

FOR SALE:

One hundred acres of park-like forest land that is secluded and displays gorgeous western views. This parcel is bordered on two sides by hundreds of acres of Forest Service land and yet it is only a few miles away from Cascade Shores. It's only twelve miles from Nevada City which has a variety of restaurants, local shopping stores, the theater, and is the county seat of Nevada County, California. Pines, firs, oaks, cedars, Dogwoods, native shrubs, and a variety of seasonal native wildflowers are displayed on this land along with an array of native wildlife. There are also multiple springs and a small spring fed pool. In addition, Greenhorn Creek is nearby. Use a large cleared sunny landing with western mountain views or choose from the many other flat areas for a building site. This land has great solar potential and is ideal for lovers of the outdoors or those just wanting a place to get off the grid from time to time. Enjoy year-round recreation such as hiking, biking, horseback riding, hunting, motocross, and more on this property and the surrounding public land. At approximately 4000 feet in elevation this land will likely receive some snow every year so enjoy cross country skiing, snow shoeing, or snowmobiles. Or if you're a farmer at heart then cultivate truffles, shitake, or other mushrooms. Compare with nearby properties and you'll see that this rare large parcel is a bargain at \$365,000. Owner will consider carrying part of the loan with a substantial downpayment. For more information contact owners Jeff or Savannah at (530) 447-4676

Photo of entrance gate:



Photos of flat forested upper land portion:



Upper flat area (potential building site with a view):



Photo taken from main landing (the view):



Photos taken of main landing (potential building location):





Photo of trail leading from upper portion of property to lower portion (Note: This was a road that can be made drivable again if a couple large trees and some pruning is done).



Photo of lower flat meadow area



Photos of spring with pool:





Photos take from trail that leads from upper land to lower land:

