

117

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

PUBLISHED RESERVE: \$104,000 / \$650 per acre

LAST ASKING: First Time Offered

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 timber and recreation tract is located in the Trinity Mountains, along Buckhorn Summit, just north of Highway 299. The property was impacted by the 2018 Carr Fire. Seller did not undertake salvage logging.

There is 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 the 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, Account No. 015-200-02-00, Trinity County, California

SEALED BIDS DUE NO LATER THAN 5:00 PM, November 15, 2023



118

East Fork Timber Tract Overlooking South Fork Trinity River Trinity County, California

PUBLISHED RESERVE: \$244,500 / \$681 per acre

LAST ASKING: \$279,500

SIZE: 359± Acres

ELEVATION: 4,200± to 4,400± Feet

ZONING: TPZ (Timber Production Zone)

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This 349± acre tract is an inholding located within Shasta-Trinity National Forest, two miles north of Yolla Bolly-Middle Eel Wilderness, and 25 miles west of Red Bluff. White Rock Campground is located two miles northeast of the property. There is access to the northwest section of the tract from USFS Road 28N10.

The property was impacted by the 2018 Mendocino Complex Fire. There was an estimated 2.5 million board feet of Douglas-fir and ponderosa pine prior to the fire.

Seller has not undertaken any salvage logging.

LOCATION: Township 28 North, Range 11 West, North ½ of Section 36, Parcel No. 021-110-02, Trinity County, California

SEALED BIDS DUE NO LATER THAN 5:00 PM, November 15, 2023

