



It is projected that there is an annual growth rate of 4%, and that within fifteen years the total volume without any harvests will be an estimated 22.3 million board feet, providing opportunity to schedule harvests in order to take advantage of near-by log markets south to Anderson, north to Weed and Yreka California, and farther north to Medford, Oregon. Please see inventory and growth projections in Supplemental Information Package.

The topography is gentle to rolling, and there are primarily east- and west-facing slopes. There is frontage along both sides of Squaw Valley Road and Highway 89. McCloud Community Services District Sewage Treatment Facility is next to the northwest portion of the main block, across from the McCloud Golf Course, and near Squaw Valley. The other portion of the property is a non-contiguous parcel of 63± acres located along Highway 89 that has 2.3 acres zoned industrial.

The entire main block of 1,346± acres has residential zoning which could allow up-to 53 units of housing with 5± acre minimum lot size on the northern portion of the block by the McCloud River Ranch Subdivision, and the balance on 40± acre parcels. Cemetery Road bisects the southern section of the property, and there is additional access to the east from Timber Country Ranch Road.