

SPRING 2018 AUCTION

No Starting Bids and No Hidden Reserves!

Seller Reduces Price by \$725,000!

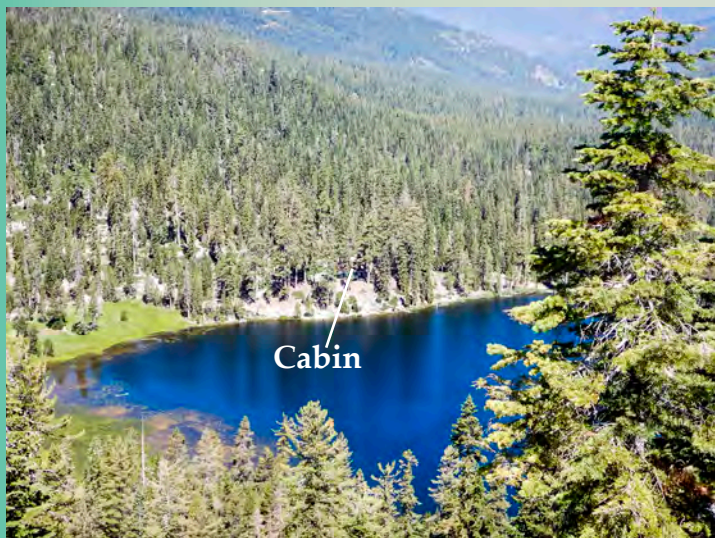
***Picayune Lake Surplus Corporate Retreat
Siskiyou and Trinity Counties, California***

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- 690± acres with private lake and cabin, in heart of the Trinity Divide, within forty-five minute drive of I-5 and City of Mt. Shasta
- Opportunity to own rare inholding within Shasta-Trinity National Forest for personal fly fishing retreat or base camp

SEALED BIDS DUE JULY 20, 2018



PUBLISHED RESERVE:	\$1,275,000
LAST ASKING:	\$2,000,000
SIZE:	690± Acres
ZONING:	TPZ (Timber Production Zone)
ELEVATION:	6,000± to 6,700± Feet
FINANCING:	None – All Cash

DESCRIPTION: Picayune Lake was developed as a corporate retreat by Mt. Shasta Pine in the late 1940s, was used by Kimberly-Clark Company, and since the 1980s by Roseburg Forest Products.

west from the Sacramento River on the east. This area of the southern section of the Trinity Mountains contains dozens of high alpine lakes located between Mount Eddy and Castle Crags Wilderness. 160± acres of the auction property are located in Siskiyou County, and the balance of 530± acres are in Trinity County.

The Pacific Crest Trail is located along a ridge 600 feet above Picayune Lake on the eastern section of the property.

There is good access from I-5 and the Central Mt. Shasta exit, past Lake Siskiyou, along US Forest Service Road 26 to nearby Gumboot Lake Campground, located two miles south of the property. US Forest Service Road 26 also runs along the eastern section of the property. There is a gated access spur road to Picayune Lake and the cabin. Due to its high elevation, the property is normally not accessible from November to early June.

The solitary Picayune Lake is surrounded by steep-facing slopes which create a natural bowl and provide seclusion, with a string of open meadows containing many varieties of alpine wildflowers including the California pitcher plant, columbine, and others.



Pacific Crest Trail



Deck overlooks Picayune Lake

The 1,250± square foot two-story cabin was built in 1946, and is located 75 feet above the lake. The main floor has a great room with stone fireplace, kitchen, two bedrooms, and full bathroom. The second floor has a large sleeping loft and half bath. There is also a deck with enclosed sun porch overlooking the lake, and nearby meadow.

A generator is used for power, and propane for appliances and hot water. A new septic system was installed in 2002 and a roof in 2014. A spring provides non-potable water to the cabin.

Picayune Lake is approximately 15 acres in size and has a depth of 27± feet. It is stocked with brook and rainbow trout and can be used for boating, kayaking, canoeing, and paddle boarding. A small beach area is located near the cabin.



Property has a series of meadows

The property contains an estimated 3.8 million board feet, with the bulk of the volume being white fir, pine, and incense cedar. Please see Supplemental Information Package for timber summary. There has not been any harvesting on the property since the late 1970s.

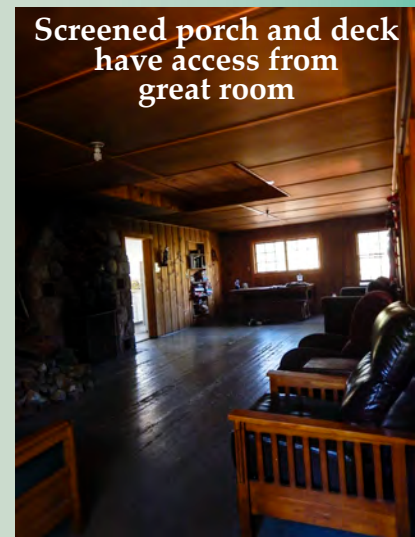
The 690± acre auction property may be the last available remaining full section of private land with an alpine lake within the Trinity Divide and along the Pacific Crest Trail. This is due to pending Trinity Divide Pacific Trail Acquisition of Michigan-California Timber Company's 10,500± acres by the U.S. Forest Service, in partnership with The Trust for Public Land, and Pacific Crest Trail Association, along seventeen miles of the Pacific Coast Trail between Gumboot Summit and Mt. Scott, northwest of Picayune Lake. See Supplemental Information Package for acquisition details and map.

Purchase of the Picayune Lake property provides rare opportunity to own a secluded seasonal retreat or base camp to be used by family, outfitter or outdoor organization, with access to hiking the Pacific Crest Trail, fishing, and boating on a private alpine lake.

In addition, there may be some conservation value to a new owner through a Working Forest Easement to restrict timber harvest on the property due to

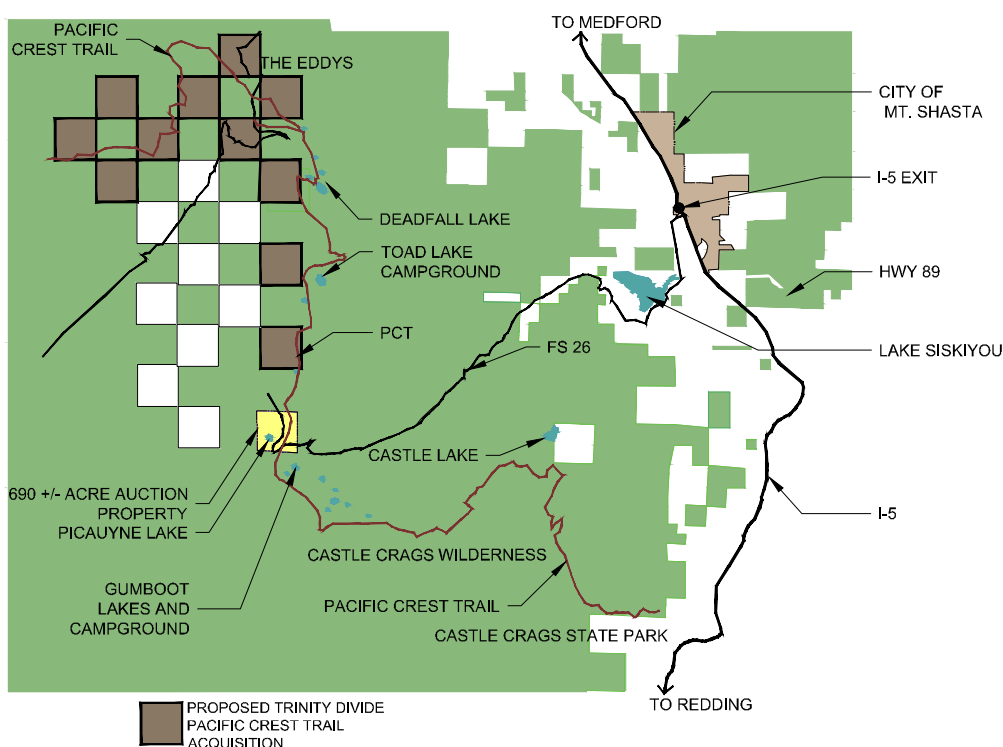


Second floor sleeping loft has half bath



Screened porch and deck have access from great room

PICAYUNE LAKE LOCATION MAP



Kitchen, two bedrooms and full bath located on main floor



Cabin is located on a ridge above the lake

REGIONAL LOCATION MAP



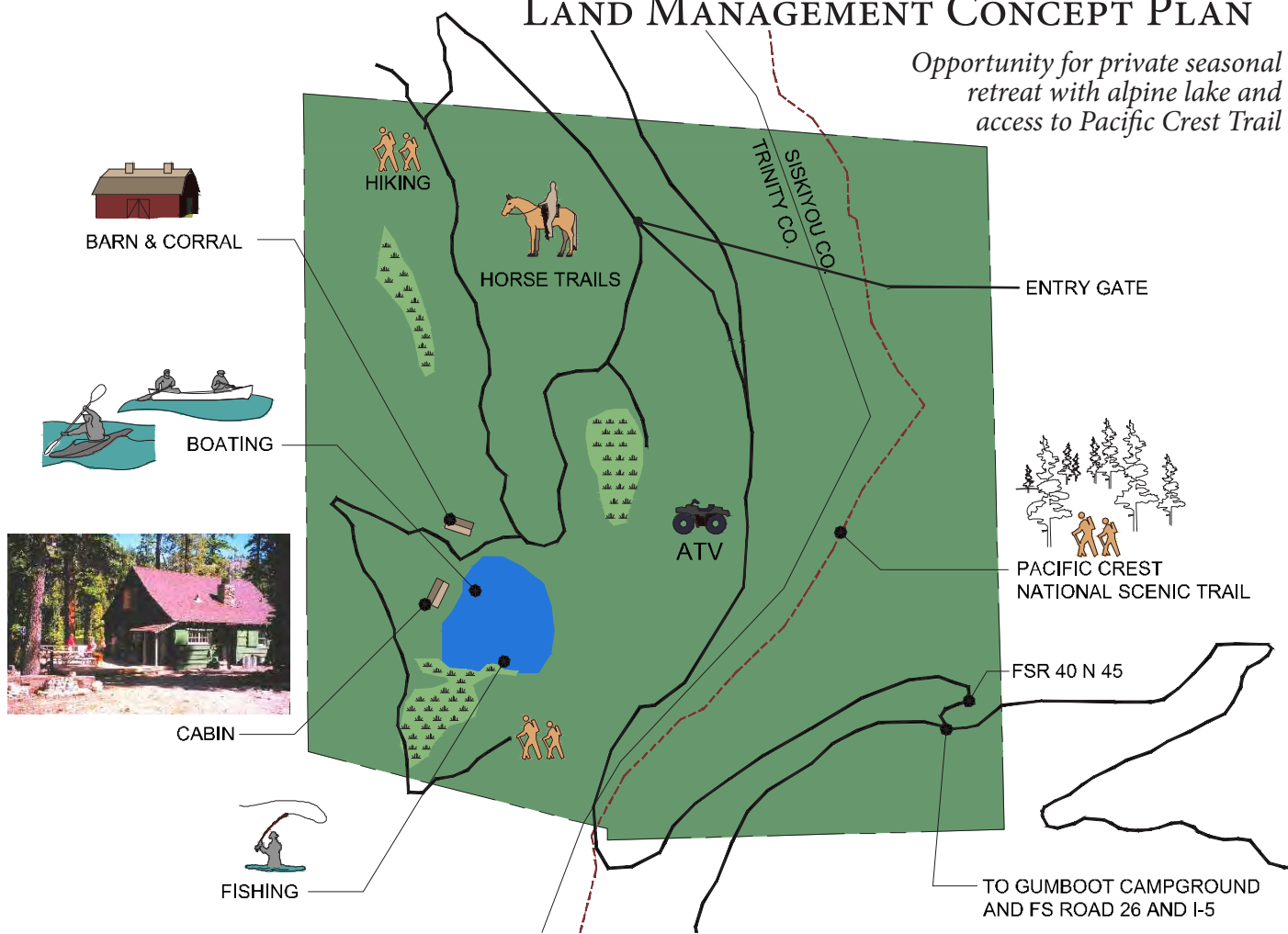
proximity to the Pacific Crest Trail.

LOCATION: Township 39 North, Range 6 West, Section 23 Siskiyou Co. -APN#031-460-010 Trinity Co. -APN#003-230-07 and 08

From Central Mt. Shasta exit off I-5, take W.A. Barr Road southwest for three miles past Lake Siskiyou to South Fork Road (USFS Road 26). Continue up the mountain past Gumboot Lake turnoff and continue up to the ridge for one mile. Turn right on USFS Road 40N45. Proceed down the grade for approximately one mile to road spur on left with gate that provides access to cabin, and Picayune Lake.

LAND MANAGEMENT CONCEPT PLAN

Opportunity for private seasonal retreat with alpine lake and access to Pacific Crest Trail



Please Note: Sketch plan is conceptual only. Neither the Seller nor its agents have submitted plans or made applications to a public agency.

**CALL NOW FOR SUPPLEMENTAL INFORMATION
AND BID PACKAGE 1802 - PICAYUNE LAKE**

1-800-845-3524