



**PUBLISHED RESERVE:** \$475,000

**LAST ASKING:** First Time Offered

**SIZE:** 474± Acres

**ELEVATION:** 3,000 to 4,200± Feet

**ZONING:** TPZ—Timber Production Zone

**PROPERTY INSPECTION:** At Any Time

**FINANCING:** None – All Cash

**DESCRIPTION:** This 474± acre tract is located six miles northwest of Fort Jones, along Tyler Gulch, and has an estimated 863± MBF of primarily ponderosa pine. The topography is gentle along Tyler Gulch Road, with several good locations for a home site and views of the Marble Mountain Wilderness. A seasonal creek tributary to Scott River bisects the southeastern section of the property and the property has hunting for deer, turkey and quail. Power and telephone are available along Tyler Gulch Road. There are residences nearby, and Fort Jones is a twenty-minute drive to Yreka and I-5. U. S. Forest Service lands adjoin the property to the north, west, and southeast corners.

**LOCATION:** Township 44 North, Range 9 West, Section 17.

From Fort Jones and Highway 3, take Scott River Road 4.5 miles to Tyler Gulch Road. Proceed north one mile to the property.

SEALED BIDS DUE NO LATER THAN 5:00 PM, WEDNESDAY, JUNE 12, 2013



*Please Note: Sketch plan is conceptual only. Neither the Seller nor its agents have submitted plan or made any applications to a public agency.*