

Great Investment Opportunity! 640 Acres in Lassen County with Mt. Shasta Views! – CA

PARCEL ID: 025-170-011-000



## Description

Legendary property investment opportunity to add to your legacy. This rural tract of land offers world class views of Mt Shasta and amazing landscape. The location is primitive, forested and beautiful.

This 640 acre offers endless opportunities:

- Build multiple homes and make this your hidden escape or a preppers dream compound.
- Owning this 640 acre gives you two deer tags in one of the most sought after regions in the west for trophy bucks, X zone tags. X zones mean limited-entry hunts and trophy bucks. Lassen County is home to X Zone deer hunting, which offers some of the biggest bucks found in California
- Commercial recreation facilities including, but not limited to, guest ranches, trap shooting clubs, rifle ranges, campgrounds, marinas and recreational vehicle parks
- Hemp farming and other business ideas like retreats, subdividing, and the list goes on.

Heck, you can even have your own private airstrip on your property! Whatever you're thinking, this is an investment you won't regret.

[wilcolandllc.com](http://wilcolandllc.com)



## Property Details:

ACREAGE  
640

PARCEL ID  
025-170-011-000

ZONING  
U-C-2

COUNTY  
Lassen

STATE  
California

ANNUAL TAXES  
\$1,600

## ACCESS

This property is off-grid and remote. Please refer to the access video linked here, property summary video above, GPS coordinates, google earth and other programs like OnX to help navigate your way to the property. This will require backcountry navigational skills and jeep/truck to explore the dirt roads back there. Please notify [miles@wilcolandllc.com](mailto:miles@wilcolandllc.com) if you plan to go out there.

## TERRAIN

Stunning landscape with world class views of Mt Shasta.

This land is sloping on the southern end of the property, and offers plenty of usable space on the north end.

The soil is surprisingly moist. This might be due to a spring that is very close to the property boundary, if not, on the property itself.

The property has different species of trees, with moss covering. There are flowers, and a good amount of vegetation.

Towards the south and more slopping side of the property there are large Lava rocks.

## UTILITIES

Off-grid. No utilities. Can drill for a well.



## **CAMPING:**

- Yes.

## **RV'S:**

- No. Not listed as one of the uses allowed by right and/or by use permit.  
There is a provision in their code allowing a property owner to place a recreational vehicle on their property for up to six months. This requires an application for a temporary RV permit.

## **MOBILE HOMES:**

- No. Not listed as one of the uses allowed by right and/or by use permit.

## **BUILDABILITY:**

- Yes. Refer to zoning notes for list of uses allowed by right and by use of permit.





CENTER COORDINATES  
40.912845, -121.113833

GOOGLE EARTH

[View on Google Earth](#)

GOOGLE MAPS

[View on Google Maps](#)

**Contact property sales manager for  
pricing and terms!!**

\*Wilco reserves the right to approve or deny any proposed installment payment plans.

Questions? Contact the Property Sales Manager:

Miles McLaughlin | 605-250-1256 | [Miles@WilcolandLLC.com](mailto:Miles@WilcolandLLC.com)

