



PUBLISHED RESERVE: \$3,800,000

LAST ASKING: \$4,400,000

SIZE: 1,409± Acres

ELEVATION: 3,000 to 3,300± Feet

ZONING: R-R-B-40 (1,238± Acres), R-R-B-5 (108± Acres), TPZ (60.8± Acres), and M-L (2.3± Acres)

PROPERTY INSPECTION: At Any Time

FINANCING: Financing may be available through American AgCredit by contacting David Jackson, Vice President, at 707-445-8871. See Supplemental Information Package for details.

DESCRIPTION: This 1,409± acre tract is located at the base of Mt. Shasta and near the historic mill town of McCloud, California. It contains an estimated 12.5 million board feet of primarily ponderosa pine and white fir timber. It may be one of the largest blocks of property that has a location strategic to a four-season recreation market within a 15 minute drive of Interstate 5, with residential zoning.

The main block of ownership, 1,346± acres, extends north from Highway 89 and McCloud River Ranch Subdivision, and south along both sides of Squaw Valley Road, and adjoins the Nine-Hole McCloud Golf Club, which is the oldest public golf course in northern California. One mile of Squaw Valley Creek, tributary to the McCloud River, runs through the southern section of the property and has