



PUBLISHED RESERVE: \$641,500

LAST ASKING: \$950,000

SIZE: 1,332± Acres

ELEVATION: 4,200 to 4,900± Feet

ZONING: TPZ – Timber Production Zone

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This 1,332± acre ranch and timber property is located in northern California's Siskiyou County, at the base of Mt. Hebron, overlooking Butte Valley – known for its farming and cattle industry – and location as the gateway to the Great Klamath Basin. The property has an irregular shape and stretches almost four miles in width between Highway 97 to the west and Old State Highway to the east. A small, non-contiguous parcel of 40± acres has Highway 97 frontage. There are over three miles of Butte Creek frontage, which is a trout stream, along the eastern section of the property, with several good locations for a cabin or home. The 4,800± foot peak of Jerome Butte is located on the property, and offers an excellent location for a lookout tower with views to Mount McLoughlin. An estimated half of the land has gentle topography, providing opportunity for development of a private recreation retreat and ranch home. Both Klamath and Tulelake National Wildlife Refuges and the Pacific Flyway are located nearby. There is boating and swimming in the Klamath National Forest at nearby Meiss and Juanita Lakes. There is proximity to big game hunting within the adjoining Klamath National Forest.