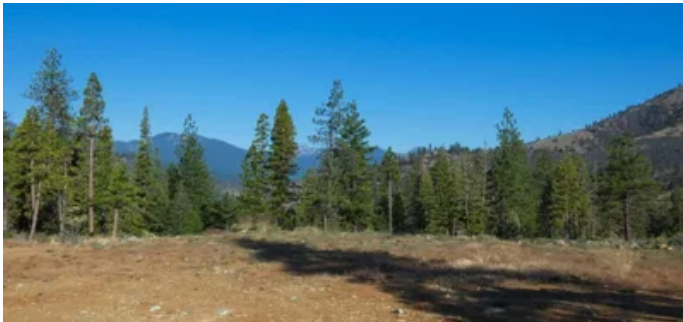
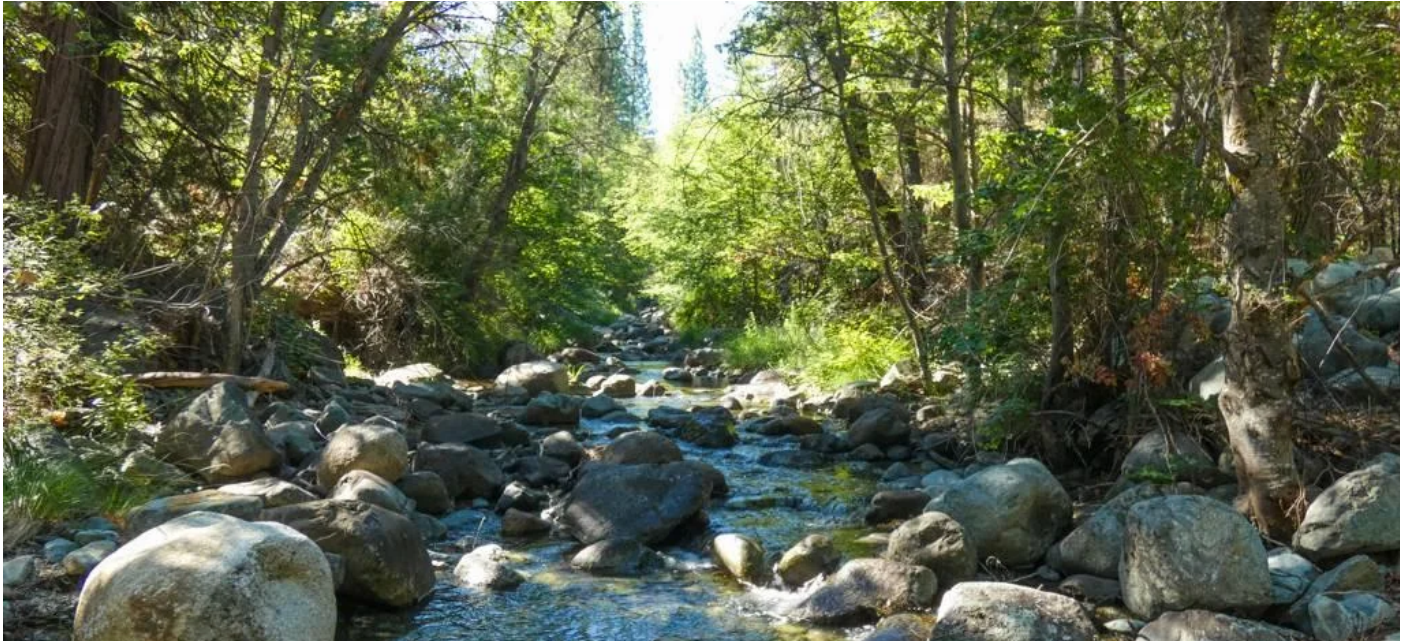


Big Mill Creek Recreational Acreage
0 S Hwy 3
Callahan, CA 96014

\$350,000
188± Acres
Siskiyou County



Big Mill Creek Recreational Acreage
Callahan, CA / Siskiyou County

SUMMARY

Address

0 S Hwy 3

City, State Zip

Callahan, CA 96014

County

Siskiyou County

Type

Hunting Land, Recreational Land, Riverfront, Horse Property

Latitude / Longitude

41.302000 / -122.761000

Acreage

188

Price

\$350,000

Property Website

<https://www.landleader.com/property/big-mill-creek-recreational-acreage-siskiyou-california/31596>



MORE INFO ONLINE:

californiaoutdoorproperties.com



PROPERTY DESCRIPTION

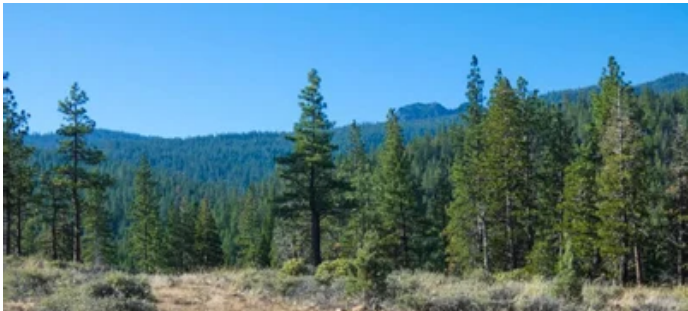
188 +/- acres of forested land with Big Mill Creek running through it! This remote feeling land is off-grid, with no cell phone service, but you're just off paved Highway 3 a few miles east of Callahan. The land is bordered by National Forest on the southern edge and sits below Scott Mountain and Bolivar. Great panoramic views including Lover's Leap. Quiet and solitude abound if you'd like to camp or build a cabin. Currently, structures include a small shed and an old mobile/frame (not useable). There is no well or septic, but there is adjudicated water right from the creek for domestic use. This is in the B zone if you're looking for deer hunting property. From here you're only a few minutes to drive to the Pacific Crest Trail where it crosses Hwy 3 at the top of Scott Mountain - miles of wilderness access in the Trinity Wilderness is easily and quickly accessible. Recreational land as accessible as this doesn't come along often - make an appointment to see it today!

Property Highlights: 188 +/- Acres Big Mill Creek Running Through the Property Bordered by National Forest Off Paved Highway (Highway 3) 45 Minutes to Trinity Lake Off Grid, No Cell Service Near the tiny town of Callahan (Bar, Church, Post Office, and Community)

MORE INFO ONLINE:



Big Mill Creek Recreational Acreage
Callahan, CA / Siskiyou County



MORE INFO ONLINE:



Locator Map

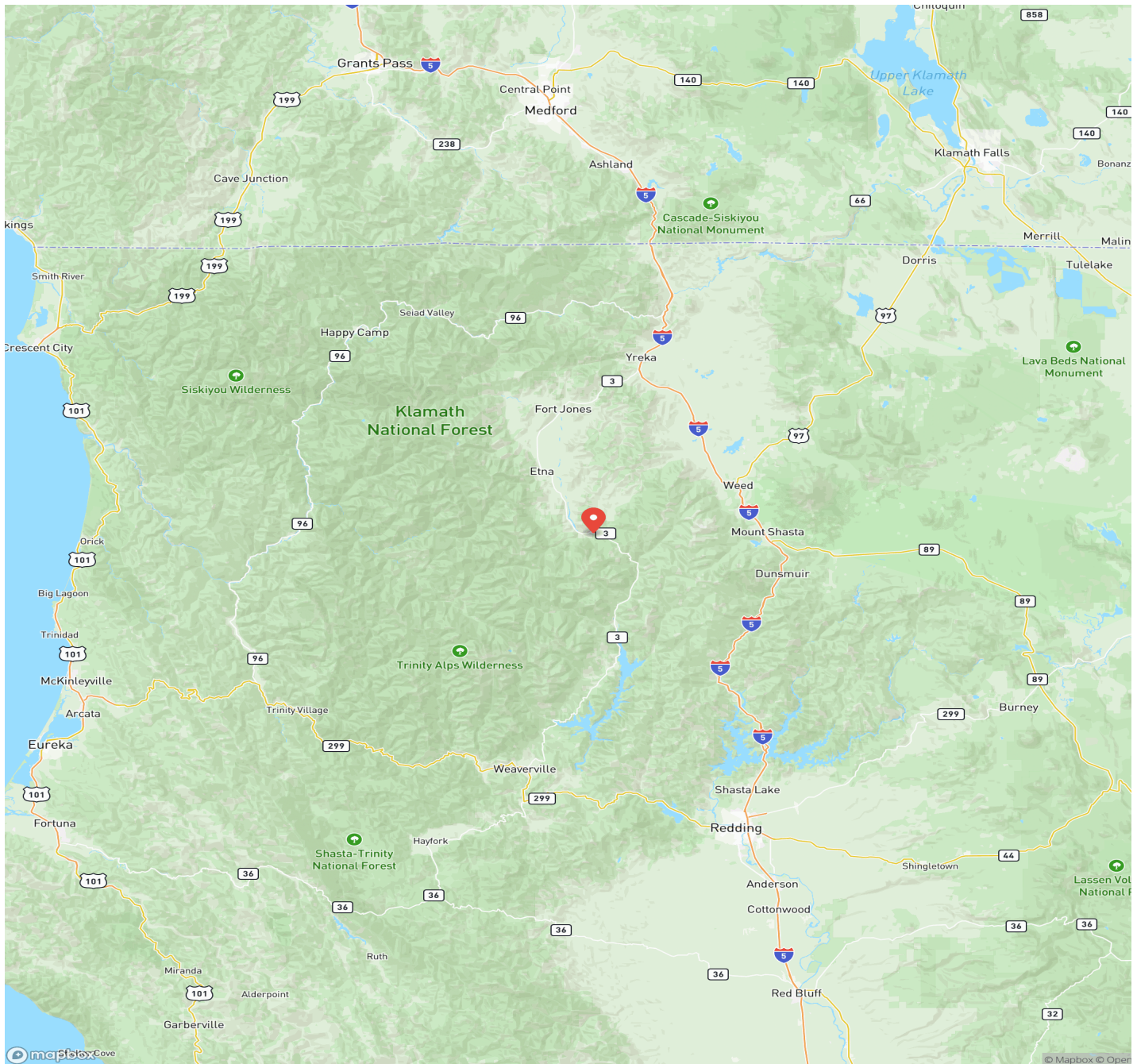


MORE INFO ONLINE:

californiaoutdoorproperties.com



Locator Map



Satellite Map



MORE INFO ONLINE:

californiaoutdoorproperties.com

LISTING REPRESENTATIVE

For more information contact:



Representative

Kathy Hayden

Mobile

(530) 598-5336

Email

ranchre@yahoo.com

Address

11806 Main Street

City / State / Zip

Fort Jones, CA 96032

NOTES

MORE INFO ONLINE:

californiaoutdoorproperties.com

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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