



PUBLISHED RESERVE: \$4,400,000

LAST ASKING: First Time Offered

SIZE: 1,409± Acres

ELEVATION: 3,000 to 3,300± Feet

ZONING: R-R-B-40 (1,238± Acres), R-R-B-5 (108± Acres), TPZ (60.8± Acres), and M-L (2.3± Acres)

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This 1,409± acre tract is located at the base of Mt. Shasta and near the historic mill town of McCloud, California. It contains an estimated 12.5 million board feet of primarily ponderosa pine and white fir timber. It may be one of the largest blocks of property that has a location strategic to a four-season recreation market within a 15 minute drive of Interstate 5, with residential zoning.

The main block of ownership, 1,346± acres, extends north from Highway 89 and McCloud River Ranch Subdivision, and south along both sides of Squaw Valley Road, and adjoins the nine-hole McCloud Golf Club, which is the oldest public golf course in northern California. One mile of Squaw Valley Creek, tributary to the McCloud River, runs through the southern section of the property and has several meadows and small ponds. Soda Springs is also on the property located near the Squaw Valley Creek.

The timberland has been thinned, which has improved both its productivity and its growth. The property is a high-site II, and the 613 acres of 35- to 40-year old pine plantations will be ready for harvest in the next 15 years.