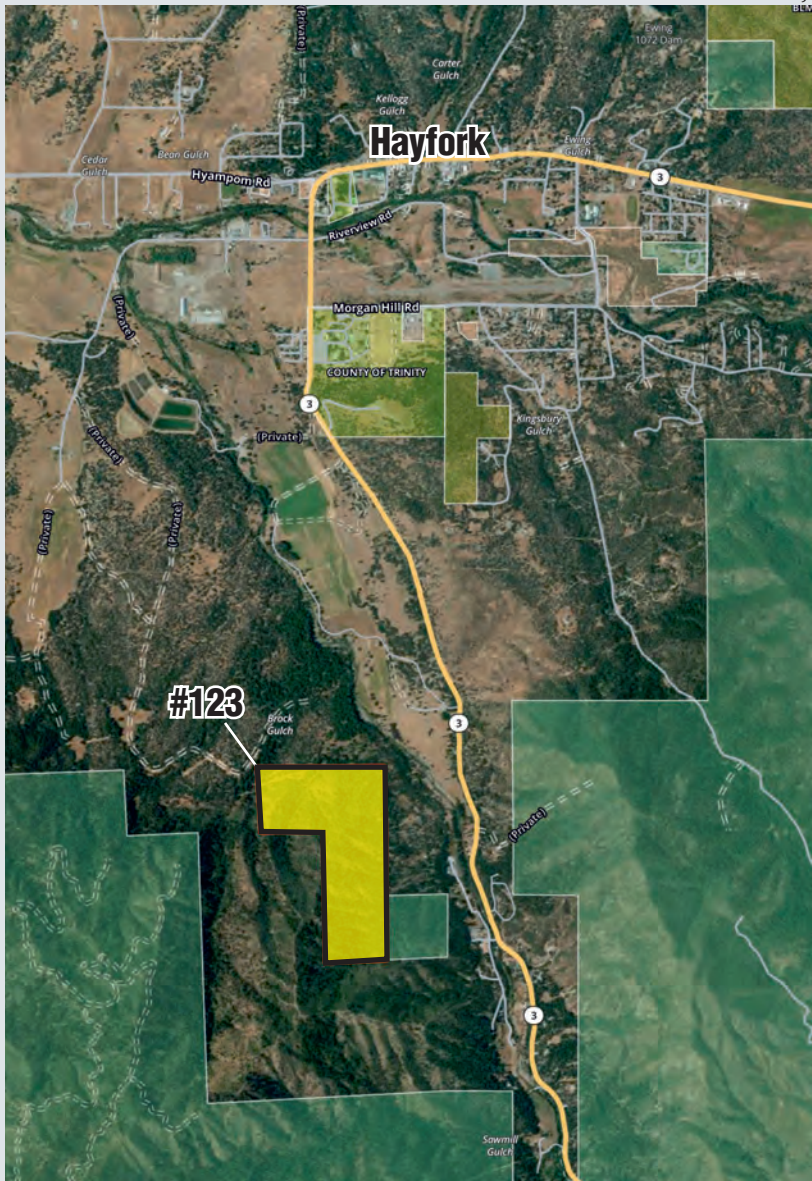


Brock Gulch Timber and Recreation Tract, in Foothills of Hayfork Valley Trinity County, California



Photo taken prior to fire



PUBLISHED RESERVE: \$89,500 / \$559 per Acre

LAST ASKING: First Time Offered

SIZE: 160± Acres

ELEVATION: 2,000 to 2,600± Feet

ZONING: TPZ – Timber Production Zone

PROPERTY INSPECTION: At Any Time
Please see Supplemental Information Package for Directions, with Map

FINANCING: None – All Cash

DESCRIPTION: The 160± acre Brock Gulch Timber Tract is located in the foothills of Hayfork Valley, west of Brock Gulch, two miles south of Hayfork. Approximately 120 acres were replanted in 1987 with a mix of ponderosa pine and Douglas-fir. It is estimated by Seller that 25% of the tract was impacted in 2021 by the Monument Fire. Seller has not undertaken any salvage logging.

The Tract does not have legal access. There is physical access through private land to the east from Highway 3. Sierra Pacific Industries is adjoining owner to the south.

LOCATION: Township 31 North, Range 12 West, Sections 23 and 26, Trinity County Parcel No 014-180-17 and 016-190-03

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