

# SUMMER 2017 AUCTION

***No Starting Bids and No Hidden Reserves!***

***2,064± Acre Scott Mountain  
Recreation and Timber Property***

***Siskiyou County, California***



- Location along Highway 3 near historic Scott Valley, Pacific Crest Trail and Trinity Alps Wilderness
- Small alpine lake and over 8± million board feet of residual timber
- Opportunity for private retreat or base camp

***Price Reduced to \$304 per acre!***

***SEALED BIDS DUE AUGUST 16, 2017***

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# #109 - Scott Mountain Timber and Recreation Tract along Highway 3, near Pacific Crest Trail Siskiyou County, California

**PUBLISHED RESERVE**      \$625,000 / \$303 per Acre  
**LAST ASKING:**            \$835,000 / \$405 per Acre  
**SIZE:**                      2,064± Acres  
**ELEVATION:**              5,400± to 5,700± Feet  
**ZONING:**                TPZ – Timber Production District  
**PROPERTY INSPECTION:** At Any Time  
**FINANCING:**              None – All Cash

**DESCRIPTION:** This 2,064± acre timber and recreation tract is located along the north slopes of Scott Mountain, with frontage along Highway 3, which provides access south to the Whiskeytown Recreation Area, and Highway 299. The Scott Mountain Botanical Area is one mile east of the property.

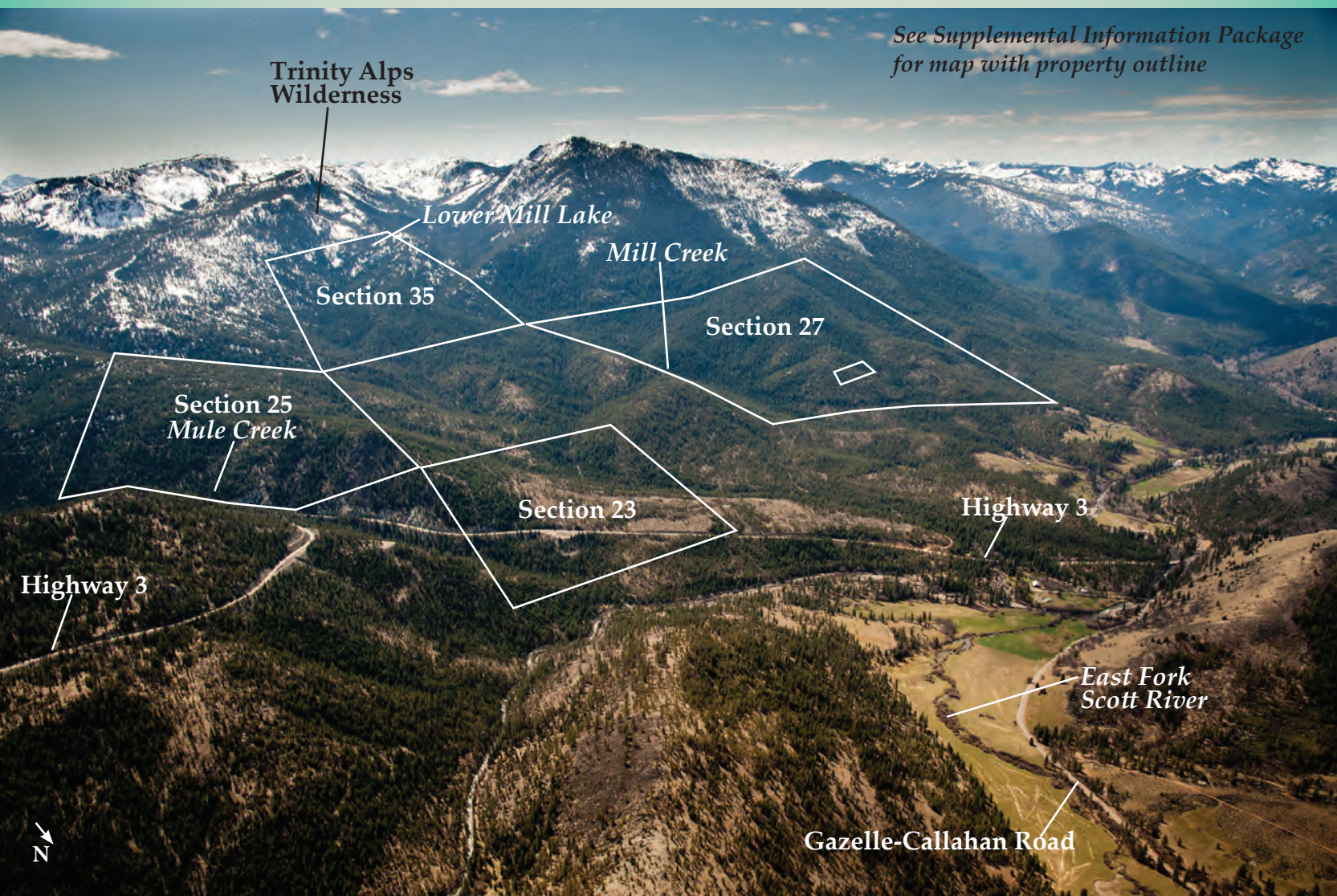


A trailhead to the Pacific Crest Trail is located at Scott Mountain Summit, 1.1 miles southeast of the property. Trinity Alps Wilderness Area is just south of the Section 35 boundary.

The property is contained within three full Sections and a ¼ Section that form a checkerboard pattern. Lower Mill Lake is located in Section 35, and contains the headwaters of Mill Creek. Section 27, the western-most portion of the property, has several creeks that are all tributaries to East Fork Scott River, which is to the north. Overall, there are over 18 miles of streams on the property.

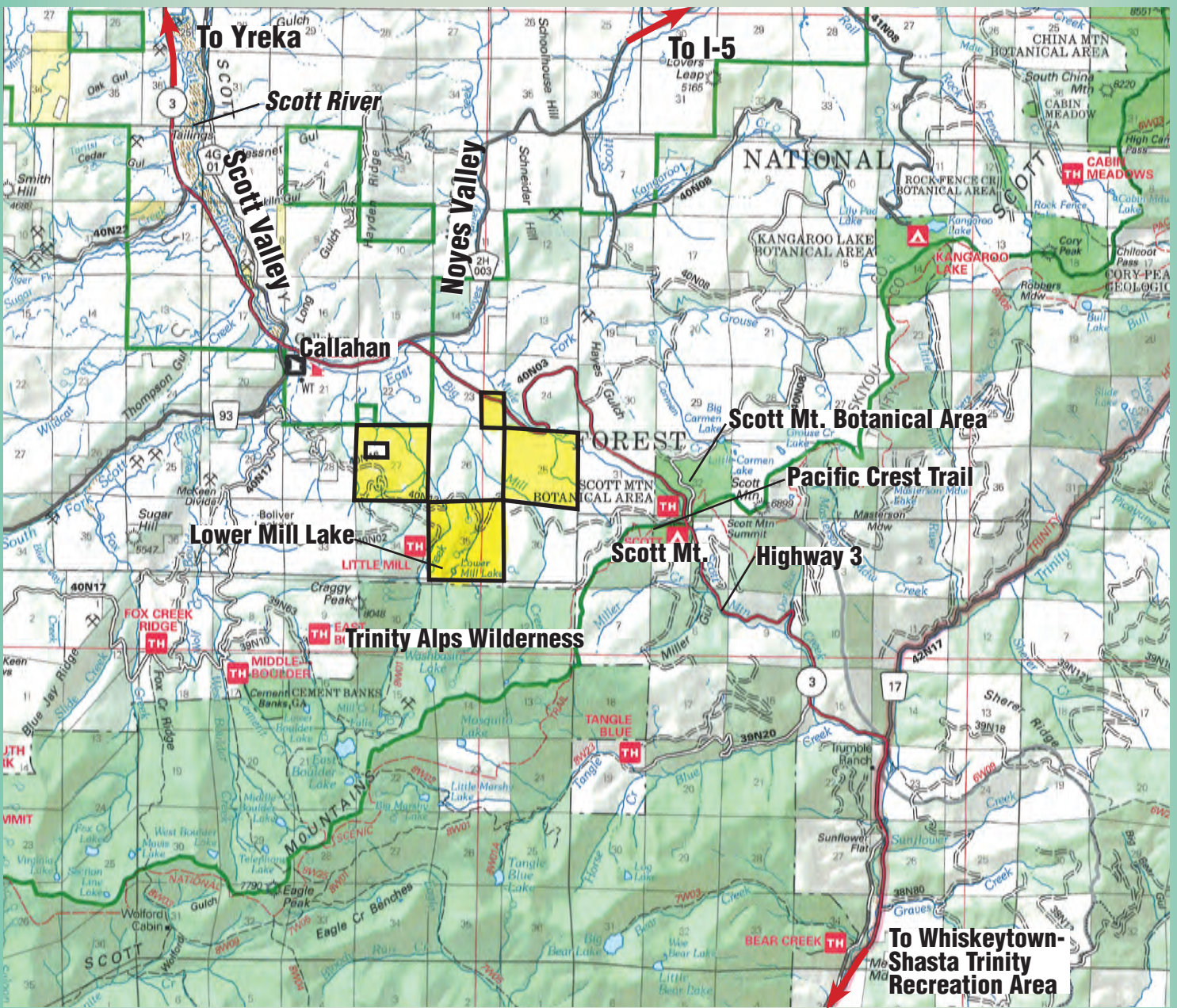
Sections 23 and 25 have frontage on Highway 3. Mule Creek, Shingle Creek and Big Mill Creek are all located on the property.

There is an estimated 8 million board feet, with 55% of this volume Douglas-fir, white and red fir, and the balance primarily ponderosa, sugar and white pine. Please see Supplemental Information Package for timber inventory detail.



*See Supplemental Information Package for map with property outline*





The property has a range of topography, with a combination of gentle to steep, north, east and west-facing slopes. An estimated 52% of the tract has a north-facing aspect.

There is a good system of logging roads which provide access throughout the property from both FR 40N13 and 40N18.

The 2,064± acre Scott Mountain property provides opportunity, due to its access along Highway 3, proximity to Scott Mountain Botanical Area, Trinity Alps Wilderness, and Pacific Crest Trail, to obtain both recreation and conservation values, in combination with long-term timber harvest income.

The property could be an excellent candidate for a Working Forest Conservation Easement. Klamath National Forest lands surround the bulk of the tract, except to the north by Sections 23 and 27. Western Rivers Conservancy recently purchased the lands in Section 31, near the Pacific Crest Trail.

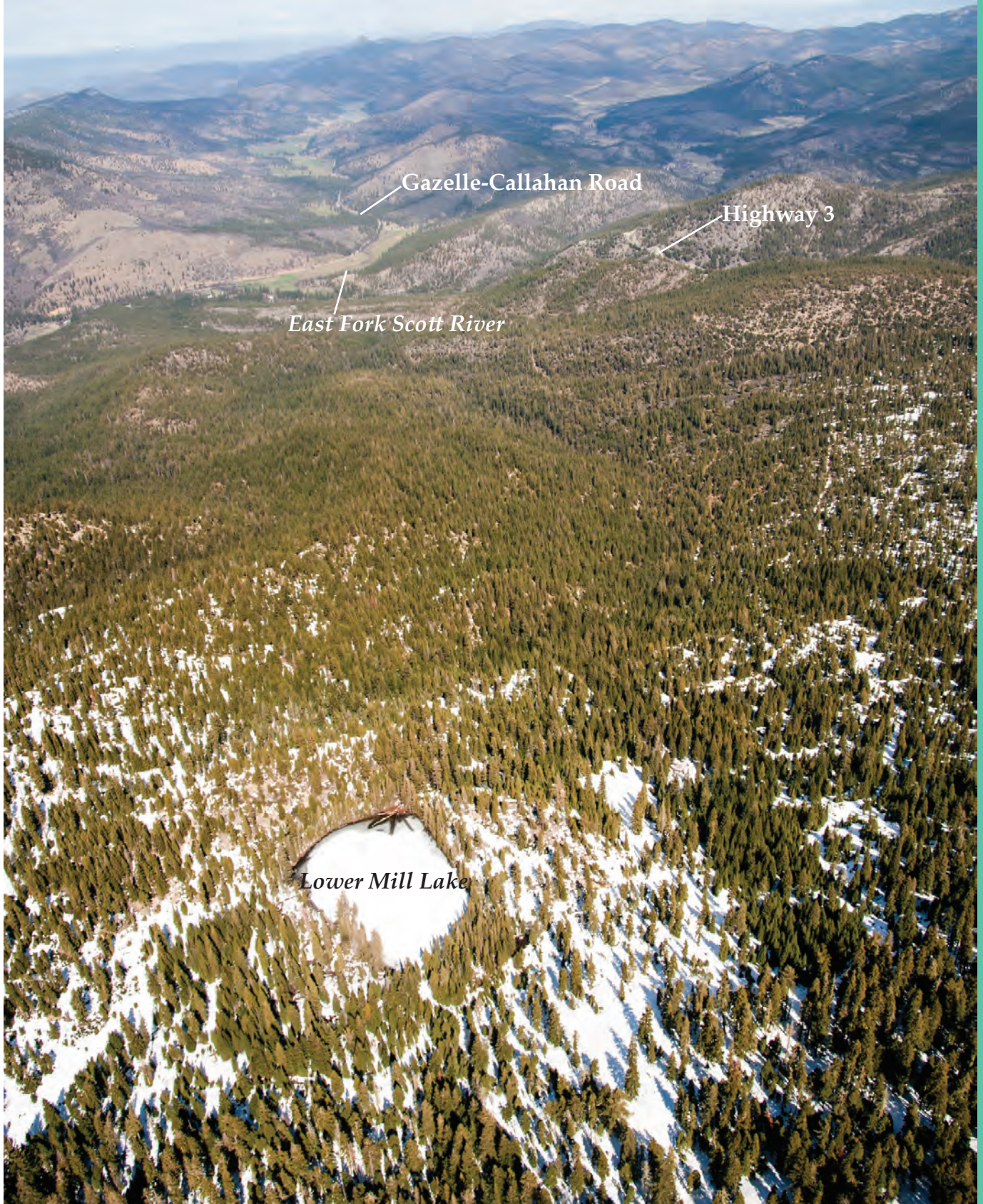
**LOCATION:** Township 40 North, Range 8 West, portion of Section 23, 25, 27, 35, APNs 031-250-150/160, 031-260-060/070, 031-260-040, 031-260-020

**SEALED BIDS DUE NO LATER THAN 5:00 PM, AUGUST 16, 2017**





**Lower Mill Lake is the headwaters of Mill Creek,  
which is tributary to the East Fork Scott River**



**SEALED BIDS DUE AUGUST 16, 2017**

**CALL NOW FOR SUPPLEMENTAL INFORMATION  
AND BID PACKAGE 1706 - 109**

***1-800-845-3524***