



PUBLISHED RESERVE: \$770,000

LAST ASKING: First Time Offered

SIZE: 643± Acres

ELEVATION: 3,000± to 4,200± Feet

ZONING: TPZ—Timber Production Zone

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This 643± acre tract is located at the south end of the Scott Valley, near the community of Etna, at the foot of the Russian Wilderness. The city of Yreka, at I-5, is a 35 minute drive. The property has frontage on French Creek Road, which is a county road, the north fork of French Creek, and French Creek. There is an estimated 3,457± MBF of ponderosa pine and Douglas-fir, providing some near-term cash flow. (Please see Supplemental Information Package for inventory detail and maps.) A meadow is located in the southeast portion of the property, along French Creek Road, which would be an excellent site for a home and barn. There is a good system of logging roads for horseback riding and hiking and hunting. The topography is moderate to steep, with views of the Russian and Marble Mountain Wilderness areas.

There are several residences northeast and south of the property. Power and phone is available to the property. Scott Valley is known for its premier cattle and dairy ranches, and the wild and scenic Scott River.

The Seller will retain two easements through portions of the property.

