

THE WHITEHORSE HUNTING AND RECREATION RANCH

McArthur area, CA



**BILL WRIGHT & BILL QUINN
SHASTA LAND SERVICES, INC.**

358 Hartnell Avenue, Suite C

Redding, CA 96002

(530) 221-8100

www.ranch-lands.com

THE WHITEHORSE HUNTING & RECREATION RANCH

- LOCATION:** The Whitehorse Hunting and Recreation Ranch is located in Modoc and Siskiyou Counties. This property can be accessed by Modoc County Rd 95 or from the town of Day in Shasta County, north of McArthur, CA . Hwy 299E will get you to the Day Rd and/or to Big Valley then to Lookout and Co Rd 95. Both routes are over dirt roads that are not plowed in winter. The ranch is due south of Klamath Basin and the Lower Klamath Wildlife area and Tule Lake NWR.
- DESCRIPTION:** The Whitehorse Hunting and Recreation Ranch consists of most of Whitehorse Flat and Barnum Flat. The ranch floods in most normal rain event years, and is famous for the waterfowl hunting that takes place on the property. Also the ranch is interspersed by tall timber and meadows. A large portion of the ranch has been fenced with new wildlife friendly fence. There is relatively good access to the ranch on both County Roads and logging roads. Large populations of Mallards and other ducks stage on this property during the summer and fall.
- ACREAGE:** The ranch consists of about 2,748 acres as per the county assessor maps. According to the APN maps there are about 1,988 acres in Modoc County and 760 acres in Siskiyou County.
- EASEMENTS:** This ranch and the adjoining ranch are encumbered by 30 year Wetland Reserve Easements (WRP) with approximately 29 years left on the easement. The easement then expires and with it all the restrictions contained therein. There are also Road easements retained by Sierra Pacific Industries, and a permanent timber reservation. Buyers are advised to read and understand all the various easements contained in preliminary title report. An owner is able to hunt , fish, recreate and reserve the quite enjoyment of the property.
- RESTORATION:** There is a restoration plan in place to restore some of moist soils and wetland hydrology. The landowners share of the costs will be paid by Sierra Pacific Industries, Inc. as per agreement between the present owner and Sierra Pacific Industries, Inc. Any enhancement of the plan would be responsibility of the new owner. Some of work, such as fencing the easement, has already been completed.

HUNTING:

Whitehorse is probably one of Northeastern California's best kept secrets. The waterfowl hunting can be sensational with an abundance of mallards and honkers present. It is such a massive wetland that it attracts nesting birds and young non breeding adult males that stage and molt. The area is in X1 deer tag area and a owner could get two landowner tags. Also antelope and elk use the ranch. With habitat work more wildlife would use the area. There may even be the potential for a PLM program.

THIS PROPERTY WILL SELL AT AN INTERNET AUCTION BY AUCTIONS-WEST INC. WITH SHASTA LAND SERVICES, INC. ACTING AS THE REAL ESTATE BROKERS FOR THE SALE.

THE OPENING BID WILL BE \$250,000 OR LESS THAN \$100 PER ACRE.

PLEASE GO TO WWW.AUCTIONS-WEST.COM FOR DETAILS ON SALE, TERMS, AND HOW TO BID.

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