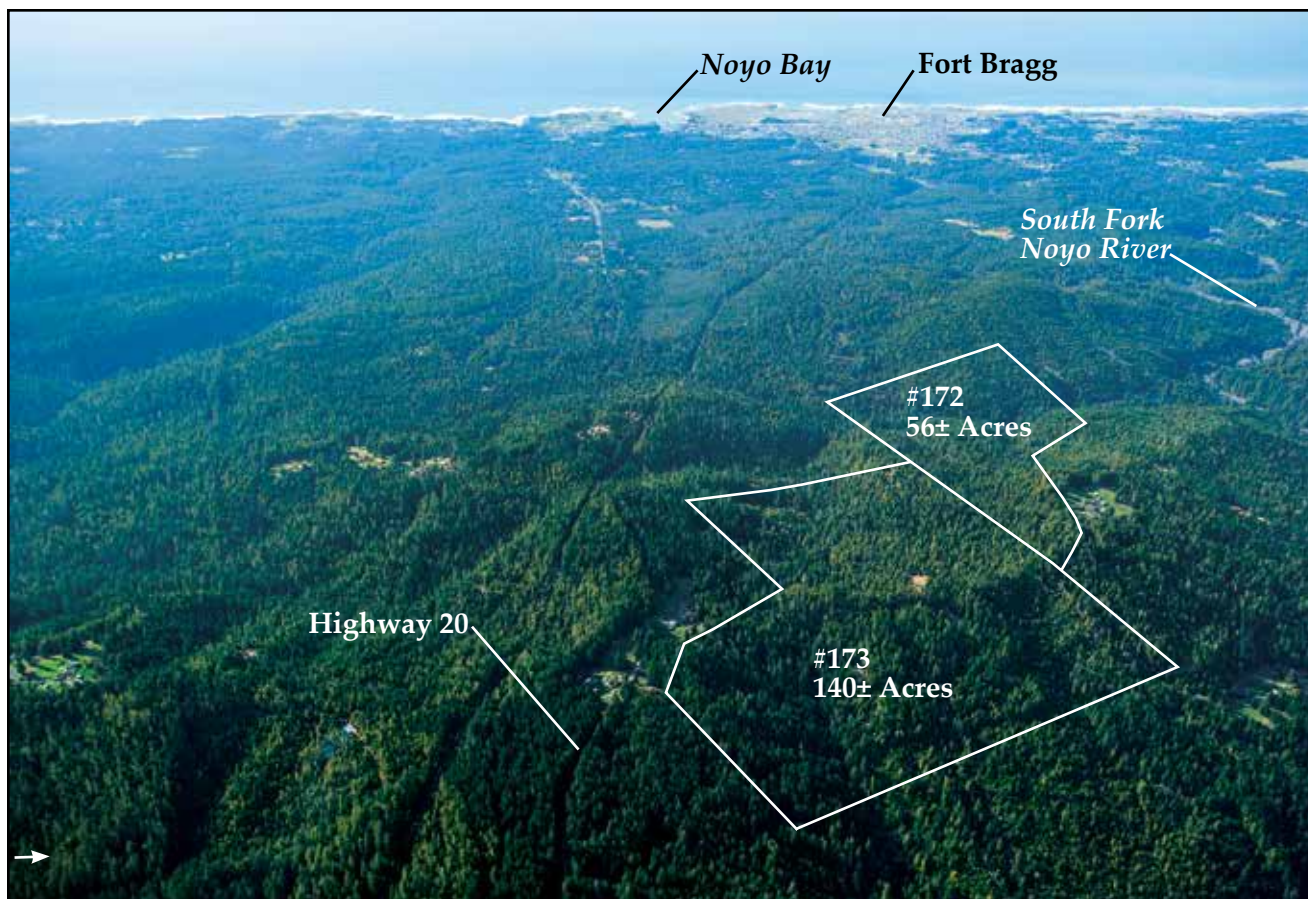


# 172 and 173

## Noyo Hill North and South Timber Tracts, with Potential View Home Sites Mendocino County, California



	#172 Noyo Hill North	#173 Noyo Hill South
PUBLISHED RESERVE:	\$195,000	\$395,000
LAST ASKING:	\$499,500	\$795,000
SIZE:	56± Acres	140± Acres

ELEVATION: 400± to 600± Feet

ZONING: TPZ – Timber Production Zone

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

**DESCRIPTION:** These two contiguous timber tracts, with over 3,600± MBF of redwood and Douglas-fir, are located 4.5 miles east of the north coast community of Ft. Bragg, along Noyo Hill, between Highway 20 and the South Fork Noyo River. The tracts may be acquired together, or individually. The Seller has established Published Reserve Prices at up to fifty percent from last asking prices as an incentive to sell both properties.

There is a common access road from Highway 20 that serves both tracts, and also provides access to an adjoining owner's residence along the northern boundary as well as to the Seller's additional timberlands to the west. (See Supplemental Information Package for copy of easement, and for timber inventory detail.)

Both auction properties have potential home sites, with ocean views west to Ft. Bragg, and will require extension of power and an on-site well and septic. (See Supplemental Information Package for zoning and land use detail.)

Auction Property #172, Noyo Hill North, is 56± acres and contains a total of 1,081± MBF, with 843± MBF of redwood and the balance primarily Douglas-fir, with some other conifer. There is a potential home site along