739± ACRES

SHASTA COUNTY, CALIFORNIA

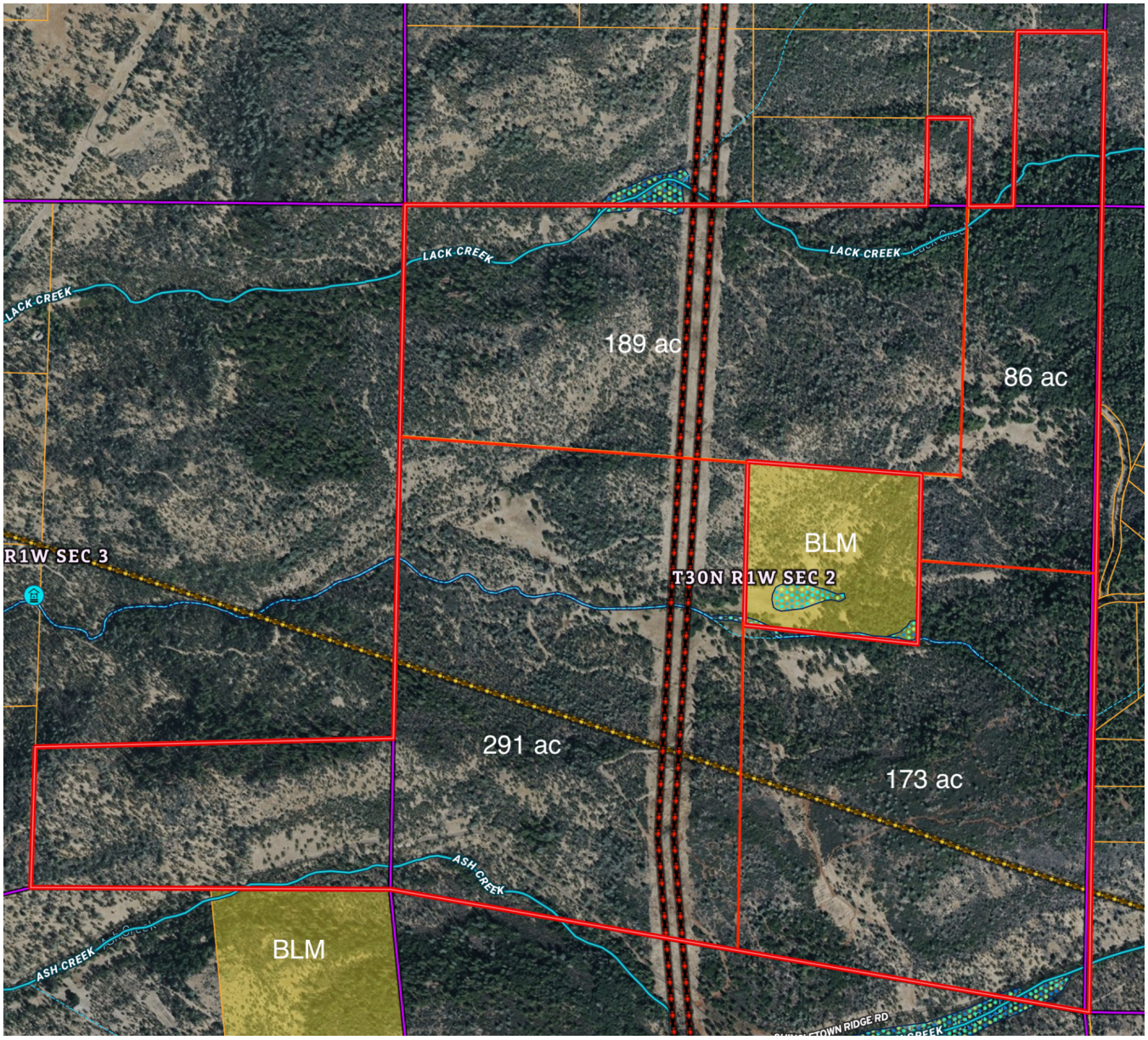


Four large adjusted parcels • Springs & creeks • Timber & open ground • Existing well & structure • Direct BLM connection

PROPOSED PACKAGE PRICE	**OWNER FINANCING**
$1,200,000	**May be considered**

Property Aerial - Parcels & BLM

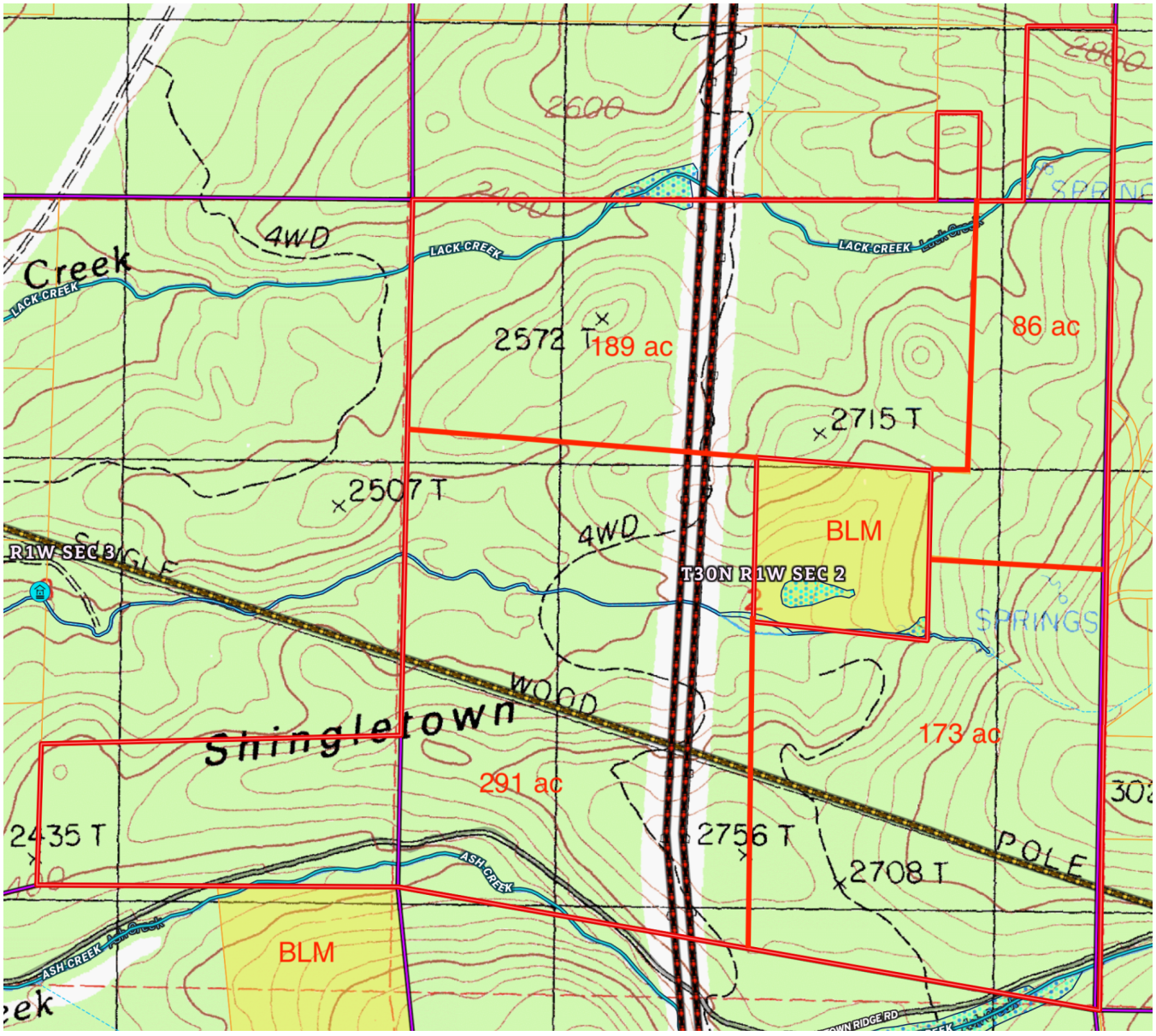
Labeled aerial showing the four working parcel acreages and the two connected BLM areas.
Parcel acreage is based on the recorded 2004 engineered Property Line Adjustment.



Working deeded acreage: 739+/- acres (173 + 291 + 86 + 189). BLM land is public land and is not included in deeded acreage.
Boundaries and mapping are for marketing/reference purposes and should be independently verified.

Topography, Creeks, Parcels & BLM

Labeled topographic map showing parcel acreages, BLM areas, terrain and mapped creek corridors.
The full property extent is shown without cropping the southern boundary.



Mapped features include Lack Creek and Ash Creek. BLM land is public land and is not included in deeded acreage.
Contours, boundaries, water features and mapping are for reference purposes and should be independently verified.

Water, Improvements & the 173± Acre Parcel

The 173± acre parcel is the improved portion of the offering. Seller reports an existing well producing approximately **50 gallons per minute**, an existing structure, and a possible septic system. Structure size, condition, septic status and well production should be independently verified.









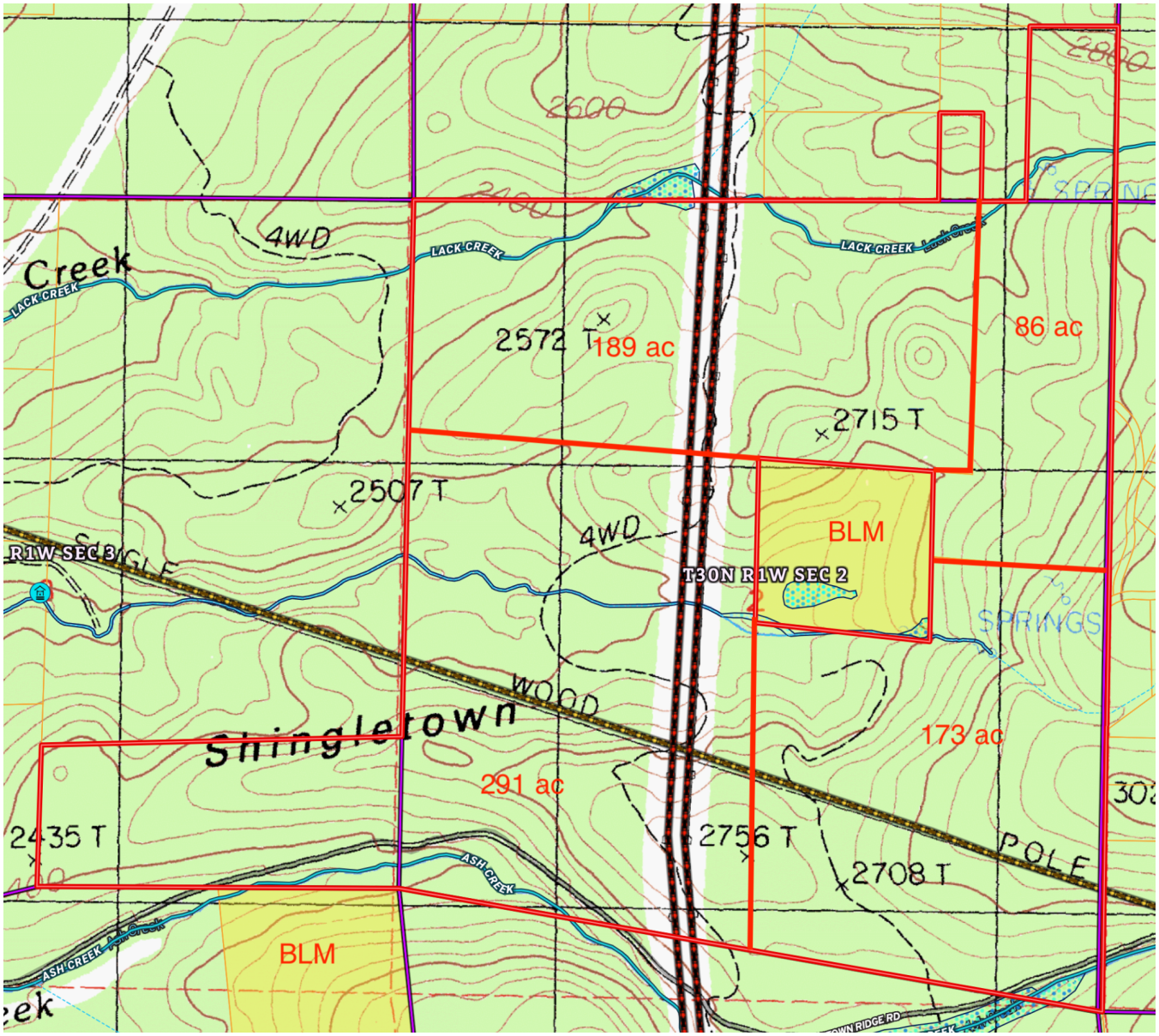
Numerous springs and wet areas: photographs show multiple areas of surface water and lush spring-fed vegetation. Creek corridors are also shown on the maps. Seasonal flow and water rights have not been independently verified.

Recreation, Privacy & Public-Land Setting

Timber, oak woodland, open ground, ridges, valleys and an established internal road network create a property that may appeal to hunting, recreation, retreat, ranch and legacy-land buyers.

Public-land setting:

Seller/agent mapping indicates a 40+/- acre BLM tract completely surrounded by the larger ownership, plus approximately 80 acres of BLM adjoining the southwest side. The BLM acreage is public land and is not included in the deeded acreage being sold.



Labeled topo shows all four deeded parcels, the surrounded BLM tract and adjoining BLM land. Boundaries and public-land information should be independently verified.

Flexible Purchase Opportunities

Subject to Shasta County Planning and title confirmation, the property can be positioned as one large holding or as individual large-acreage opportunities.

Working Acreage	Positioning	Proposed Price
173± acres	Reported 50-GPM well + existing structure	$400,000
86± acres	Wooded/timbered areas; smaller tract	$250,000
189± acres	Large recreational tract; varied terrain	$299,000
291± acres	Largest individual tract	$499,000

PACKAGE OPPORTUNITY

$1,200,000

Proposed asking price for the entire 739± acre holding





Owner financing may be considered, subject to seller approval, payoff requirements, down payment, creditworthiness and final terms.

Property Information & Due Diligence

Current due diligence: The recorded 2004 Property Line Adjustment depicts four adjusted parcels. Shasta County Planning confirmation of separate legal/buildable parcel status is pending. Current assessor acreage differs from the engineered PLA acreage.

Buyer to verify: exact legal acreage; parcel/buildability status; access and easements; well production and permits; septic existence/condition; structure permits, size and condition; water rights and seasonal/perennial nature of springs and creeks; timber volume/value; BLM boundaries and public access rules; zoning and permitted uses.





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DRAFT MARKETING BROCHURE - Preliminary information subject to seller, title, county and independent buyer verification. Land id screenshots are used for orientation and are not surveys. No representation is made regarding timber value, water rights, legal access, buildability, BLM exclusivity, or condition of improvements.