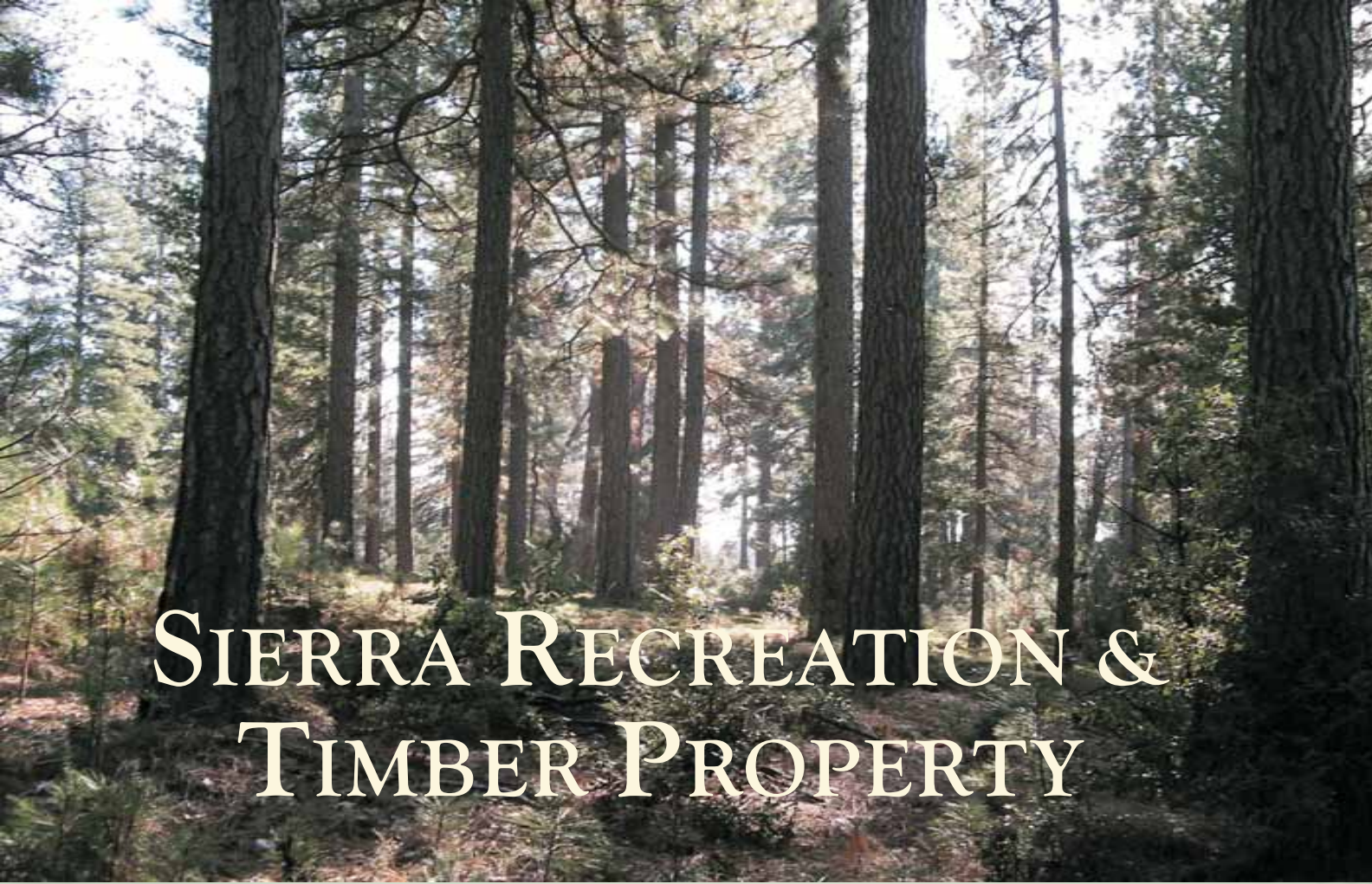




FOR SALE

Pioneer, CA

Amador County

±80 acres

PRICE: \$185,000

SIERRA RECREATION & TIMBER PROPERTY

Sierra Recreation and Timber Property For Sale: 80 acres of recreational timber property located east of Pioneer, CA off of Highway 88. Property was recently logged and replanted for timber production. Access is by a deeded easement that services the south end of the property and an excellent building site with 360 degree views. Property has a year round stream that can be access by foot trails for multiple recreational uses. Good hunting property with deer, bear and other wildlife propulations.



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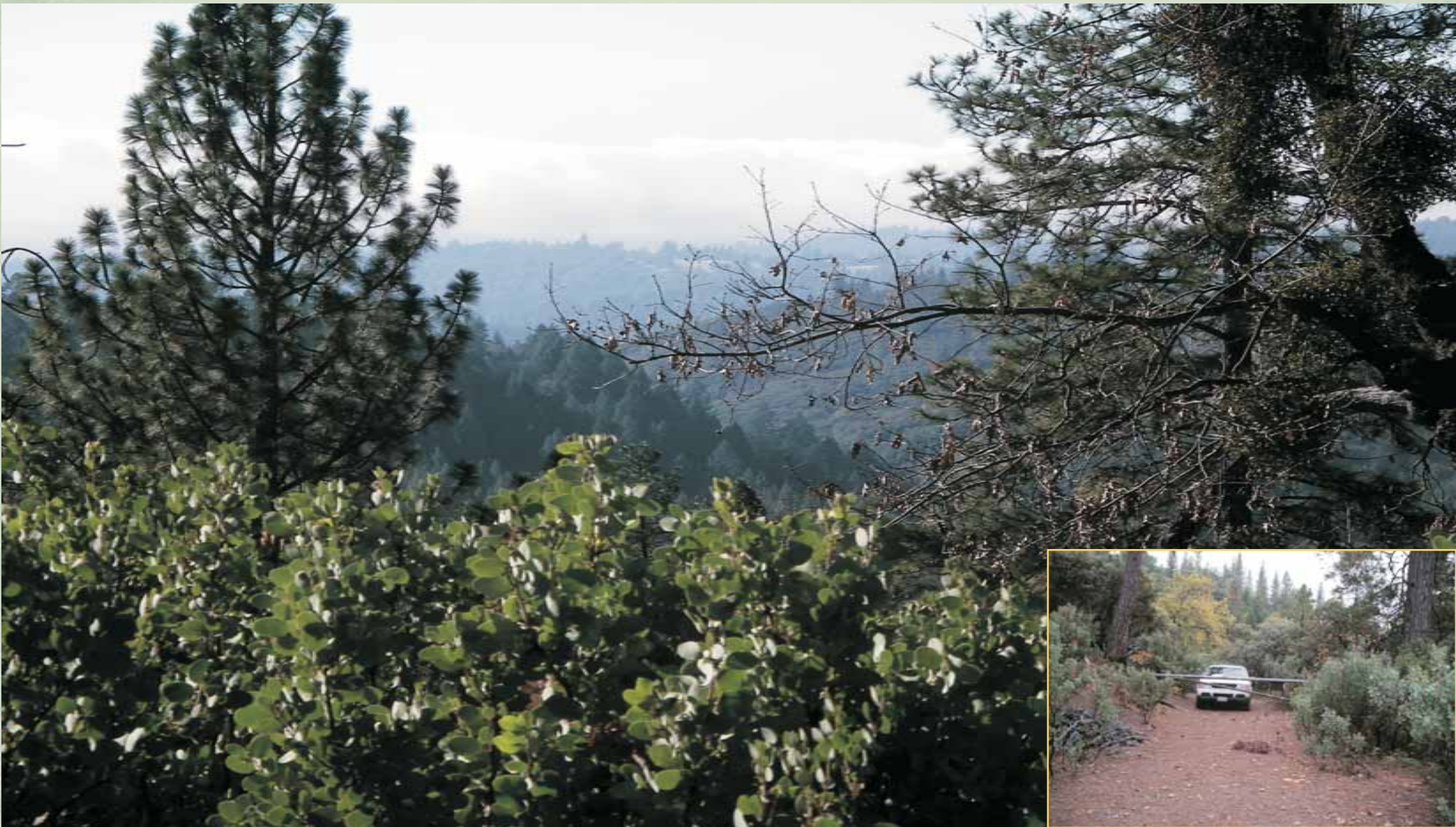
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2441 Volcano Trail
Pioneer, CA

Cross Street: Sugar Pine Road

APN: 023-070-066 and 041

Parcel -066: 60 acres

Parcel -041: 20 acres

Acres: 80 acres

Elevation Min./Max:
approxintely 3,000'

Latitude: 38.4609

Longitude: -120.5704

Zoning: R1-A

MLS# on Realtor.com: 14076583

Price: \$185,000

Terms: Cash or submit

Amenities: Prime building site with
360 degree views. - Deeded access;
timber harvest potential; year round
creek.



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Timber Property were last logged in 2004 and replanted to Sugar Pine, Ponderosa Pine and Fir.

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1984. Home site - never built.



1974. Ashland Creek.

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Milling the first log for the bridge. Summer 2002.



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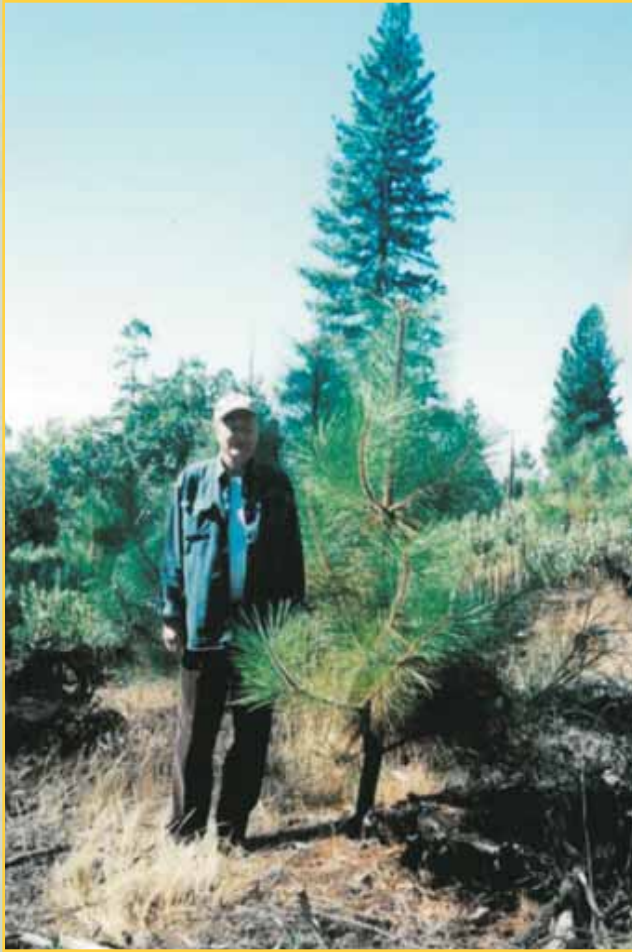
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Fall 2006. Good growth.



1967. Cabin site.



Fall 2007.

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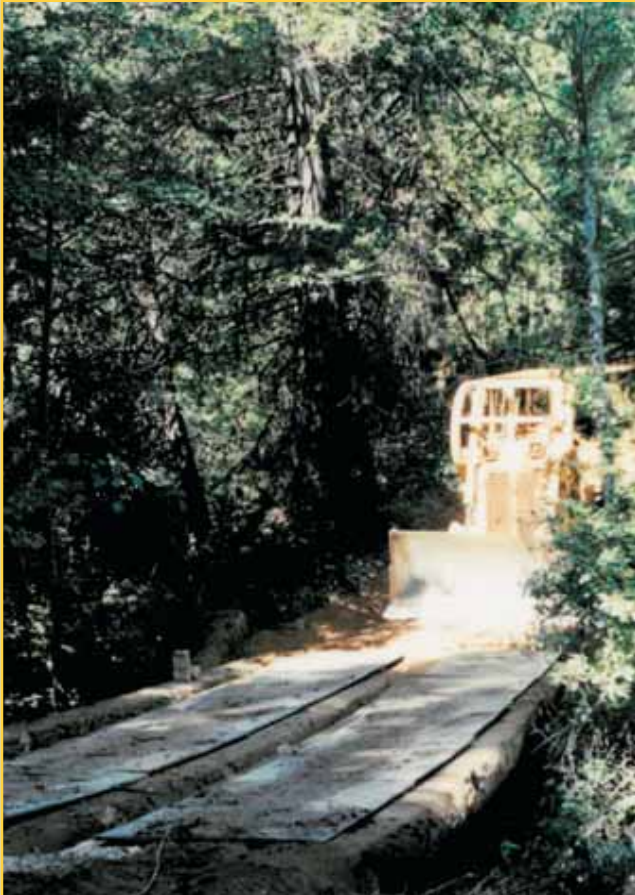
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2002. Bridge over Ashland Creek to harvest trees north side of creek.



2008. Note: Dead manzanita sprayed with valpar. Fall 2007.



2002. New tree farmer.

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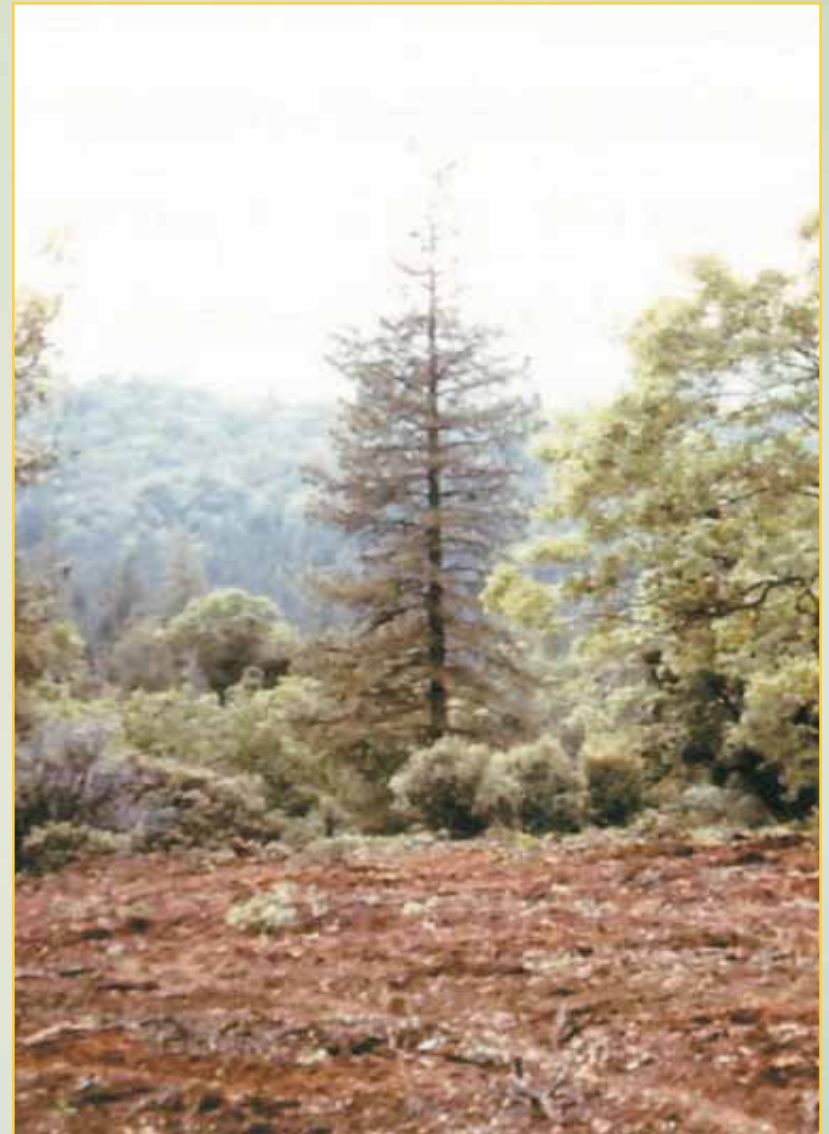
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2002. Bridge under construction over Ashland Creek.



CA 1973. Homesite cleared (never built).

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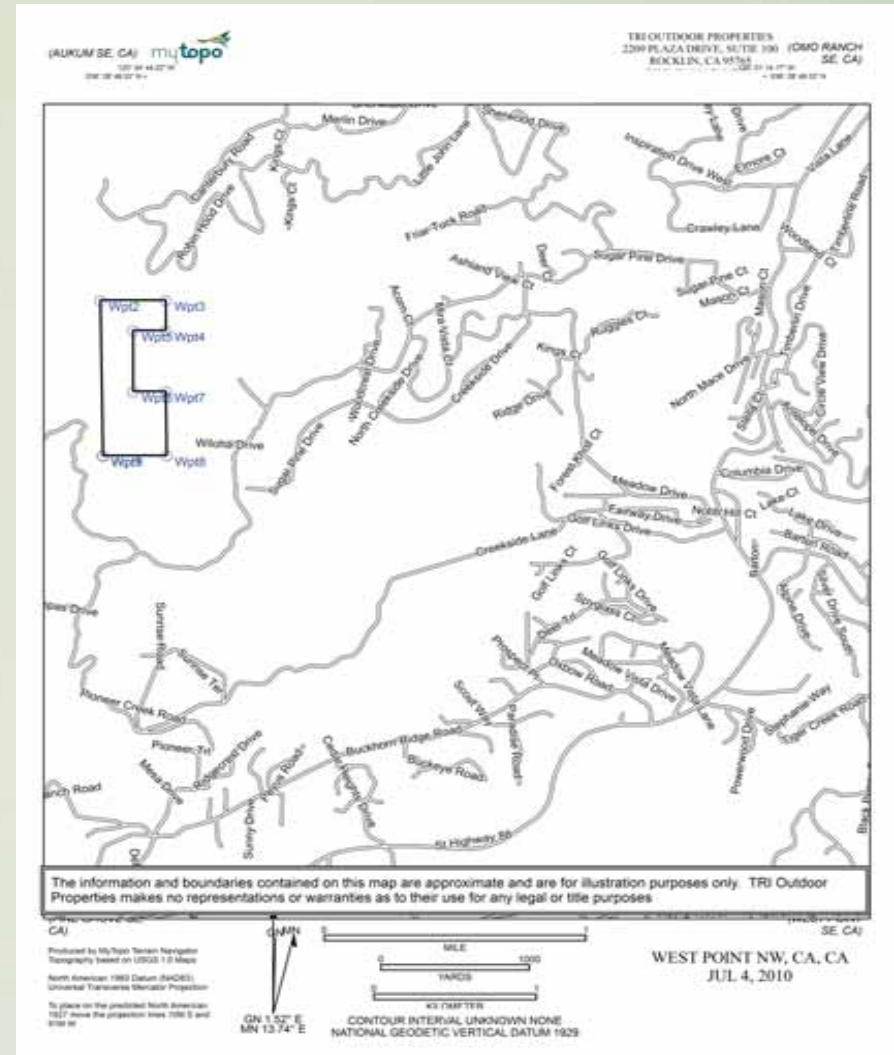
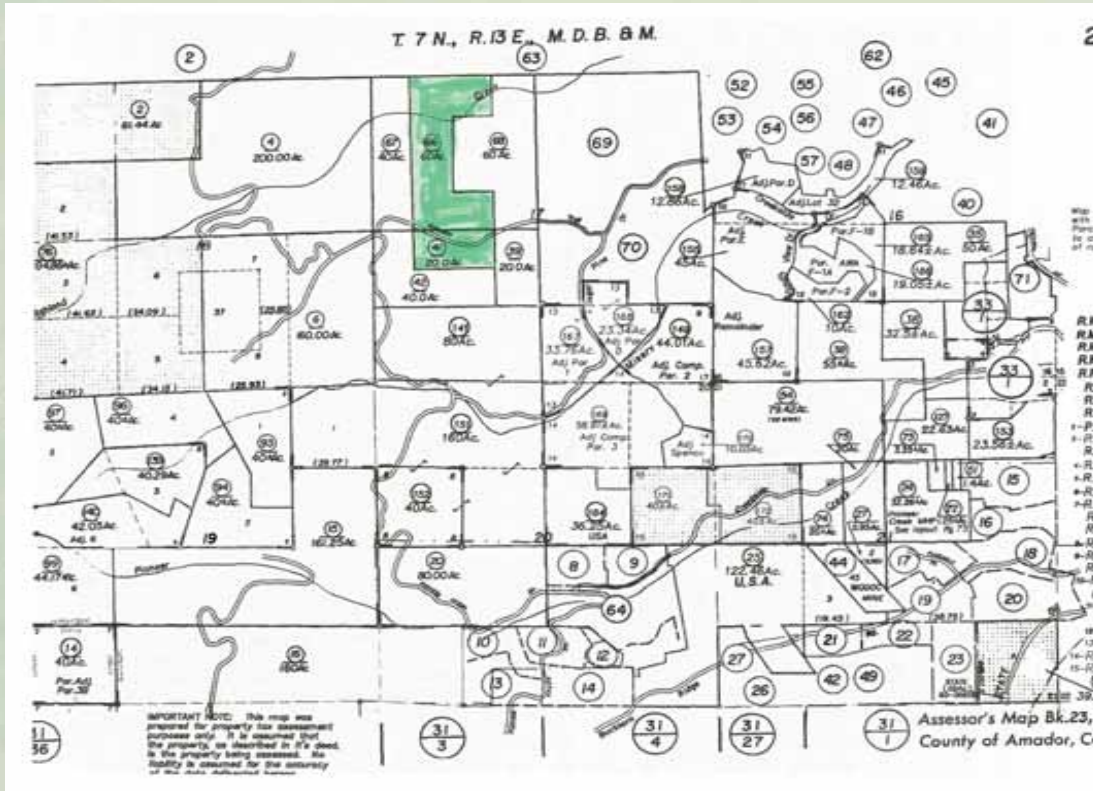
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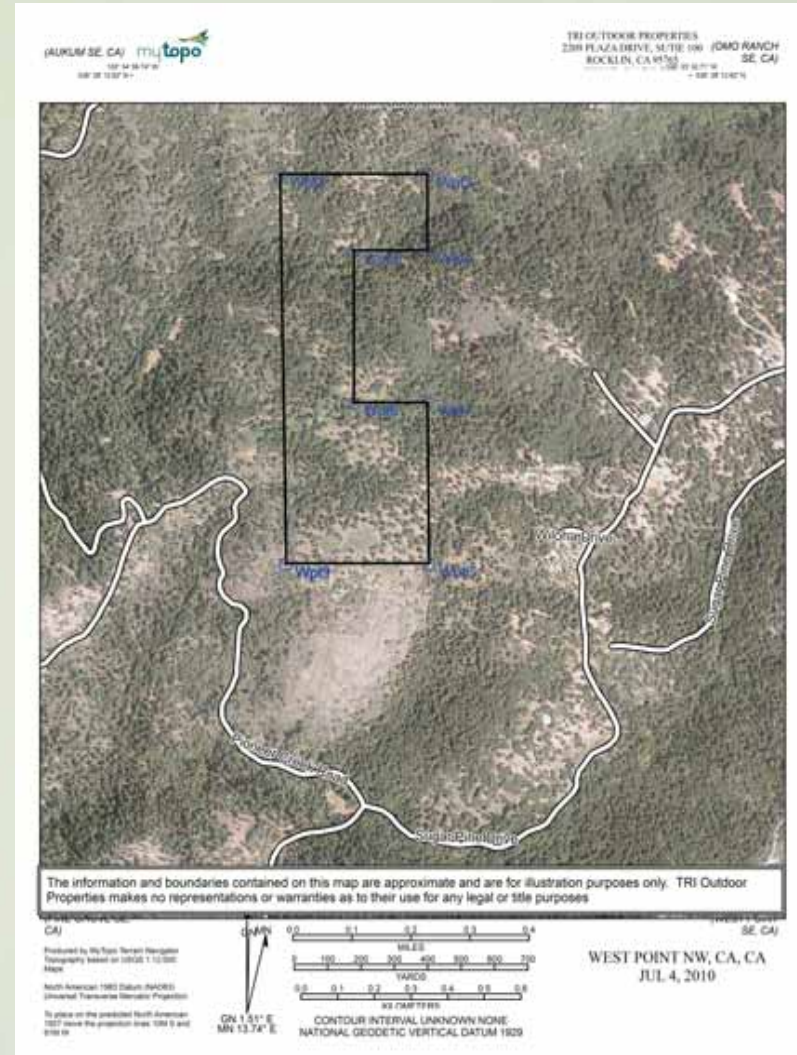
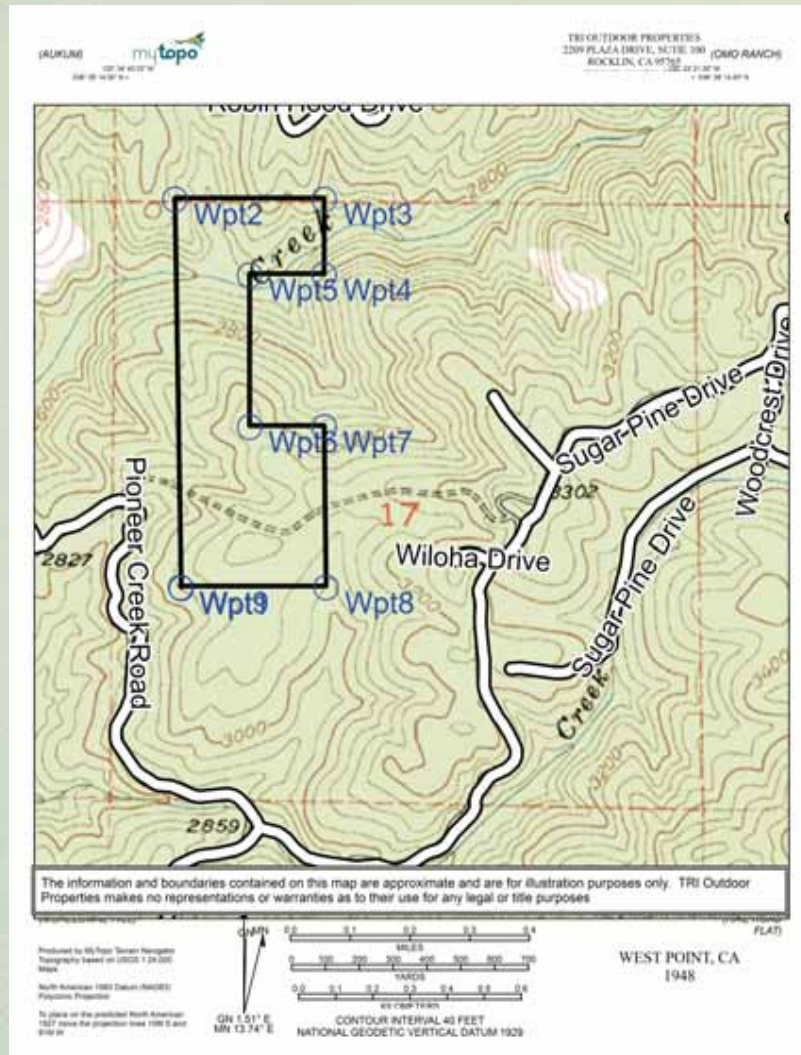
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BRE: 01190000

Tel ^ 866.761.7930

Fax ^ 916.960.5799

2209 Plaza Drive, Suite 100
Rocklin, CA 95765

www.trioutdoorproperties.com

List of Amenities

- Easy access close-in
- Building pad with 360 degree view
- Electricity close by
- Deeded access
- Potential timber income
- Year round stream
- Varied terrain

- Award-Winning Wineries
- Fishing
- Water & Snow Skiing
- Camping
- Bicycling
- Horseback Riding
- And Much More



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