

# LAND FOR SALE

±9.5 ACRES OF LEVEL LAND IN HAPPY VALLEY, CA

4300 Black Pine Rd, Cottonwood, CA 96022



Sale Price **\$59,900**

## PROPERTY HIGHLIGHTS

- ±9.5 Acres of Open Land | Private, Quite Location
- Seller-Carry Financing Available w/ 10% Down!
- Shovel Ready | Rectangular Parcel | Buildable
- Convenient and Close Highway Access
- Easy Access via 2 Roads | Elevated Land w/ Many Uses
- North & South Bound Freeways Nearby
- Quick CA-273 Freeway Access | Utilities Nearby
- Private Setting Minutes To Whiskeytown Lake

## OFFERING SUMMARY

|               |                                  |
|---------------|----------------------------------|
| Available SF: | ±413,820 SF                      |
| Lot Size:     | 9.5 Acres                        |
| Price / Acre: | \$6,305                          |
| Zoning:       | A-1-T-TBA-10 Limited Agriculture |
| APN:          | 045-770-002                      |
| Market:       | Cottonwood                       |
| Submarket:    | Northwest Cottonwood             |
| Seller Carry: | Available                        |

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### PROPERTY DESCRIPTION

Level and rectangular ±413,820 SF (±9.5 Acres) of shovel ready land located within the Cottonwood, CA community very close to I-5 between Centerville & Cottonwood. Property is mostly level in a long elevated area with good soil, and is accessible via paved roads entering from Gas Point Rd & Black Pine Rd. Very close to Clear Creek, paved road access, long level area where former structures 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 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 permanent construction. The property has quick access to both Highway's I-5 & CA-273, which allows for convenient access to all the major highways in the area. Seller-Financing is available with only 10% down!

### Directions:

**From East:** Just east of 3600 Sqiss Dr/Gas Point Dr, head north on Sqiss Dr and follow the river for 2 ¾ miles (you'll pass a barn at 1 ¾ miles), turn left on Wagon Gulch Rd and head west for 1 mile. The property is the 3rd parcel on the left (south) side of the road.

**From South:** Take Gas Point Rd, head north on Two Feathers Rd, turn right on Black Pine Rd, after ½ mile stay right at each fork in the road and after ½ mile the property is on the right hand side.

**From West:** Take Gas Point Rd, head East on Black Pines Rd. After 2 miles, cross Two Feathers Rd and stay straight on Black Pine Rd, after ½ mile stay right at each fork in the road and after ½ mile the property is on the right hand side.

### LOCATION DESCRIPTION

This parcel is located off Black Pine Rd in Cottonwood, CA. The property is north of Dale Ln east of Wagon Rd Gulch, & south of Gas Point Rd. Cottonwood is a census-designated place in Shasta County, CA. Its population is 6,268 as of the 2020 census, up from 3,316 from the 2010 census. Cottonwood was a stagecoach town where a settlement was established in 1849. The first Post Office was opened in 1852. Cottonwood is equidistant between Redding and Red Bluff, 15 miles in either direction. It is 4 miles south of Anderson.



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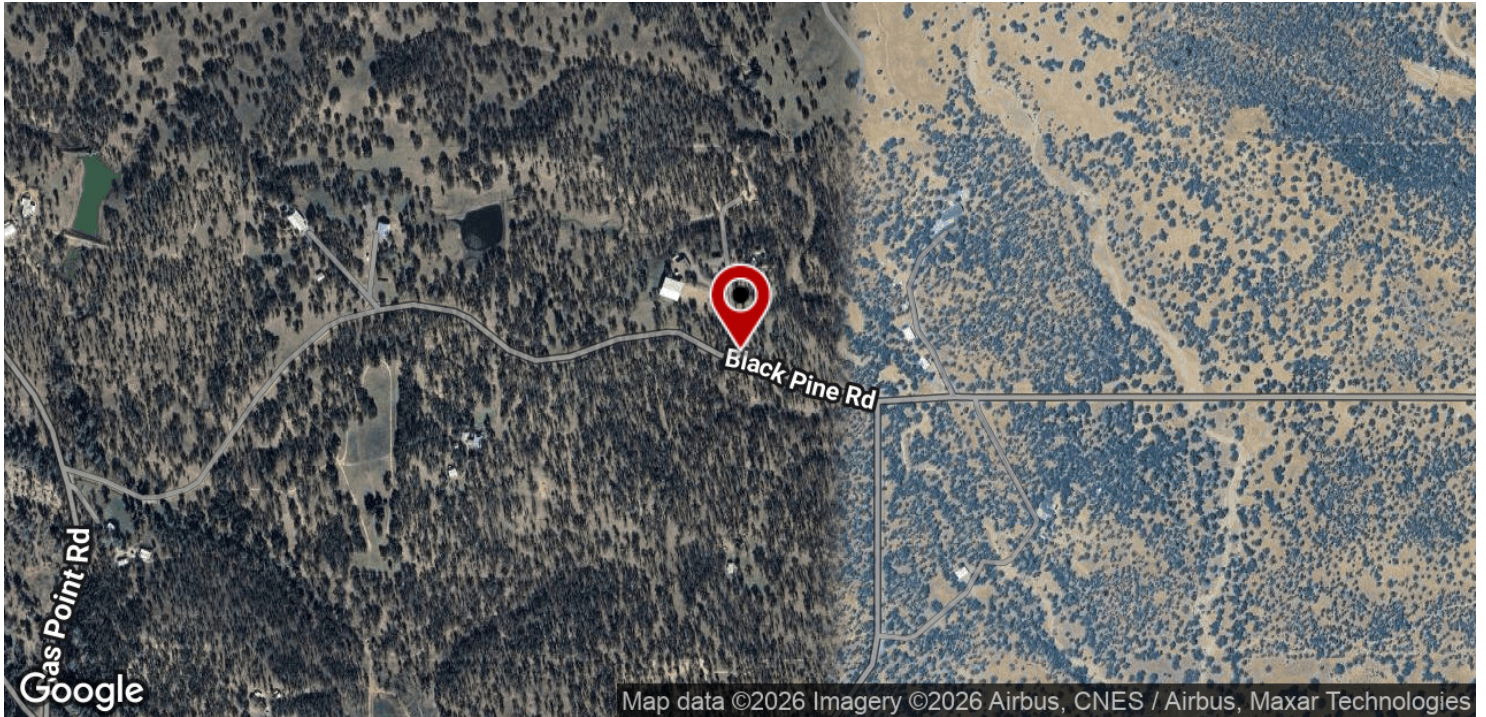
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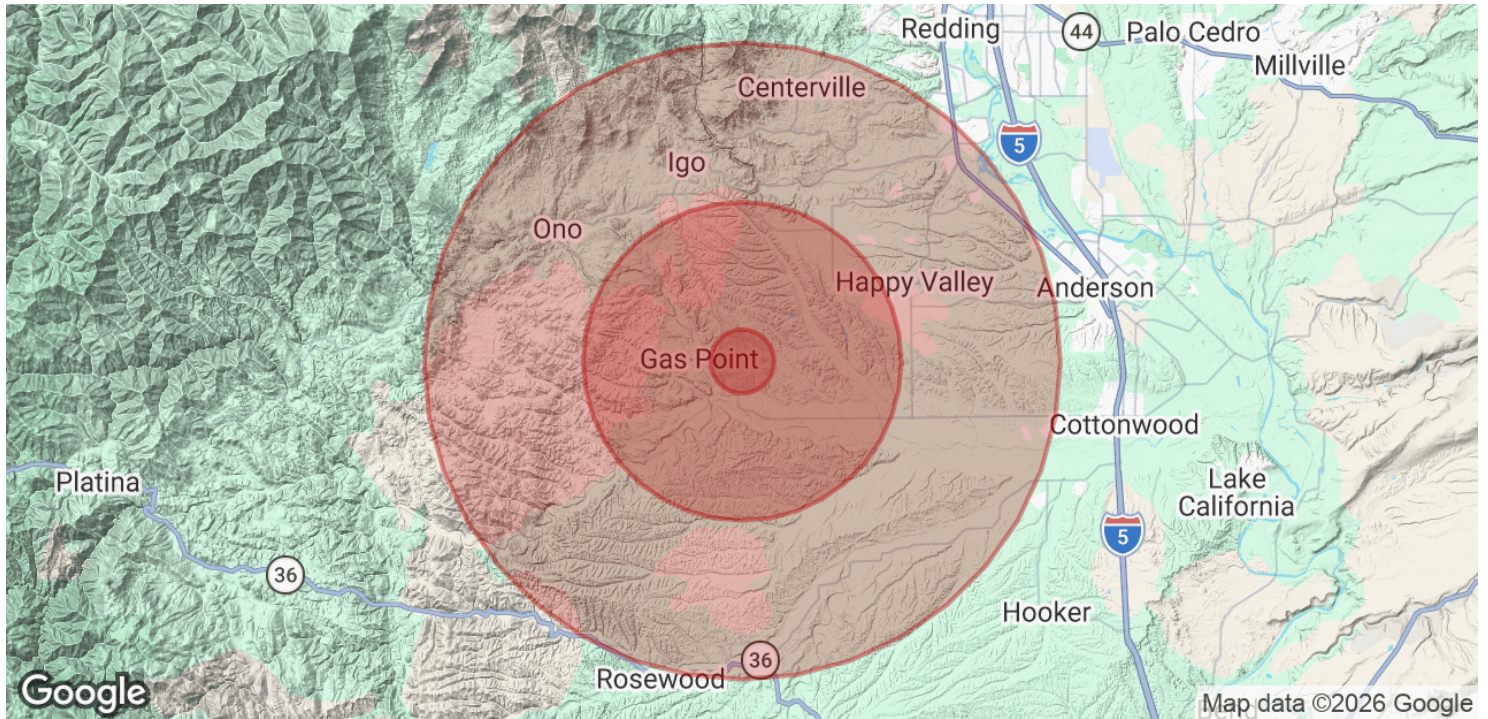
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| POPULATION           | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population     | 10     | 1,771   | 17,331   |
| Average Age          | 55.7   | 46.5    | 43.9     |
| Average Age (Male)   | 44.5   | 43.5    | 40.3     |
| Average Age (Female) | 59.6   | 48.2    | 45.9     |

| HOUSEHOLDS & INCOME | 1 MILE    | 5 MILES   | 10 MILES  |
|---------------------|-----------|-----------|-----------|
| Total Households    | 5         | 726       | 7,017     |
| # of Persons per HH | 2.0       | 2.4       | 2.5       |
| Average HH Income   | \$63,133  | \$82,990  | \$80,314  |
| Average House Value | \$464,780 | \$310,271 | \$282,295 |

| ETHNICITY (%) | 1 MILE | 5 MILES | 10 MILES |
|---------------|--------|---------|----------|
| Hispanic      | 0.0%   | 19.4%   | 13.5%    |

\* Demographic data derived from 2020 ACS - US Census

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