



PUBLISHED RESERVE: \$265,000

LAST ASKING: \$325,000

SIZE: 65± Acres

ZONING: M District -- Manufacturing and Industrial

PROPERTY INSPECTION: Locked Gate. Call Auction Information Office

FINANCING: None – All Cash

DESCRIPTION: This 65± acre industrial site is located 3 miles northeast of Crescent City, California, along Elk Valley Road, between Highway 101 and the Jedediah Smith Redwood State Park, which is adjacent to the eastern boundary of the property. The property was originally used as a sawmill site by the Medply Corporation, which ceased operations in the late 1970s. The buildings were removed, and the former log pond was filled by the prior owner.

Caltrans currently leases a 2 acre portion of the site at a monthly rate of \$350.00.

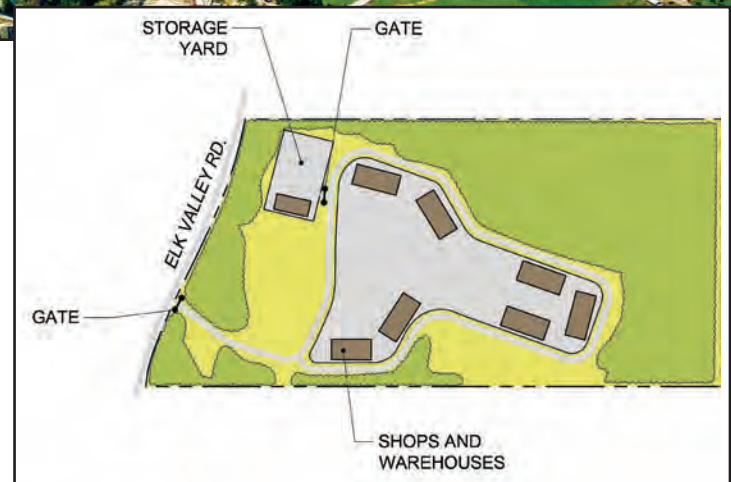
The balance of the site could be developed for industrial use with ample room for a shop or other industrial buildings, plus yard area. The northeast and eastern sections of the property have residual timber.

Elk Valley Road provides excellent access both north and south to Highway 101.

Tidewater Starry Rock Pit is next to the property to the north. Power is available along Elk Valley Road. On-site septic and well will be required.

LOCATION: 1805 Elk Valley Road, Crescent City, California. Assessor Parcel #112-020-09

SEALED BIDS DUE NO LATER THAN 5:00 PM, MAY 20, 2015



Please Note: Sketch plan is conceptual only. Neither the Seller nor its agents have submitted plan or made any applications to a public agency.