

**Wildflower Ranch**  
1733 County Road 90  
Lookout, CA 96054

**\$797,500**  
237± Acres  
Modoc County



**Wildflower Ranch**  
**Lookout, CA / Modoc County**

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**SUMMARY**

**Address**

1733 County Road 90

**City, State Zip**

Lookout, CA 96054

**County**

Modoc County

**Type**

Ranches, Farms, Single Family, Horse Property

**Latitude / Longitude**

41.238129 / -121.115961

**Dwelling Square Feet**

1800

**Bedrooms / Bathrooms**

2 / 2

**Acreage**

237

**Price**

\$797,500

**Property Website**

<https://www.landleader.com/property/wildflower-ranch-modoc-california/79954>





## Wildflower Ranch

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#### **PROPERTY DESCRIPTION**

Spring rains bring this ranch to life. Not only does it offer amazing views and privacy, it also boasts an abundance of wildflowers and wildlife. Vast open vistas are the setting for this 237-acre ranch with views of Mt. Shasta and surrounding valley. The custom two story 1800 sf home is a delight. Wrap around porch on two sides and covered patio in back. This fully fenced property offers 35 acres that has been farmed in the past. Potential of an additional 170 acres dry land farm ground. Fenced in pasture for livestock. Shop, corral and pole barn with 2<sup>nd</sup> well. All on Surprise Valley power for lower costs. The ranch is near the Ash Creek Wildlife Preserve, Roberts Reservoir, Taylor Reservoir and Ash Creek. About 10 miles to either Adin or Bieber, under two hours you can be in Susanville to the East, Redding to the West or Klamath Falls Oregon to the North.

#### Property Highlights:

##### HOME:

- Built in 2008
- Brick and wood construction, metal roof and brick and stucco exterior.
- Two story 1800 sq, two bedrooms, two bath, laundry area. Radiant concrete slab floor, upstairs loft. Two car detached garage with concrete floor and two electric garage doors.
- Interior open space with living, dining and kitchen under cathedral knotty pine ceilings. Granite counters set off the corner kitchen, stainless appliances and intricate tile imported from England. Floor to ceiling river rock hearth with wood stove. Built in bookcase leads to the upper loft overlooking the living area. Solid wood pine doors with antique style handles.
- Owners' suite has two closets, bath with single sink in granite countertop and unique sunken tile shower that can be used as soaking tub. Side room with laundry and door to covered porch.
- Second bedroom has large closet, glass door to covered patio.
- Second bath has dual sinks in granite countertop, sunken tile shower that can be used as soaking tub.

##### FARMGROUND:

- 35 acres have been farmed in the past with two-wheel lines.
- Underground mainline across easement to the Pit River.
- There is a 25 HP pump currently not connected to the system.
- The 3 Phase power at pump site has not been in use for several years.
- The potential 170 acres that could be dryland farmed would need work to begin production.

##### RANCH HEADQUARTERS:

- As you enter the ranch, there is a 120 x 38 pole barn, metal roof
- 35 x 35 shop with power and cinder floor, metal roof
- Corral with squeeze
- Small animal pen.
- 2<sup>nd</sup> well provides stock water to this area.

##### PASTURE:

- Approximately 70 acres fenced with electric fencing for livestock.
- The pasture has not been used for several years.
- Fencing may need some attention.

##### IN ADDITION:

- Main well is approximately 450' with a 5 HP pump. Producing 25 +/- GPM.
- Second well is approximately 400' with a 1/2 HP pump producing 7 +/- GPM.
- Well logs cannot be located by DWR on either well.

- The septic tank is 1000 gallon and was recently pumped in 2024.
- New gravel has been laid on entry road to the home.

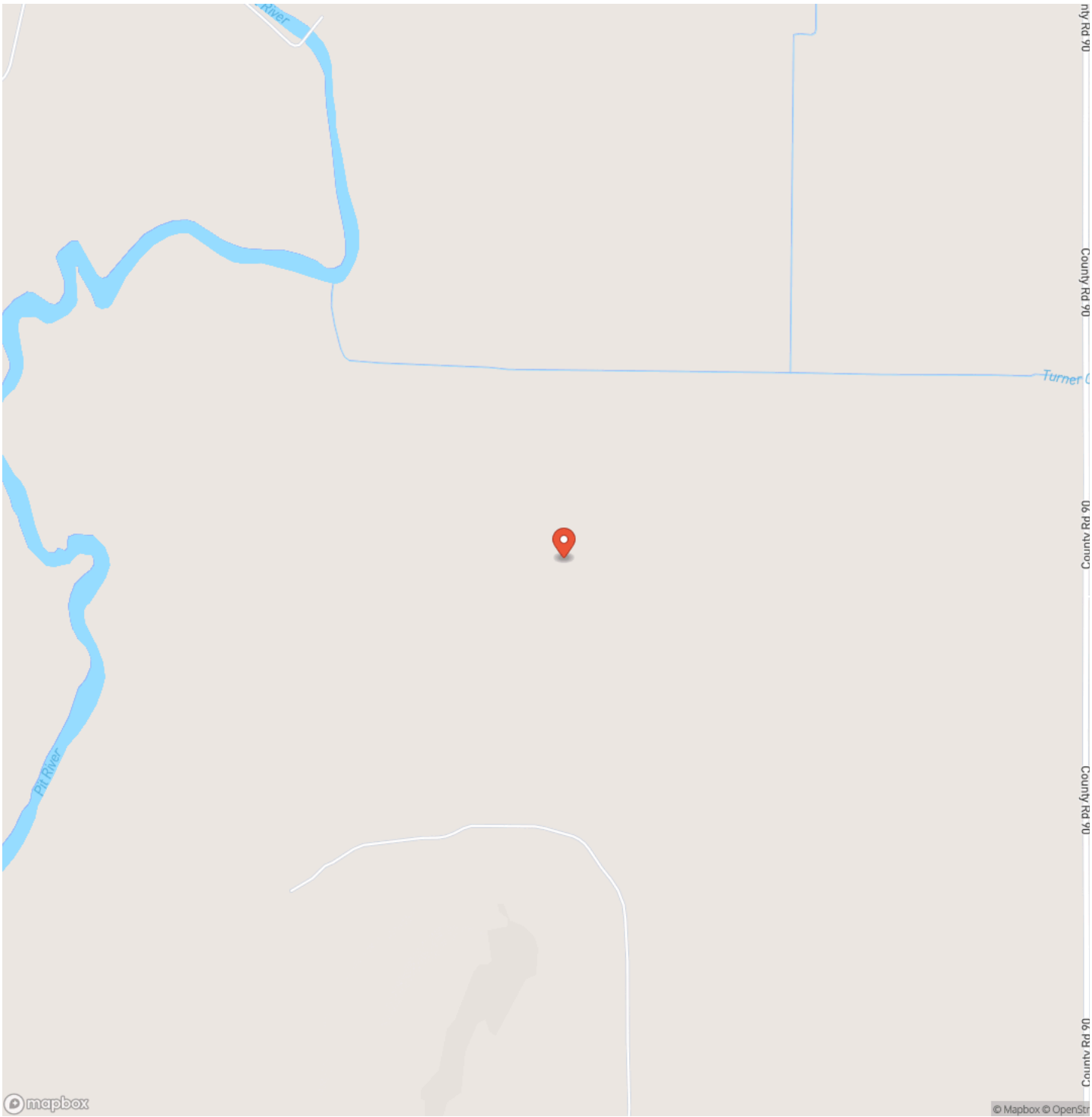


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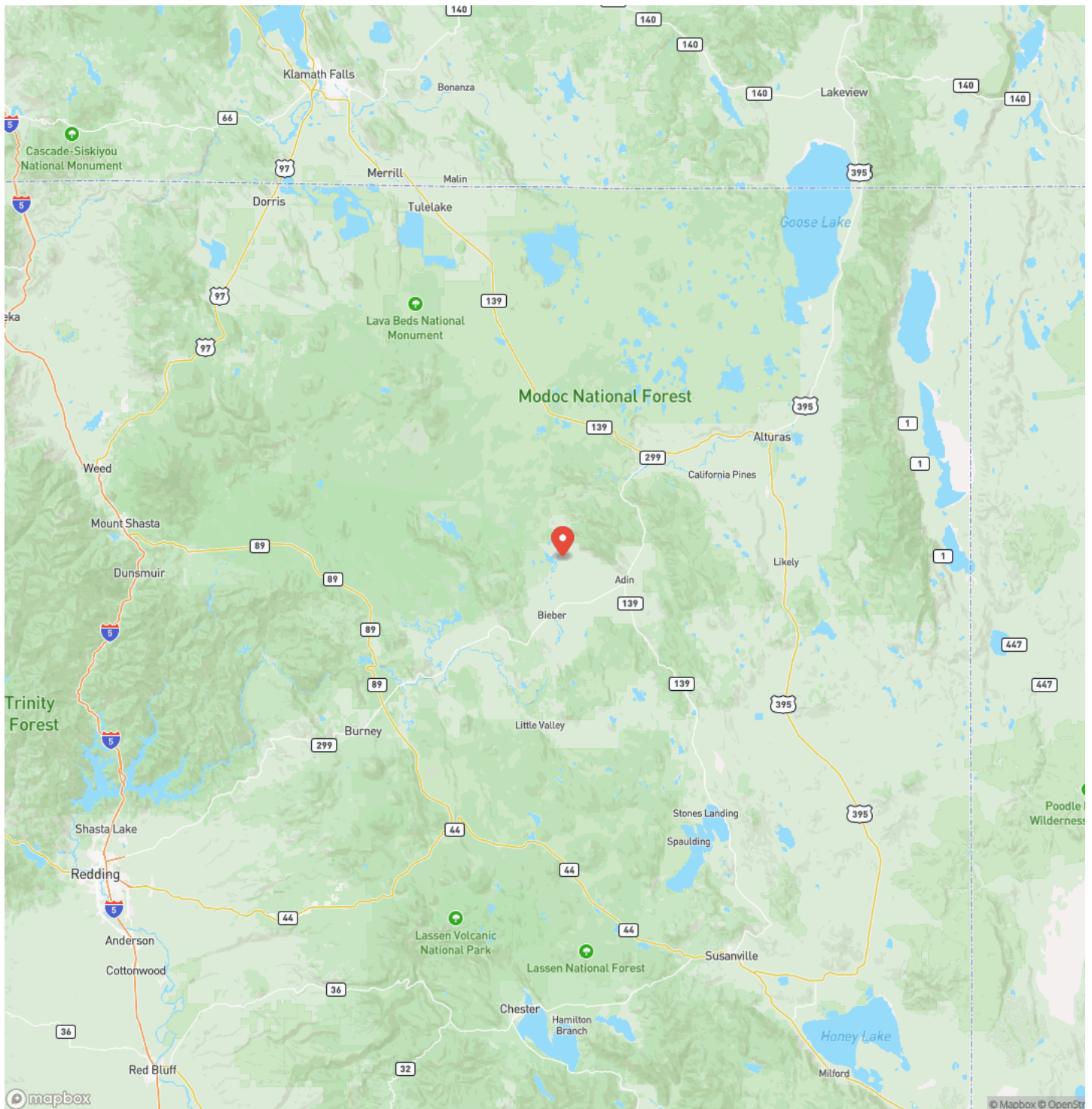


# Locator Map





## Locator Map





Satellite Map





## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Donna Utterback

## Mobile

(530) 336-6869

## Email

fallriverproperties@frontiernet.net

**Address**

43603 HWY 299

## City / State / Zip

## NOTES

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## This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



**MORE INFO ONLINE:**  
**californiaoutdoorproperties.com**



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