



Valley. The other portion of the property is a non-contiguous parcel of 63± acres located along Highway 89 that has 2.3 acres zoned industrial.

The entire main block of 1,346± acres has residential zoning which could allow up-to 53 units of housing with 5± acre minimum lot size on the northern portion of the block by the McCloud River Ranch Subdivision, and the balance on 40± acre parcels. Cemetery Road bisects the southern section of the property, and there is additional access to the east from Timber Country Ranch Road.

This property has been managed as a commercial tree farm for over one hundred years by the McCloud River Lumber Company, United States Plywood Corporation, Champion International Corporation, and within the last twenty-five years by several timber investment firms.

Hancock Timber Resource Group's 12,805± acre town block is the adjacent ownership along the western boundary of the main block of 1,346± acres. Pacific Forest Trust is in the process of acquiring a working Forest Conservation Easement for the Hancock property as part of a program to help conserve and protect McCloud's working forests and habitat within the McCloud River watershed, one of the major tributaries to the Upper Sacramento River which "provides water into the state's water system on which 25 million Californians depend." Power and phone service are available to the property along Squaw Valley Road. On-site septic and well are required.

A new owner of the 1,409± acre Squaw Valley Road Tree Farm will have opportunity to evaluate options for development of the property for residential use, a retreat, camp or private club, all of which would take advantage of views of Mt. Shasta, Squaw Valley Creek and meadows, and proximity to McCloud Golf Club, Mt. Shasta Ski Park, and McCloud River.

An alternate opportunity is to obtain conservation value by limiting development of the property to