

DORRIS RIDGE RANCH
±1,147.86 AC - FOR SALE

5168 B COUNTY ROAD 56
ALTURAS, CA 96101

PURCHASE PRICE:
\$1,250,000



TRI *Outdoor Properties*

LAND BROKERAGE | Recreational · Agricultural · Conservation
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Property Info ~ Dorris Ridge Ranch, Alturas, CA

Address: 5168 B County Rd. 56, Alturas, CA 96101
APN: 022-220-59-11 & 60-11; 022-240-31-11 & 32-11; 022-560-01-11 to 17-11
21 total parcels.
Latitude: 41.4920131
Longitude: -120.4916397
Elevation: ±4,500 to 4,600 feet
Zoning: Agriculture & Rural Residential
Acres: **±1,147.86 Acres**
Price: **\$1,250,000**
MLS #: 18067215
Improvements: 3 bedroom 2 bath manufactured home with nice shop building warehouse.
Terms: Cash or Terms. Call Agent for details.



Prop. Description: 21 parcels of land totaling 1,147.68 acres situated on Dorris Reservoir in Modoc County. Sportsman's paradise with thousands of ducks and geese coming into your private peninsula on the lake. Highly sought after X3B land-owner deer tags and in middle of the pronghorn migratory route. Potential residential sales and agricultural land available for hay or other crops. 3 Bedroom 2 bath manufactured home along with nice shop building for equipment or other toys. Fully fenced and surveyed. Good domestic well and power to site.

Directions: Take Highway 395 to the City of Alturas. Take County road 56 3 miles east to property.

Property Pictures ~ Dorris Ridge Ranch, Alturas, CA



Road Access



View from Home



Shop Building



Manufactured Home

Property Pictures ~ Dorris Ridge Ranch, Alturas, CA



Bucks



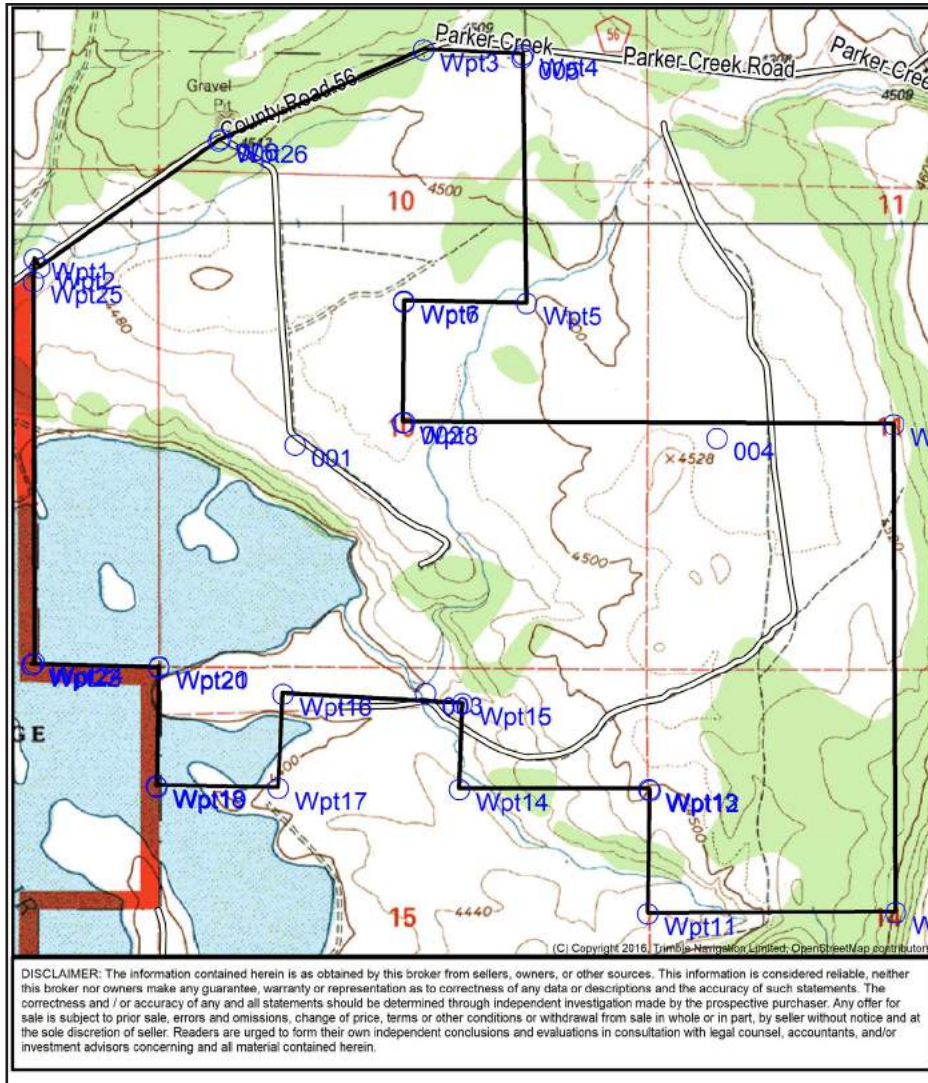
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Property Pictures ~ Dorris Ridge Ranch, Alturas, CA

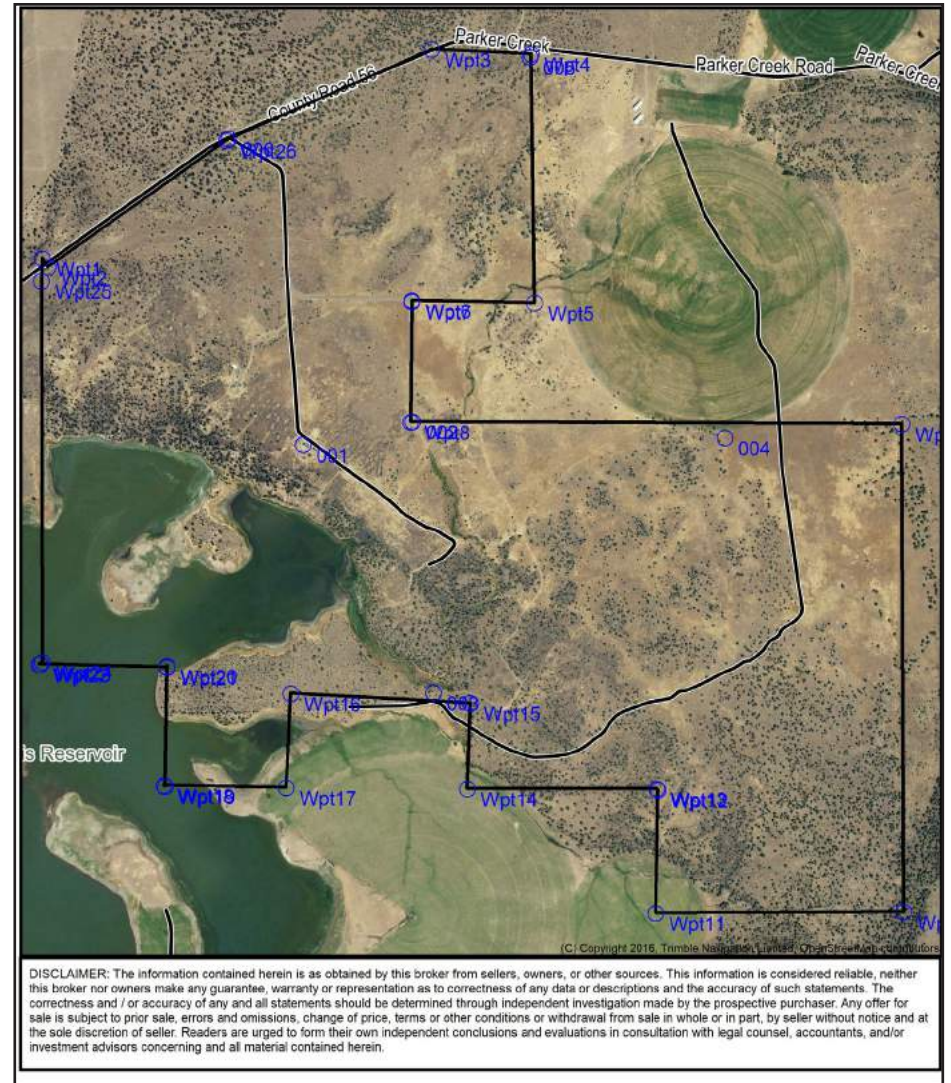


Property Maps ~ Dorris Ridge Ranch, Alturas, CA

Topographical Map

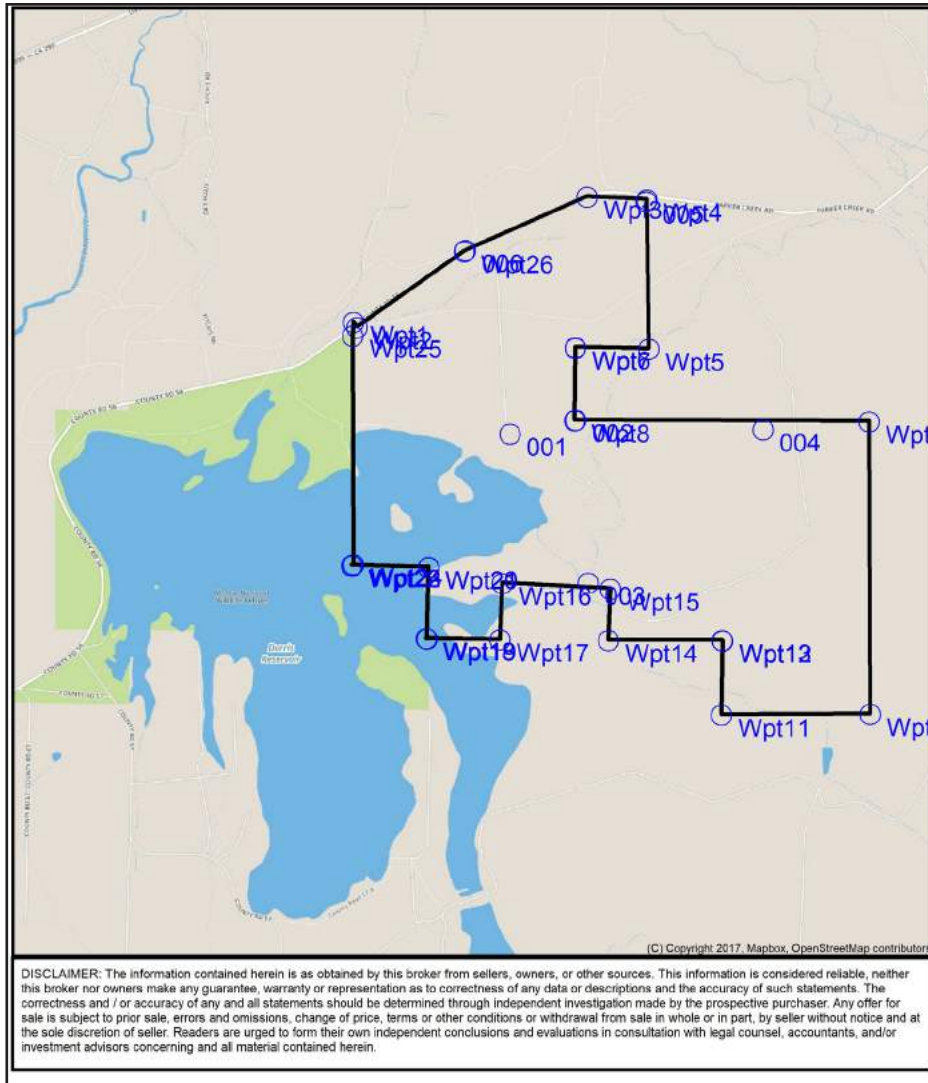


Aerial Map

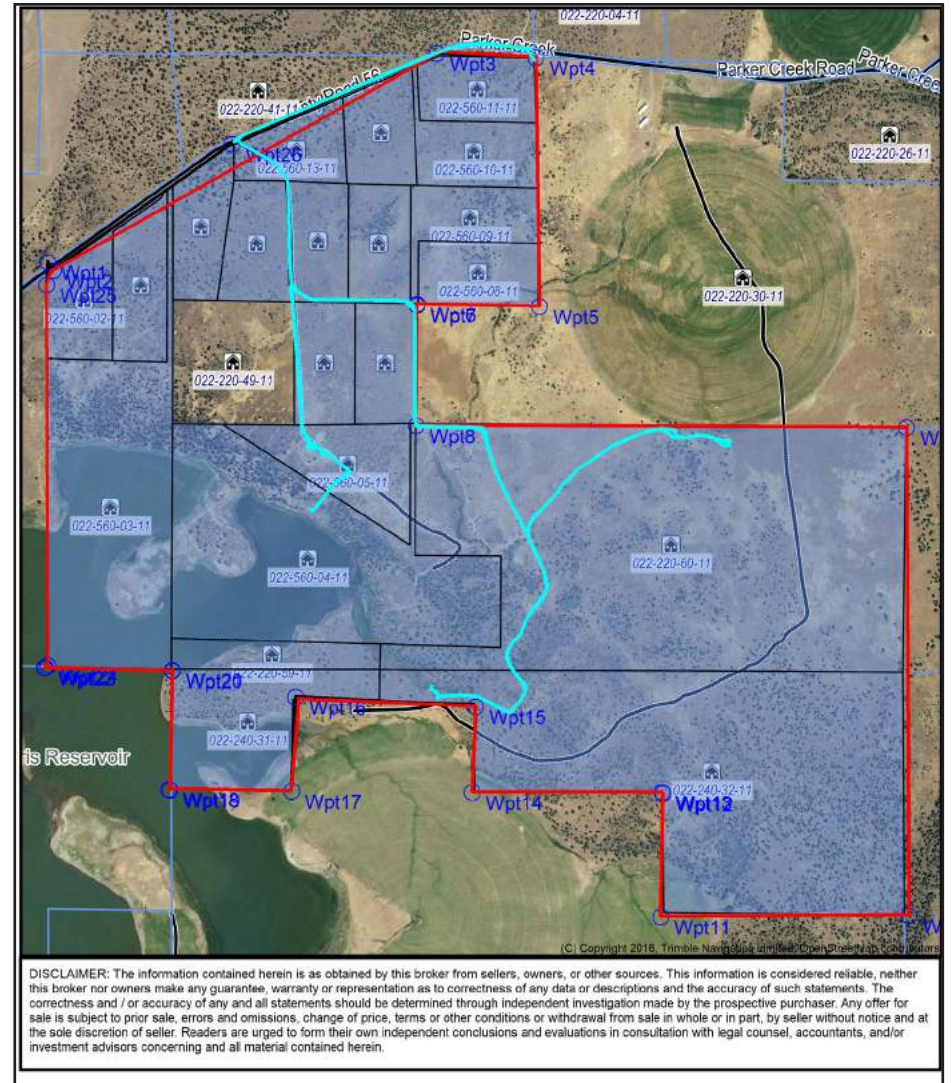


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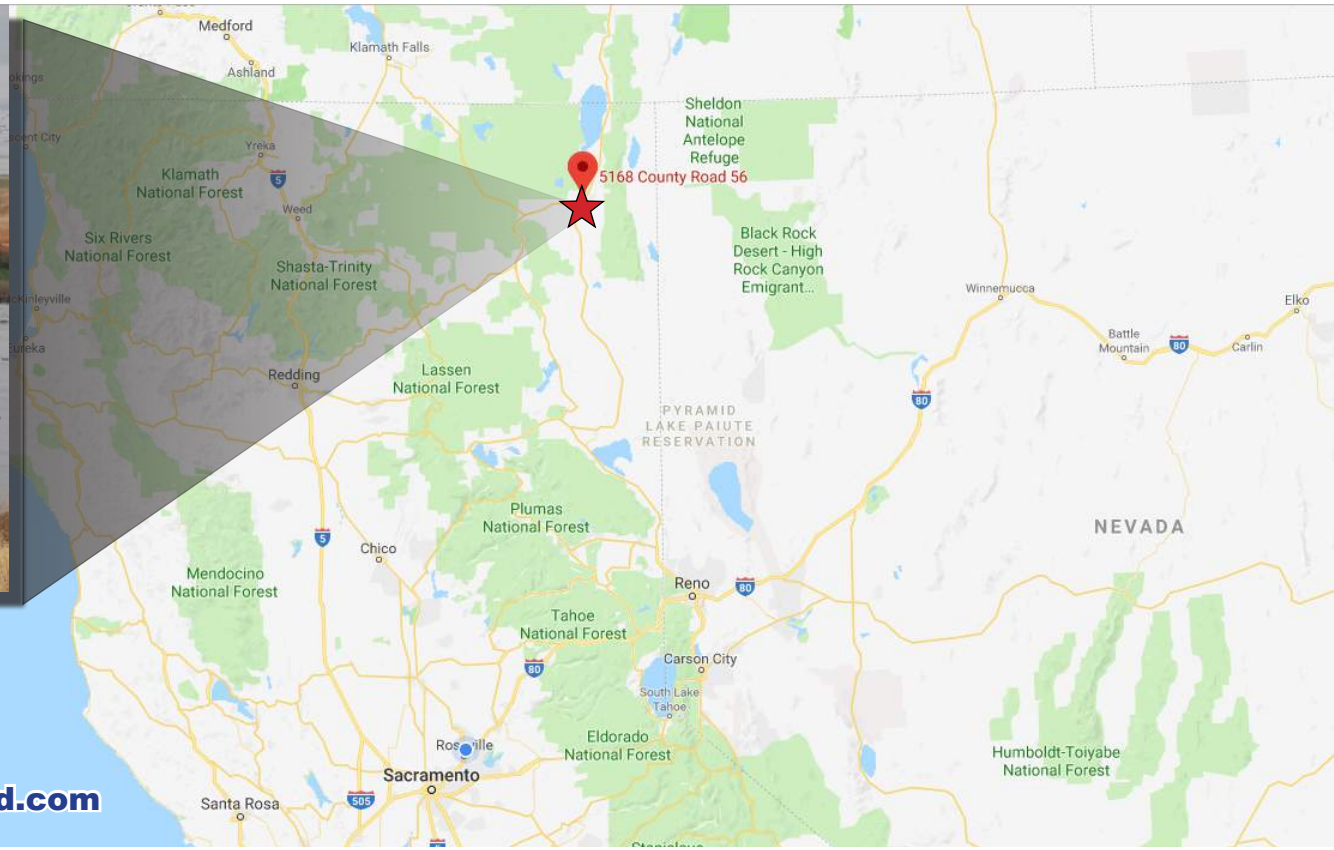
Street Map



Aerial Map with Trails



Property Summary ~ Dorris Ridge Ranch, Alturas, CA



**For Sale: ±1,147.86 AC
\$1,250,000**

For Additional information visit www.Land.com

For More Information Contact:



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