

Buckhorn Summit Timber and Recreation Tract Located Ten Miles West of Whiskeytown Lake - Trinity County, California

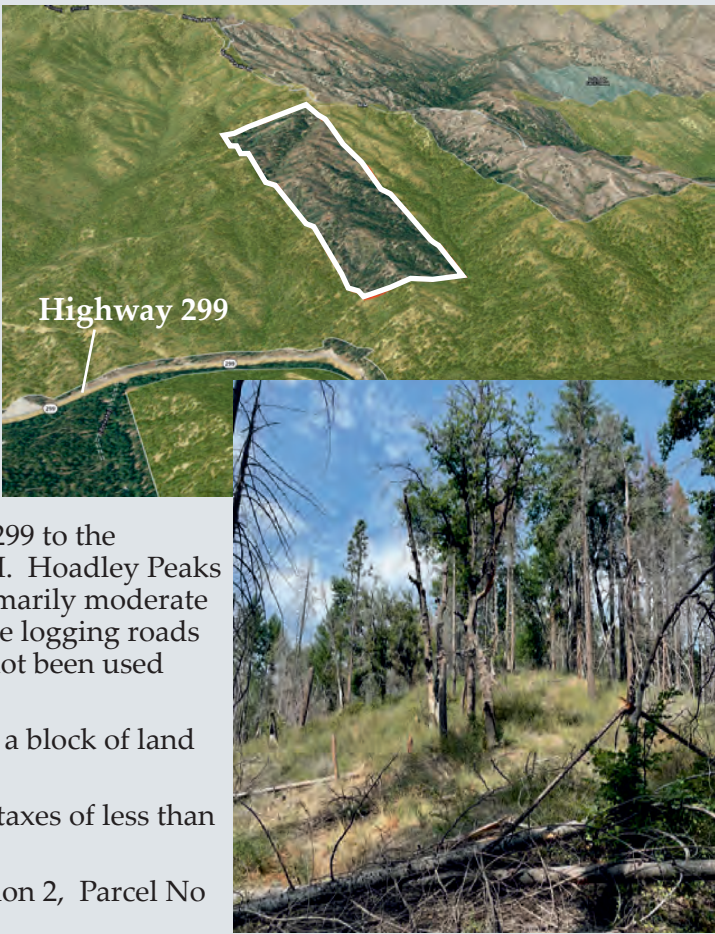
PUBLISHED RESERVE: \$84,500 / \$528 per Acre
LAST ASKING: \$104,000
SIZE: 160± Acres
ELEVATION: 2,960± to 3,520± Feet
ZONING: TPZ (Timber Production Zone)
PROPERTY INSPECTION: At Any Time
FINANCING: None – All Cash
DESCRIPTION: The 160± acre Buckhorn Summit Timber and Recreation Tract is located within Trinity Mountains, along Buckhorn Summit, just north of Highway 299. The property was impacted by the 2018 Carr Fire. Seller did not undertake any salvage logging.

There is walk-in-only physical access from Highway 299 to the southern boundary from a logging road through BLM. Hoadley Peaks Road is near the northeast corner. Topography is primarily moderate to steep south- and northwest-facing slopes. There are logging roads that provide access to portions of the tract, but have not been used since the Carr Fire.

BLM is adjoining owner. Sierra Pacific Industries has a block of land east of the property along Hoadley Peaks Road.

The property is classified as timberland, with annual taxes of less than \$25.

LOCATION: Township 32 North, Range 8 West, Section 2, Parcel No 015-200-02-00, Trinity County, California



SEALED BIDS DUE NO LATER THAN 5:00 PM, July 10, 2024

