



This property has been managed as a commercial tree farm for over one hundred years by the McCloud River Lumber Company, United States Plywood Corporation, Champion International Corporation, and within the last twenty-five years by several timber investment firms.

Hancock Timber Resource Group's 12,805± acre town block is the adjacent ownership along the western boundary of the main block of 1,346± acres. Pacific Forest Trust is in the process of acquiring a working Forest Conservation Easement for the Hancock property as part of a program to help conserve and protect McCloud's working forests and habitat within the McCloud River watershed, one of the major tributaries to the Upper Sacramento River which "provides water into the state's water system on which 25 million Californians depend." Power and phone service are available to the property along Squaw Valley Road. On-site septic and well are required.

A new owner of the 1,409± acre Squaw Valley Road property will have opportunity to evaluate options for development of the property for residential use, a retreat, camp or private club, all of which would take advantage of views of Mt. Shasta, Squaw Valley Creek and meadows, and proximity to McCloud Golf Club, Mt. Shasta Ski Park, and McCloud River.



*McCloud Mercantile*