

## LAND FOR SALE

±40.29 ACRES OF LEVEL LAND W/ ±1,400 SF OF STRUCTURES

4000 Yolla Bolly Rd, Igo, CA 96047



Sale Price

**\$85,000**

### PROPERTY HIGHLIGHTS

- ±40.29 Acres of Open Land | Private, Quite Location
- Includes 900 SF Structure, 20' x 25' Carport, & 20' Seatrain
- Water Well System and Multiple Building Sites
- ±1,603' Wide By 1,098' Deep (±1,755,032 SF) | Easy Access
- Seller-Carry Financing Available w/ 10% Down!
- Shovel Ready | Square Parcel | Buildable
- Convenient and Close Highway Access
- Easy Access via Paved Roads | Elevated Land w/ Many Uses
- North & South Bound Freeways Nearby
- Quick CA-36 Freeway Access | Utilities Nearby
- Private Setting Minutes To Ono & Igo

### OFFERING SUMMARY

Available SF:	±1,755,032 SF
Lot Size:	40.29 Acres
Price / Acre:	\$2,110
Zoning:	Rural
APN:	042-170-010

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

#### JARED ENNIS

Executive Vice President  
O: 559.705.1000  
C: 559.705.1000  
jared@centralcacommercial.com  
CA #01945284

#### KEVIN LAND

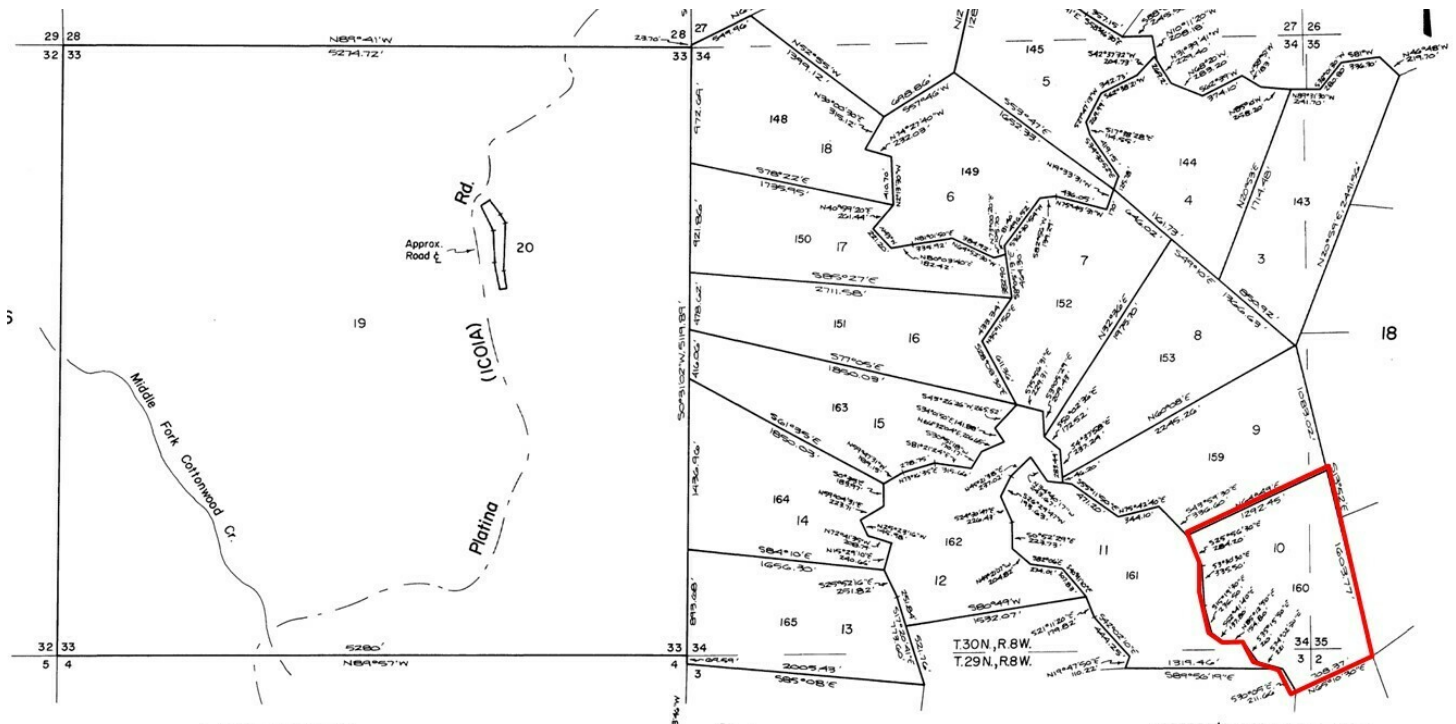
Executive Managing Director  
O: 559.705.1000  
kevin@centralcacommercial.com  
CA #01516541

**KW COMMERCIAL**  
7520 N. Palm Ave #102  
Fresno, CA 93711

## LAND FOR SALE

±40.29 ACRES OF LEVEL LAND W/ ±1,400 SF OF STRUCTURES

4000 Yolla Bolly Rd, Igo, CA 96047



### PROPERTY DESCRIPTION

Level and square ±1,755,032 SF (±40.29 Acres) of shovel ready land located within the established Trinity Alps Preserve inclusive of quality 40-acre parcels surrounded by beautiful wilderness located just 45 min SW of Redding. Property measures ±1,603' Wide By 1,098' Deep and is mostly level in an elevated area with good soil, and is accessible via paved roads entering from Platina Rd to Yolla Bolly Rd. Includes a 30' x 30' warehouse structure with an open room on the lower level, a 20' x 25' carport and 8' x 20' shipping container on the upper level, multiple building pads, and a road cut into the property. Property includes an existing water well system. All private gravel roads to and from the property are well-maintained roads thanks to a low-cost (\$20.83/month) maintenance agreement by The Trinity Alps Preserve Property Owners Association (TAPPOA), which serves the area. Paved road access, 3 level areas where former modular homes were present, electric nearby, and offers amazing views. Country property with spectacular views situated on top of a knoll. Beautiful breathtaking views looking over the area of Mount Shasta & surrounding Mountains that radiates peace & tranquility. The peaceful sound of nature, beautiful wildlife & privacy for miles. The zoning is very flexible and allows for a variety of residential, agricultural, and other uses; mobile home, trailer, manufactured or permeant construction. The property has quick access to both Highway's I-5 & CA-36, which allows for convenient access to all the major highways in the area. Seller-Financing is available with only 10% down!

### LOCATION DESCRIPTION

From Platina Rd where the "Yolla Bolly" neighborhood sign is carved in the tree. head south on Hart Ranch Rd and

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**JARED ENNIS**  
Executive Vice President  
O: 559.705.1000  
C: 559.705.1000  
jared@centralcacommercial.com  
CA #01945284

**KEVIN LAND**  
Executive Managing Director  
O: 559.705.1000  
kevin@centralcacommercial.com  
CA #01516541

**KW COMMERCIAL**  
7520 N. Palm Ave #102  
Fresno, CA 93711



## LAND FOR SALE

±40.29 ACRES OF LEVEL LAND W/ ±1,400 SF OF STRUCTURES

4000 Yolla Bolly Rd, Igo, CA 96047



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

### JARED ENNIS

Executive Vice President  
O: 559.705.1000  
C: 559.705.1000  
jared@centralcacommercial.com  
CA #01945284

### KEVIN LAND

Executive Managing Director  
O: 559.705.1000  
kevin@centralcacommercial.com  
CA #01516541

**KW COMMERCIAL**  
7520 N. Palm Ave #102  
Fresno, CA 93711

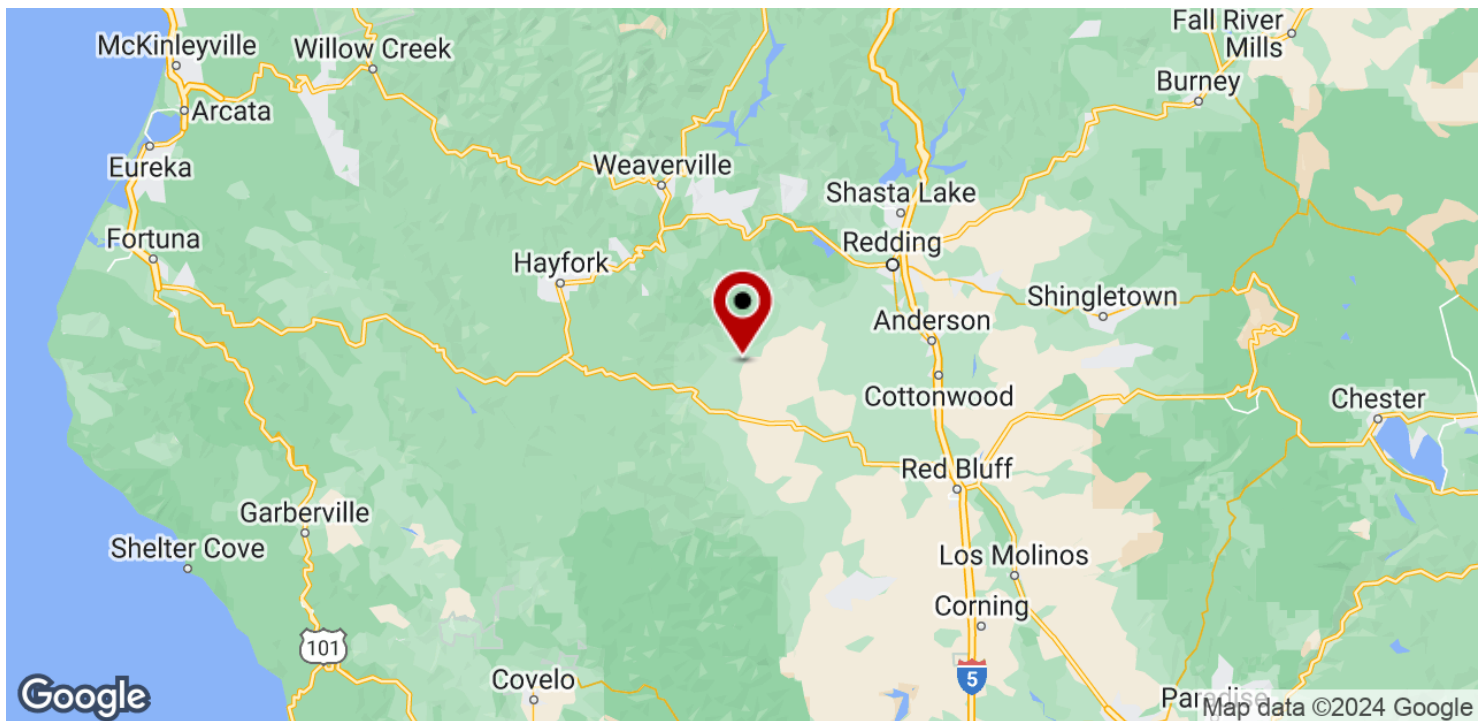
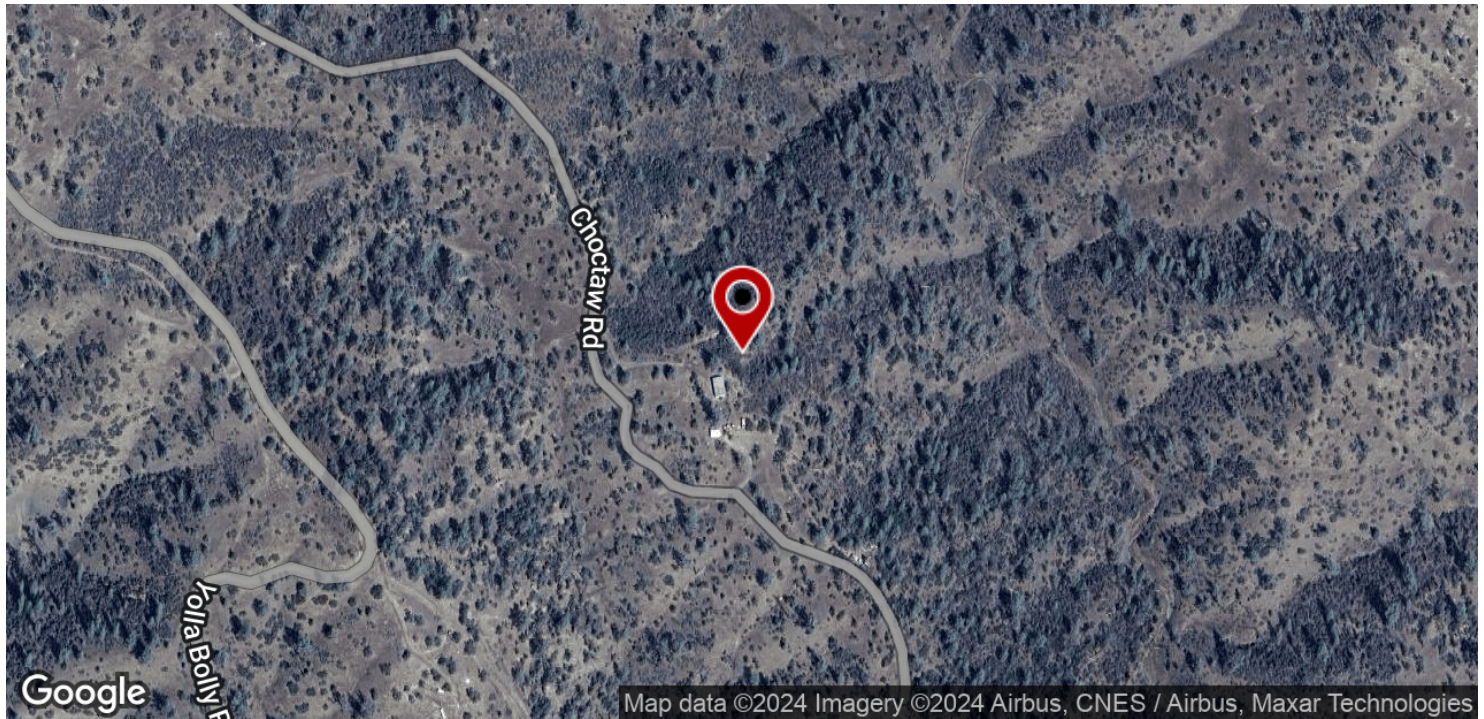
Each Office Independently Owned and Operated **CentralCaCommercial.com**



## LAND FOR SALE

±40.29 ACRES OF LEVEL LAND W/ ±1,400 SF OF STRUCTURES

4000 Yolla Bolly Rd, Igo, CA 96047



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

### JARED ENNIS

Executive Vice President  
O: 559.705.1000  
C: 559.705.1000  
jared@centralcacommercial.com  
CA #01945284

### KEVIN LAND

Executive Managing Director  
O: 559.705.1000  
kevin@centralcacommercial.com  
CA #01516541

**KW COMMERCIAL**  
7520 N. Palm Ave #102  
Fresno, CA 93711

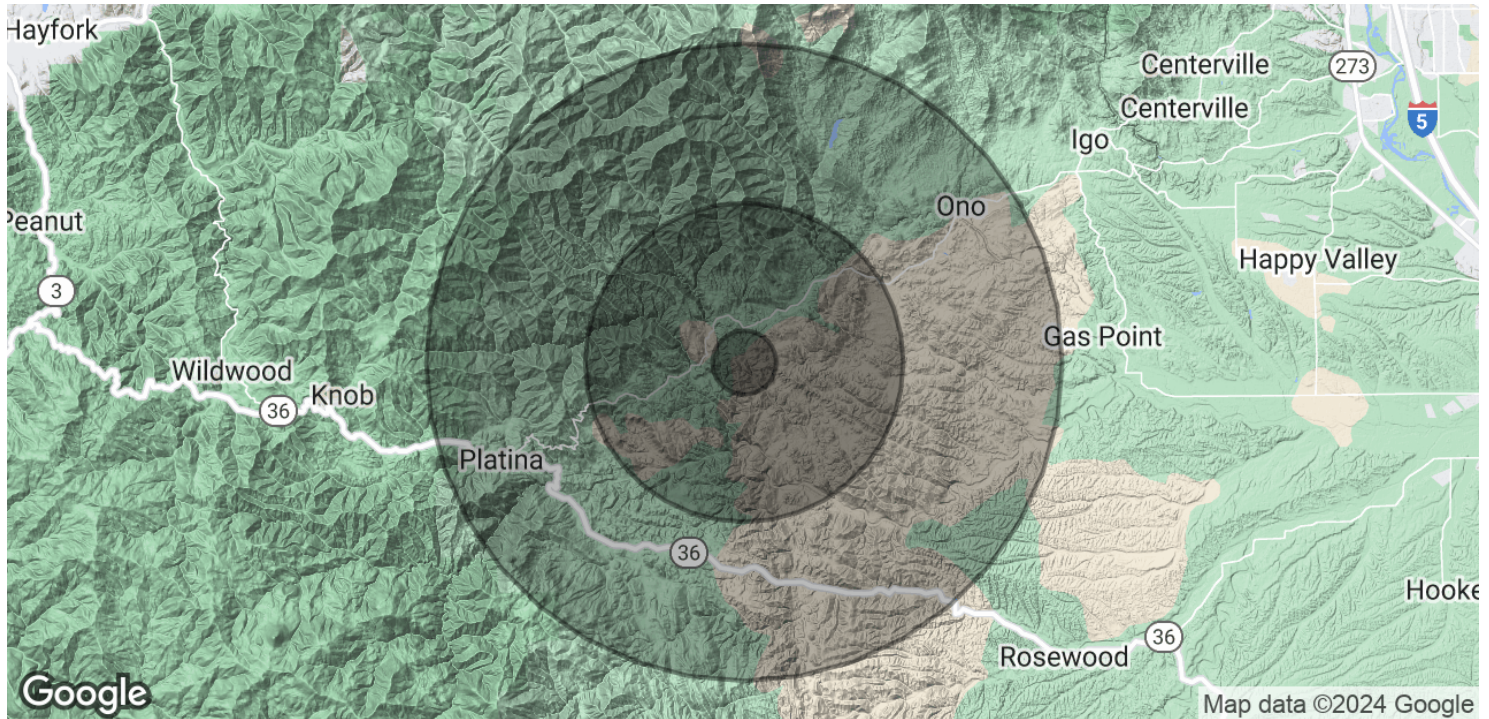
Each Office Independently Owned and Operated **CentralCaCommercial.com**



## LAND FOR SALE

±40.29 ACRES OF LEVEL LAND W/ ±1,400 SF OF STRUCTURES

4000 Yolla Bolly Rd, Igo, CA 96047



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	10	444	1,891
Average Age	57.8	49.6	49.0
Average Age (Male)	46.6	44.3	45.4
Average Age (Female)	61.9	52.8	52.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	5	197	863
# of Persons per HH	2.0	2.3	2.2
Average HH Income	\$68,310	\$89,010	\$90,046
Average House Value	\$493,355	\$405,281	\$407,516

ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	0.0%	6.1%	6.6%

2020 American Community Survey (ACS)

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**JARED ENNIS**  
Executive Vice President  
O: 559.705.1000  
C: 559.705.1000  
jared@centralcacommercial.com  
CA #01945284

**KEVIN LAND**  
Executive Managing Director  
O: 559.705.1000  
kevin@centralcacommercial.com  
CA #01516541

**KW COMMERCIAL**  
7520 N. Palm Ave #102  
Fresno, CA 93711

Each Office Independently Owned and Operated **CentralCaCommercial.com**