



PUBLISHED RESERVE: \$250,000

LAST ASKING: First Time Offered

SIZE: 29± Acres

ZONING: M2 – Heavy Industrial

PROPERTY INSPECTION: Please call Auction Information Office to arrange for Inspection

FINANCING: None – All Cash

DESCRIPTION: This is a 29± acre industrial site with complex of over 70,000 square feet of buildings that had been used for sawmill and cut stock lumber door component operations. The property is located in Susanville, in the northwest portion of Honey Lake Valley. The site is between Highway 36 and Johnstonsville Road, and has some frontage along the Susan River. The planned Skyline Connector Road is to be constructed through the site and could create development opportunities for the property.

Skyline Road provides access to Diamond Mountain Casino and Hotel, located nearby, which is growing as a Susanville destination. Susanville is the Lassen County Seat, known for its outdoor recreation and proximity to Eagle Lake and Lassen Volcanic Park.

Susanville Forest Products Sawmill ceased operations in 1994, and the seller discontinued its cut stock lumber door component operations in 2004. The property has been subject to several environmental investigations and required work was completed in accordance with an October 2013 Work Plan that was approved by the Lahontan Regional Water Control Board. Final agency approval is anticipated in order to allow closure of the site. Please see Supplemental Information Package for 2013 and 2014 Summary Reports and Regional Water Quality Control Board letter.