yard and barnyard.

Manager/guest home is a 1440+/- sq.ft., 2 bedroom, 2 bath mobile home on a permanent foundation, 1/3+/- acre parcel just kitty corner to the main ranch and includes a fenced yard, covered deck, metal roof, carport, evaporative cooler, gas range and a super clean 30'x40' metal shop building.

Total Package offered at \$1,299,000. Call for more information!

PRICE \$1,299,000

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

