

100± Acre Tract next to Whitehawk Ranch Plumas County, California



PUBLISHED RESERVE: \$275,000

LAST ASKING: \$400,000

SIZE: 100.27± Acres

ZONING: Secondary Suburban and General Forest (S-3 and GF)

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This 100± acre tract is located within the Mohawk Valley of the northern Sierra Mountains in Plumas County. Lake Tahoe and Reno are a one hour drive. The property is located across Highway 89 from the main entrance to Whitehawk Ranch, a private planned community that has 455 homes on 956 acres. Whitehawk Ranch Golf Club, a public 18-hole championship course, is part of Whitehawk Ranch, and has won prestigious awards and has been featured in Golf Digest. The Ranch is also home to the Lodge at Whitehawk.

The property is zoned Secondary Suburban and General Forest, which permits a single-family residence, guest house, agricultural uses, and horse breeding and boarding. This bank-owned property had previously been approved for 36 single family lots. However, that entitlement expired in April, 2018.

Water and sewer are located across the street from the site at Whitehawk Drive and Highway 89.

Access to the property is from Highway 89, at the intersection of Whitehawk Drive. The property's topography is mountainous, and slopes gently up from Highway 89.

Auction conducted in affiliation with Cushman & Wakefield

LOCATION: Eastside of Highway 89 at Whitehawk Drive, Clio, Plumas County, APN: 133-130-109

SEALED BIDS DUE NO LATER THAN 5:00 PM, NOVEMBER 13, 2019