

**EASTERN SIERRA RETREAT
±160 AC - FOR SALE**

**USFS ROAD 040
MARKLEEVILLE, CA 96120**

PURCHASE PRICE: \$599,000

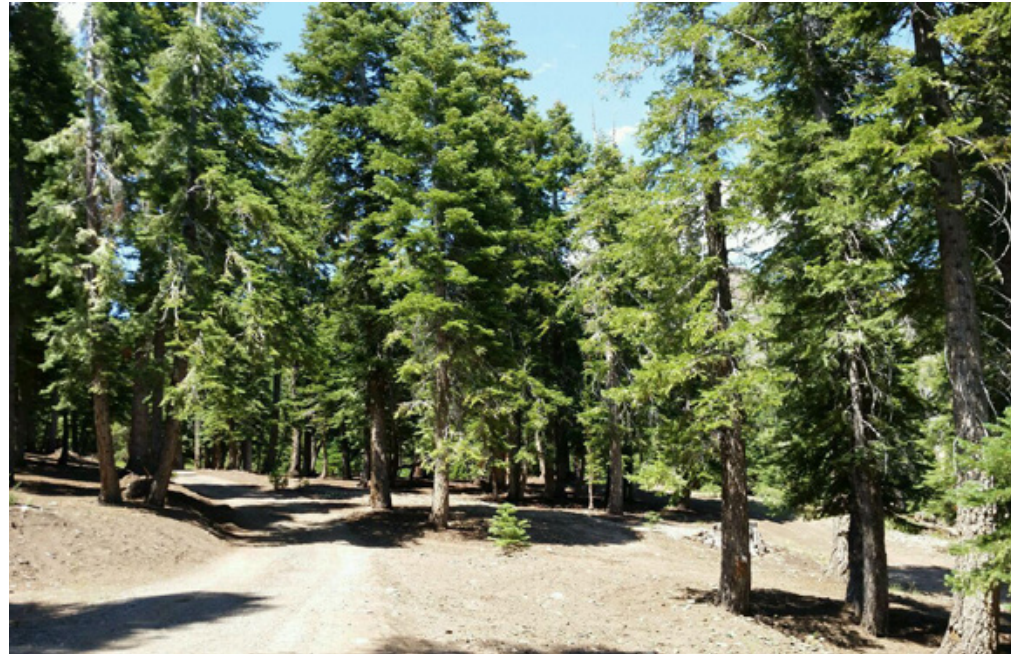


TRI *Outdoor Properties*

LAND BROKERAGE | Recreational · Agricultural · Conservation

A Division of TRI Commercial Real Estate Services, Inc.

Property Photos ~ Eastern Sierra Retreat, Alpine County, CA



Interior Photos ~ Eastern Sierra Retreat, Alpine County, CA



Fully Equipped 1/2 Bath

Property Info ~ Eastern Sierra Retreat, Alpine County, CA

Location: USFS Road 040
Markleeville, CA 96120
Cross Street: Poor Boy Creek Rd.

APN: 04-090-005; 04-090-006

Elevation: $\pm 7,000'$ - $8,000'$

Latitude: 38.6317218

Longitude: -119.7697872

Zoning: AG

Cabin Size: $\pm 1,800$ SF

MLS #: 17055142

Amenities: 1,800 sq. ft. semi-finished cabin; solar powered with automated 16 KW generated backup; solar powered water system with 1700 gal storage; spring-fed fishing pond; fully equipped RV pad with water, sewer and power. Solar powered access gate; three year-round springs with great hunting of deer, quail, bear and grouse.



Acres: **160 Acres**

Price: **\$599,000**

Terms: Cash or Term. Call Agent for details.

Prop. Description: 1,800 sq. ft. semi-finished cabin located on 160 acres of scenic eastern Sierra land. Cabin is split-level design with water, sewer and power on site. The exterior walls are finished inside & out and the interior has been improved with a sink/comode/shower combination. Power is supplied by a automated solar system with a 16 KW generator backup. Water comes from year-round spring-fed system via a 1700 gal storage tank. The cabin site contains a full service RV pad with water, power and sewer hookups.

Directions: From Markleeville, proceed 1.5 miles south on State Hwy 89 to US Forest Service Road 40. Continue on US Fs Rd 40 approximately 7.5 miles to the property. Cabin is 3/4 Mile from private gate.

Property Photos ~ Eastern Sierra Retreat, Alpine County, CA



Spring fed fishing pond



Solar powered water delivery system



Solar Power RV Pad with automatic backup generator, water and sewer hook-up



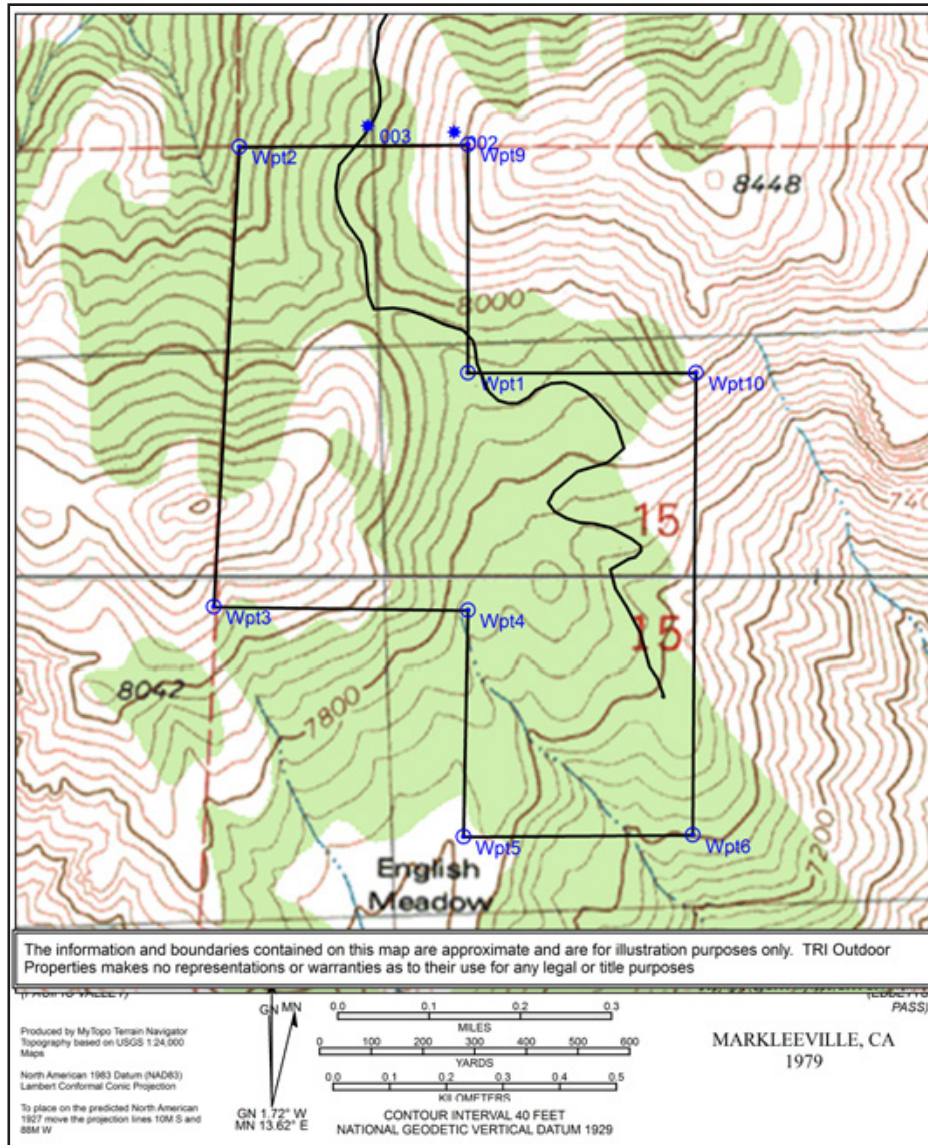
Newly installed solar system



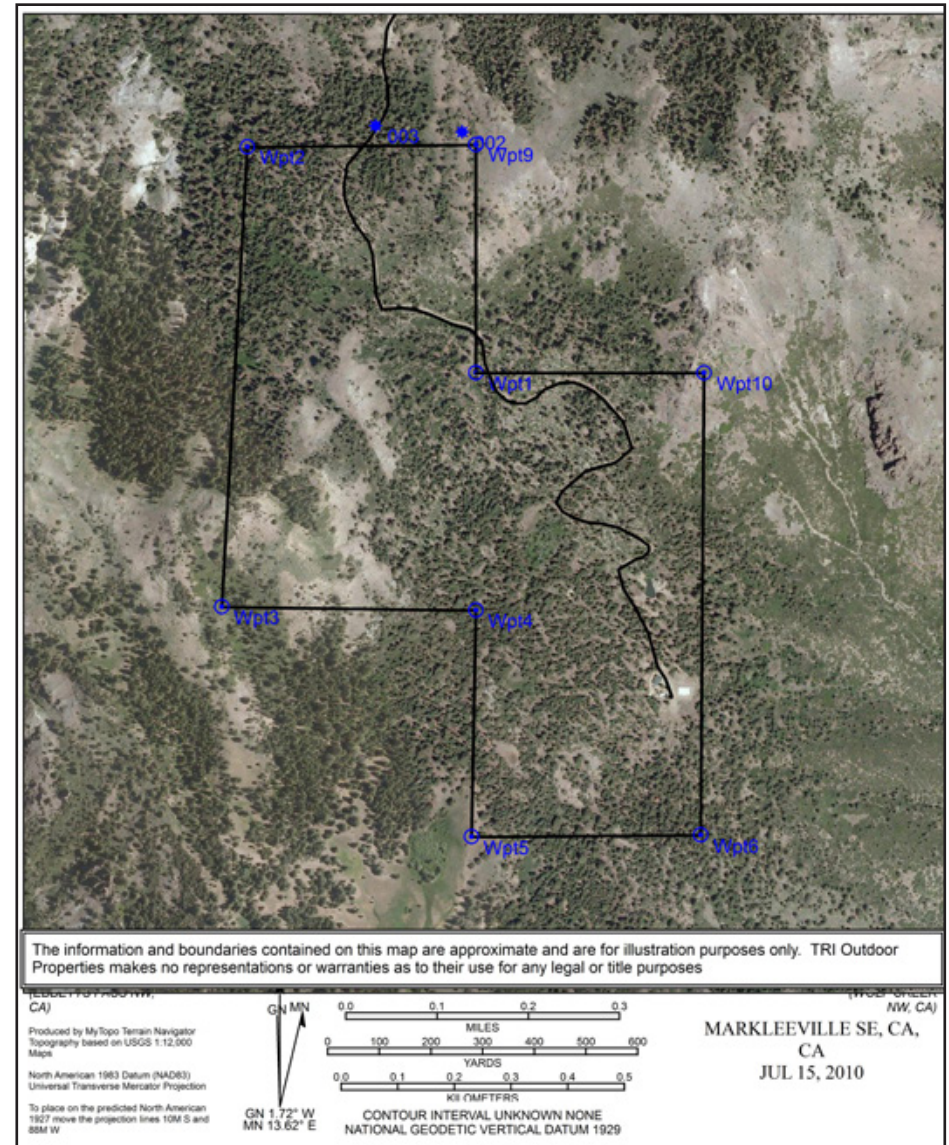
16KW Automatic Backup Generator

Property Maps ~ Eastern Sierra Retreat, Alpine County, CA

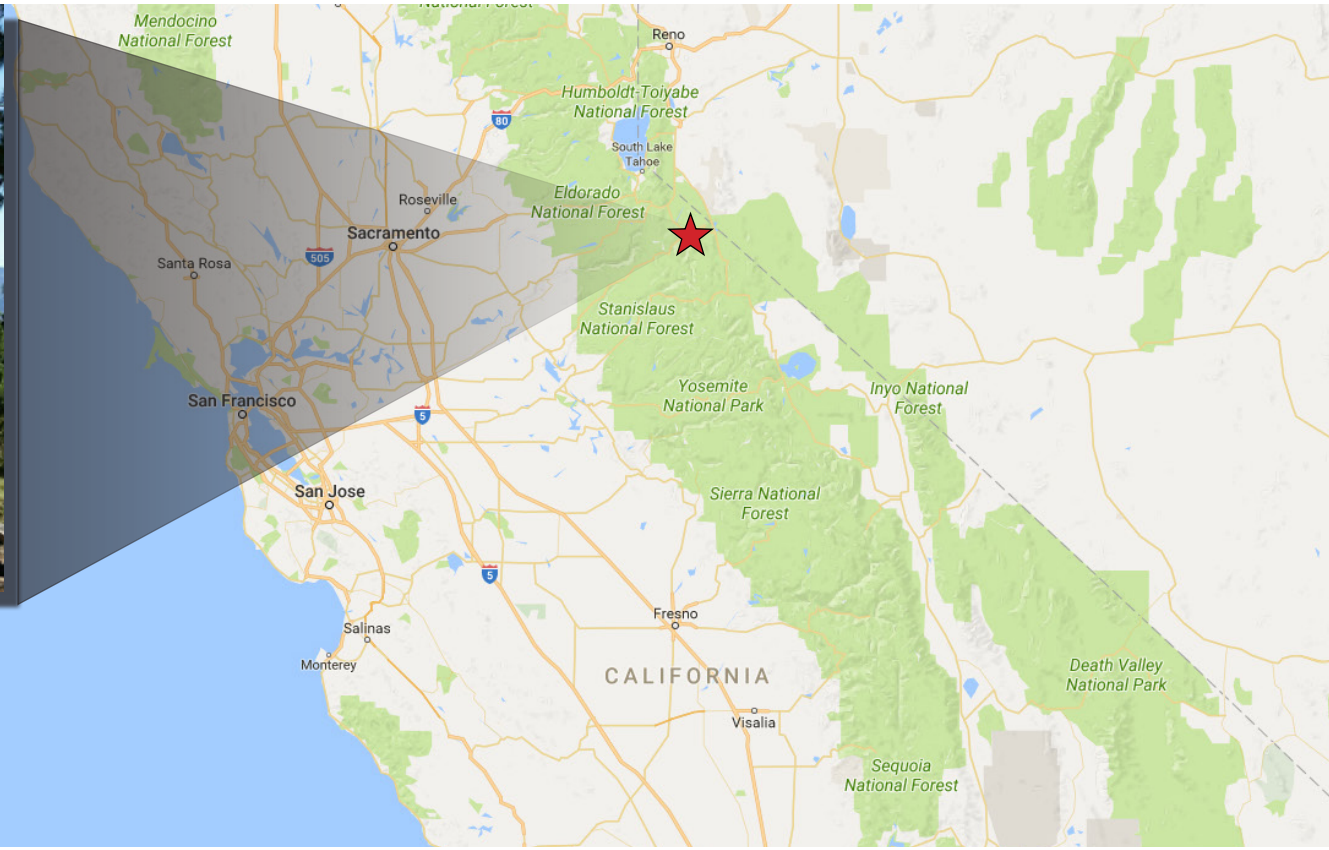
Topographical Map



Aerial Map



Property Summary ~ Eastern Sierra Retreat, Alpine County, CA



For Sale: ±160 AC
\$599,000

For More Information Contact:



Mike Kuppenbender, ALC, CCIM, SIOR
BRE License #: 00811112
mkupp@tricommercial.com
916.960.5709



Olen Zircle, ALC
BRE License #: 01190000
ozirkle@tricommercial.com
916.960.5703

TRI Outdoor Properties

532 Gibson Drive, Suite 200, Roseville, CA 95678

LAND BROKERAGE | Recreational · Agricultural · Conservation

A Division of TRI Commercial Real Estate Services, Inc.

The information in this document was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein.