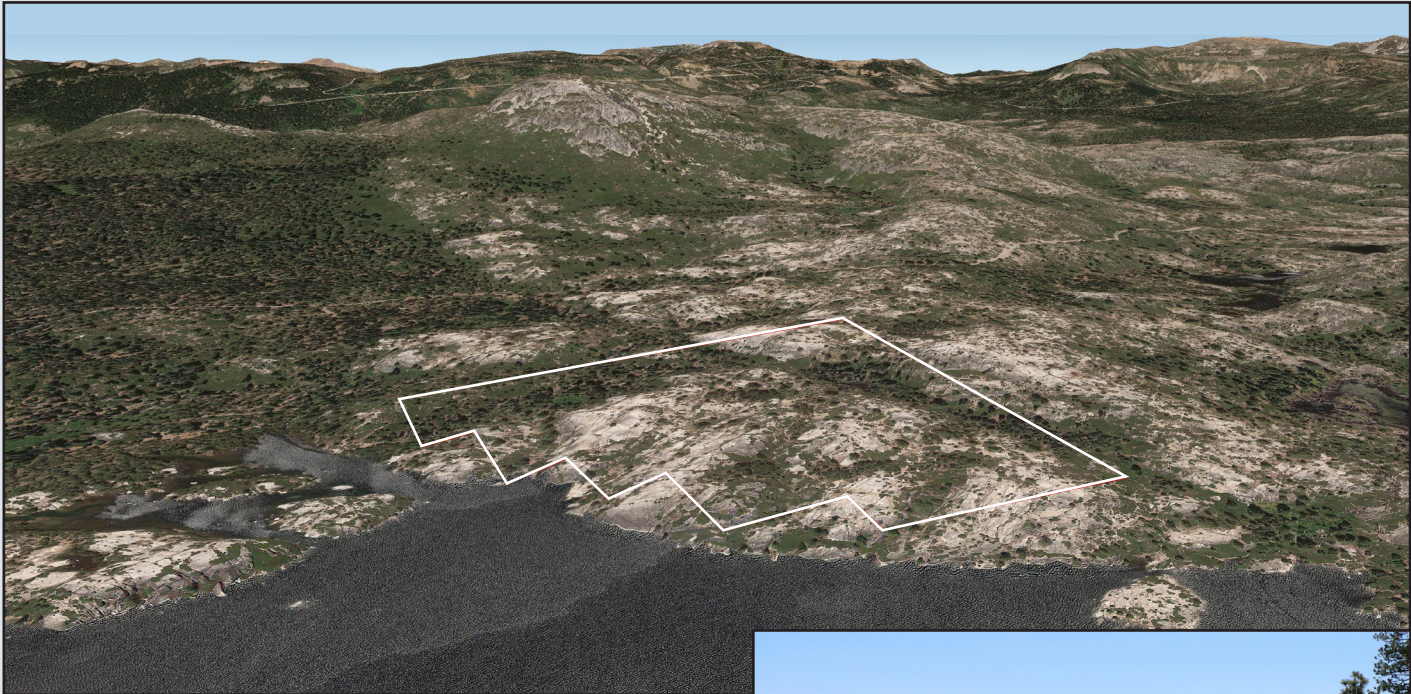


Loon Lake Recreation Tract near Rubicon Trail and Desolation Wilderness - El Dorado County, California



PUBLISHED RESERVE: \$165,000
LAST ASKING: \$299,000
SIZE: 40± Acres
ELEVATION: 6,600± Feet
ZONING: TPZ (Timber Production Zone)
PROPERTY INSPECTION: At Any Time
FINANCING: None – All Cash

DESCRIPTION: This 40± acre recreation tract is a rare private inholding within the El Dorado National Forest. It is located at the north end of Loon Lake, a three-mile long reservoir completed in 1963 as part of the Upper American River Project by Sacramento Municipal Utility District, for hydroelectric power.

Loon Lake is along the western slope of Sierra Nevada. Rubicon Trail, a popular four-wheel drive route, is located at the south end of Loon Lake, near the base of the dam. Desolation Wilderness is three miles southeast of the Auction Property. Access to the 40± acre tract is by boat or hike-in. There is a boat ramp at Loon Lake Campground.

Loon Lake Chalet, used by skiers, hikers, and mountain bikers, is accessible year round. Sacramento is a two hour drive to Loon Lake.

The 40± acre tract has frontage on the high water mark of Loon Lake, and landscape that is a combination of granite outcroppings and residual stands of lodge pole pine and red fir.

The property could be used as a secluded base camp, with access to fishing and boating on Loon Lake, and proximity to both Rubicon Trail and Desolation Wilderness. In addition, it could be used during wintertime for snow shoeing and backcountry cross country skiing.

LOCATION: Township 14 North, Range 15 East, Section 33, APN: 010-090-09-100, El Dorado County, California

SEALED BIDS DUE NO LATER THAN 5:00 PM, NOVEMBER 18, 2020



Loon Lake

