



64347 HARNEY AVE
CRANE, OR

146.2 +/-
DEEDED ACRES

PERIMETER
FENCED

LARGE POND

PASTURE LAND

LOTS OF
INTERMEDIATE
WHEATGRASS

GOOD STOCK
WELL

\$110,000.00



WILLOW RANCH, OR

146.2 ACRES



ALL INFORMATION IS FROM SOURCES DEEMED RELIABLE, BUT IS NOT GUARANTEED BY THIS BROKER OR HIS AGENTS. PROSPECTIVE BUYERS SHOULD CHECK ALL INFORMATION TO THEIR OWN SATISFACTION. PROPERTY IS SUBJECT TO PRIOR SALE, PRICE CHANGE, CORRECTION, OR WITHDRAWAL.

WILLOW RANCH, CA 146.2 ACRES

LOCATION: Two contiguous parcels about 6 miles south of the Oregon line and about 13 miles north of Davis Creek, CA. APN 024-250-034-000 and APN 024-250-038-000. The first one is 111.2 acres and the second one is 35 acres. They are adjacent to Highway 395 and county roads 46 on the north and 139 on the south.

PROPERTY: A total of 146.2 acres of pasture land with easy access. The fields have been seeded to intermediate wheat grass and provide good spring grazing, and if there is sufficient moisture, can provide some fall feed. There is a large pond that fills in the spring with run off water most years. In addition, there is a good stock well that the owner runs with a generator. Nice area and nice views.

PRICE: **\$110,000.00**



IN COOPERATION WITH PETE AND MORGAN NEVIN, FAR WEST R/C SALES & MGT CO.

Ken Thomas is a licensed real estate agent in Oregon.

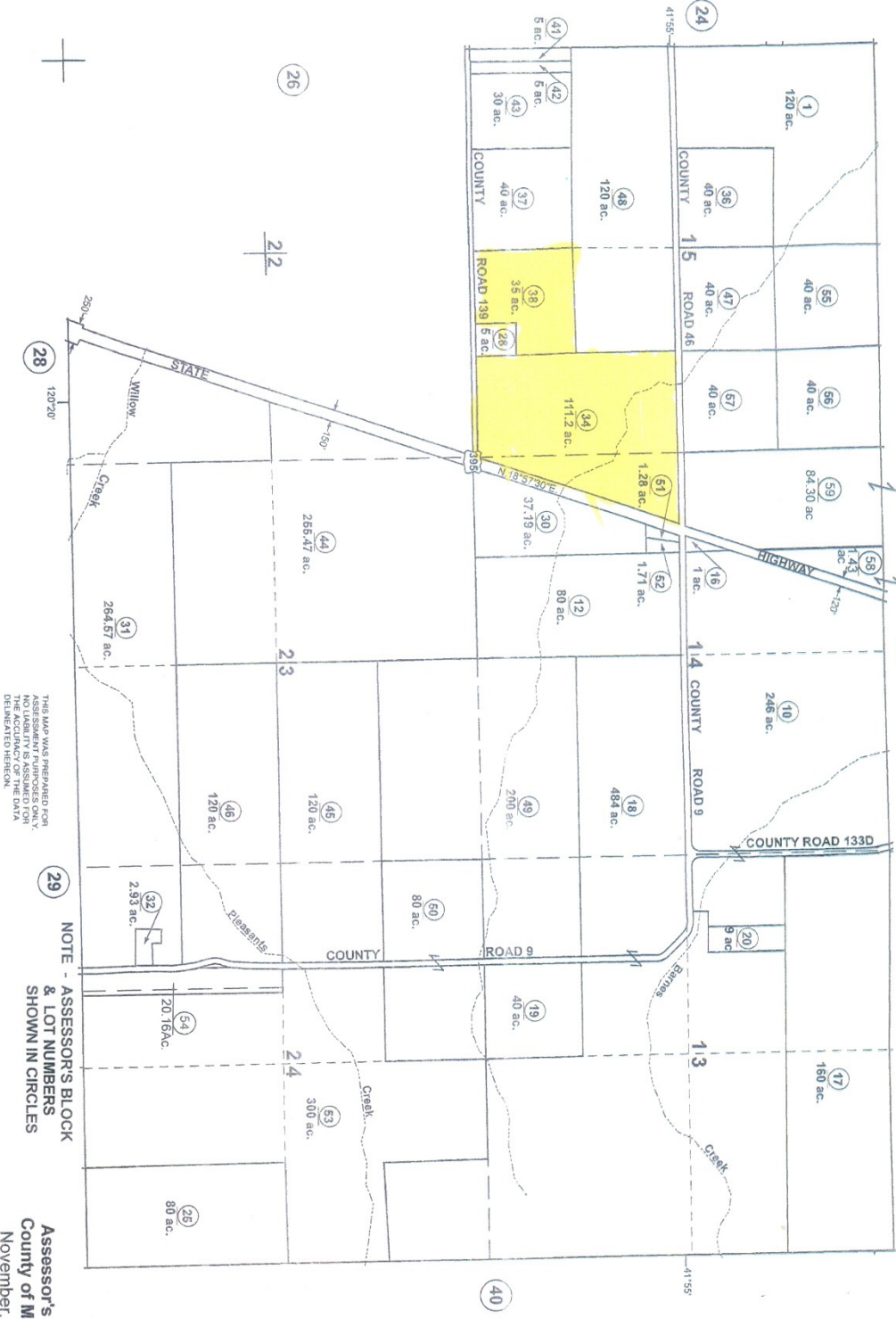
Dally Zander is a licensed real estate agent in Oregon.

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T. 47 N., R. 14 E., M.D.B.&M.

Tax Area Code 57-28

24-25



THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. THE ACCURACY OF THE DATA DELINEATED HEREON.

NOTE - ASSESSOR'S BLOCK & LOT NUMBERS SHOWN IN CIRCLES

Assessor's Map 24-25
County of Modoc, Calif.
November, 2020

