

FOR SALE
\$15,000,000

7,125 Deeded Acres
Alturas, Modoc County ~ CA

SX RANCH

CULLINS RANCH & INGALL SWAMP

Turn key year-round cattle operation. Three ranches totaling 7,125 acres west of Alturas in Modoc County. Includes custom homes, employee homes, barns, feedlot, and corals. Cattle, farm equipment, and hay purchase are available and can be negotiated separately.

This balanced mix of properties offers irrigated cropland, irrigated pasture and meadows, and rangeland. It is ideal for a year-round cattle operation or a more intensive seasonal program. Over 3,000+ irrigated acres in total.

SX Ranch, Cullins Ranch and Ingall Swamp have been operated to support 1,280 AU annually, and off farm organic and conventional hay sales. Keeping the excess hay on site gives the operation greater potential for a carrying capacity of 1,885± AU annually.



FOR ADDITIONAL LISTING INFORMATION,
PHOTOS, AND APPOINTMENTS:



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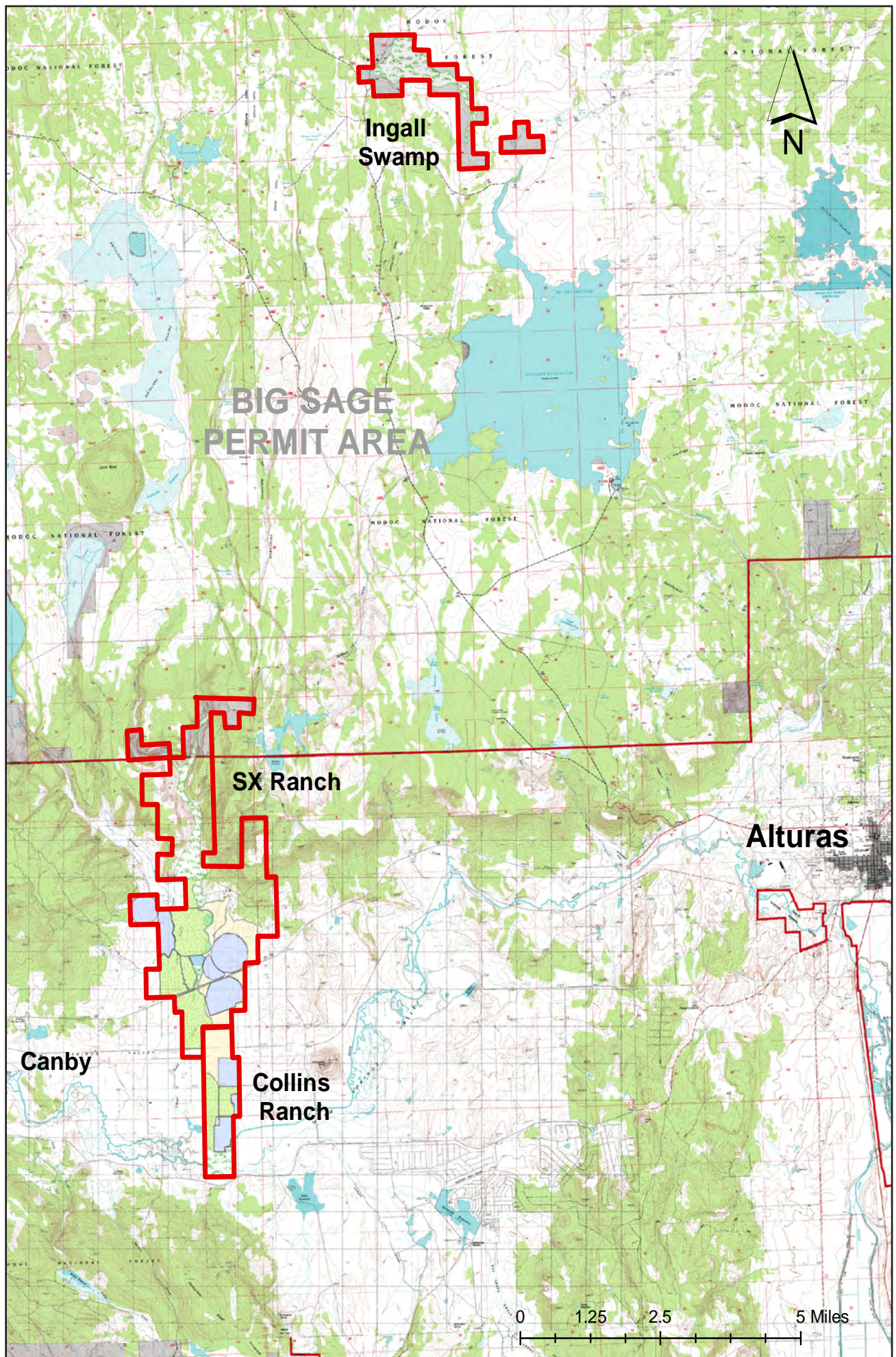
GRAZING PERMITS
USFS – 2,253 AUM

BLM – 55 AUM

HUNTING
Property comes with TWO deer tags.

NEIGHBORHOOD MAP

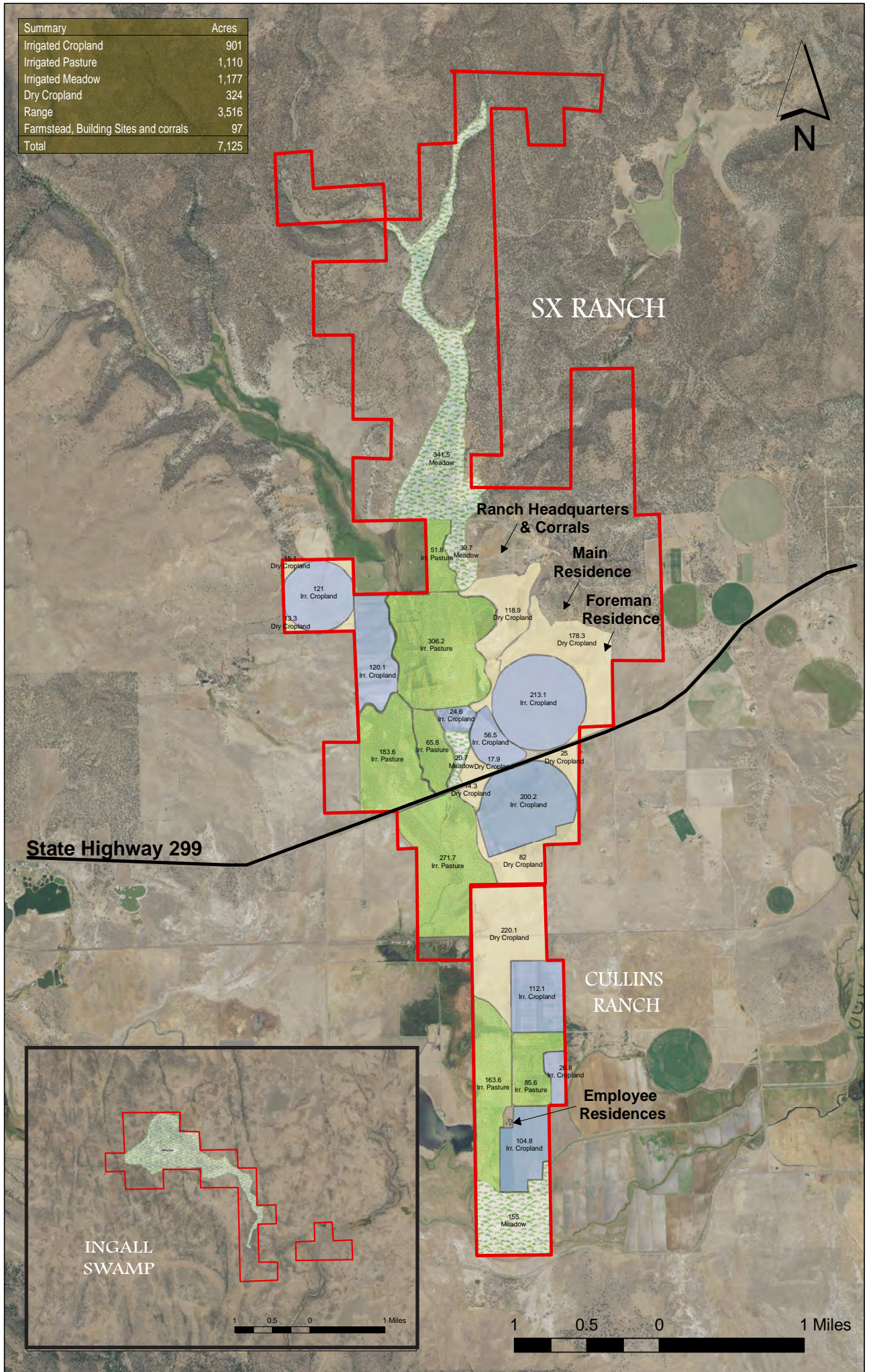
CANBY, CA ~ MODOC COUNTY



ACREAGE & PROPERTY MAPS

SX RANCH ~ CULLINS RANCH ~ INGALL SWAMP

Summary	Acres
Irrigated Cropland	901
Irrigated Pasture	1,110
Irrigated Meadow	1,177
Dry Cropland	324
Range	3,516
Farmstead, Building Sites and corrals	97
Total	7,125





SX RANCH

RESIDENCES



OWNER'S RESIDENCE

A beautiful and spacious home with mountain and valley views. Expansive 5,500± s.f. custom two-story home built in 2009. 5 bedrooms, 7 bathrooms, large kitchen, great room with stone fireplace, formal dining, wet bar, office, and detached three-car garage. Extensive landscaping and amenities make this an ideal home for family retreats and entertaining.

FOREMAN'S RESIDENCE

3,750± s.f. custom two story home built in 2011. 4 bedrooms, 4 bathrooms, kitchen, great room, formal dining, office, and attached two car garage. This home is a reflection of the owner's residence and affords many of the same views and amenities.

Sure to impress!



FARMSTEAD HOMES

Four single family homes ranging from 1,000± s.f to 1,600± s.f.

Modest, but well-maintained homes provide ample quarters for employees and their families.



SX RANCH

VALLEY AND MOUNTAIN VIEWS



SX RANCH

IRRIGATION & INFRASTRUCTURE

SURFACE WATER

Diversion of up to 5,450 AF of water from Antelope Reservoir, Dobe Swale Reservoir, and Essex Reservoir. Additional water to the property is from seasonal creeks and springs.

GROUNDWATER

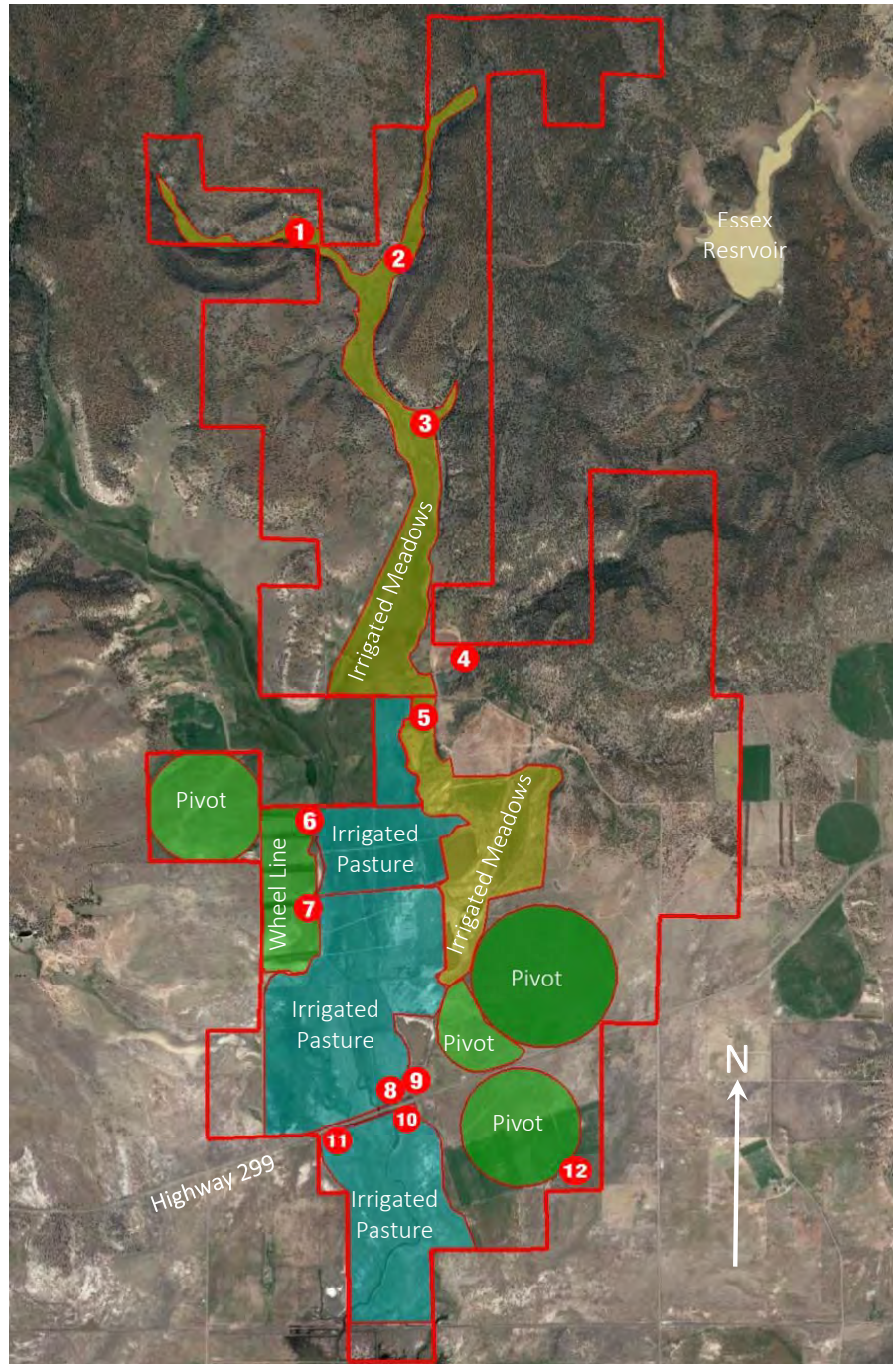
Five deep wells located at the north end of the ranch.

- No. 1 - Antelope Arm Well
150Hp electric motor
- No. 2 - E Ranch Well
200Hp electric motor
- No. 3 - Round Barn Well
125Hp electric motor
- No. 4 - Grandpa's Pond Well
75Hp electric motor
- No. 5 - Lower Point Field Well
20Hp submersible pump

INFRASTRUCTURE

Seven pumps are used to lift and/or pressurize water for wheel lines, pivots, and flood irrigation.

- No. 6 - 150-acre west pivot
75Hp electric motor
- No. 7 - West wheel line
50Hp electric motor
- No. 8 - 220-acre pivot north of Hwy. 299
75Hp electric motor
- No. 9 - 65-acre pivot north of Hwy. 299
25Hp electric motor
- No. 10 - Sprinkler pivot south of Hwy. 299
125Hp electric motor
- No. 11 - Diesel pump south of Hwy. 299
- No. 12 - Pressure pump for wheel line S of Hwy. 299
100Hp electric motor



FOR MORE INFORMATION, PLEASE VISIT:



www.landmba.org/brokerage



www.jhillland.com

CULLINS & INGALL

IRRIGATION & INFRASTRUCTURE

CULLINS RANCH

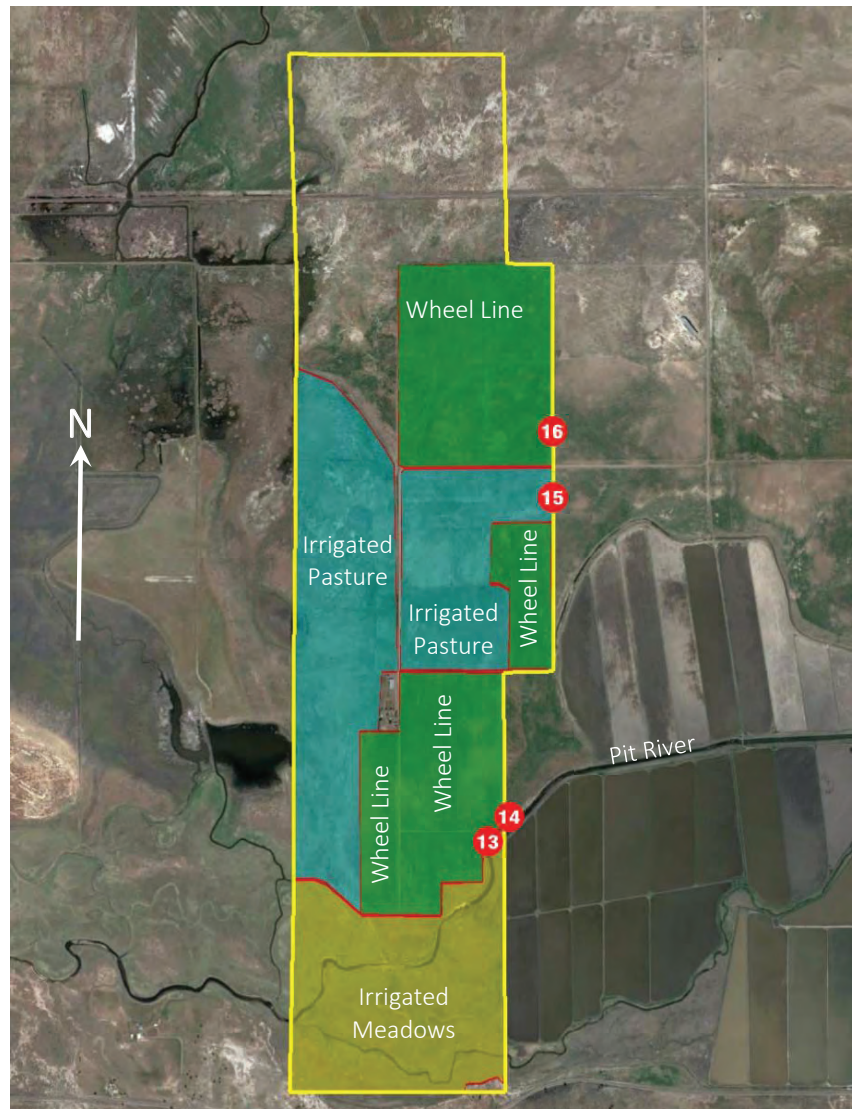
The property is in the Hot Springs Valley Irrigation District and water is supplied by private diversions on the north bank of the Pit River.

Riparian and Big Sage Water Rights.

SURFACE WATER

Four pumps are used to lift and/or pressurize water for wheel lines and flood irrigation.

- No. 13 – Lift pump on Pit River for wheel lines
100Hp electric motor
- No. 14 – Lift pump on Pit River for flood irrigation
50Hp electric motor
- No. 15 – Pressure pump for wheel line
25Hp electric motor
- No. 16 – Pressure pump for wheel line
50Hp electric motor

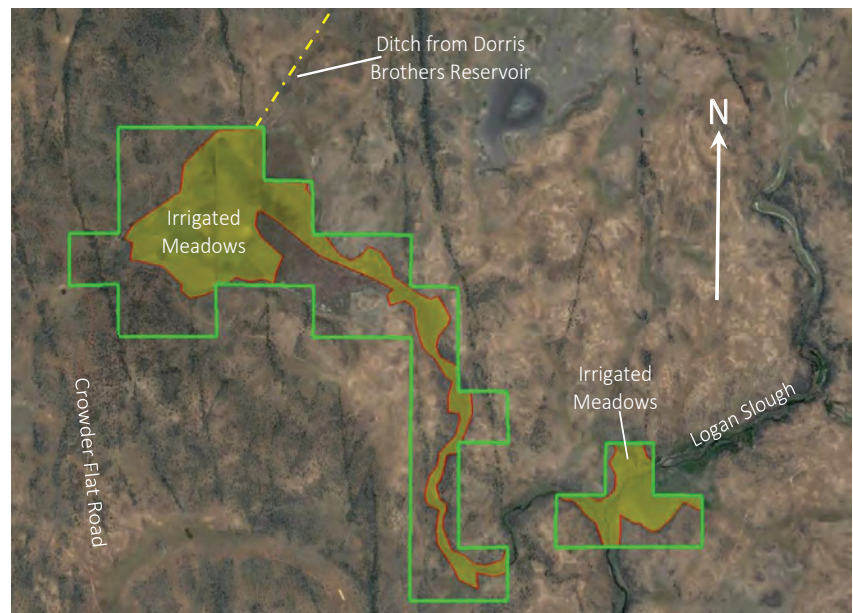


INGALL SWAMP

Irrigation on Ingall Swamp is from surface water and springs.

SURFACE WATER

Diversion of up to 1,720 AF of water annually from Dorris Brothers Reservoir. Additional water is from onsite seasonal springs. Approximately 425 acres irrigated.



IMPROVEMENTS

SX RANCH

Equipment Shed – 2,600±s.f.

Shop – 2,176±s.f.

Barn – 5,640±s.f.

Barn – 3,420±s.f.

Round Barn (historic) – 1,250±s.f.

Open Hay Barns (2) – 50'x120'

Open Hay Barn – 48'x135'

Misc. Storage Sheds and Barns

Corrals, feed lot, and site improvements



CULLINS RANCH

Employee Homes – Two single family homes.

Primary dwelling is a 1,344± s.f. manufactured home, while the other is a 800±s.f. structure.

Shop – 840±s.f. w/ additional 1,200s.f. of covered canopy.

Corrals and site improvements



INGALL SWAMP

Corrals, and site improvements



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