

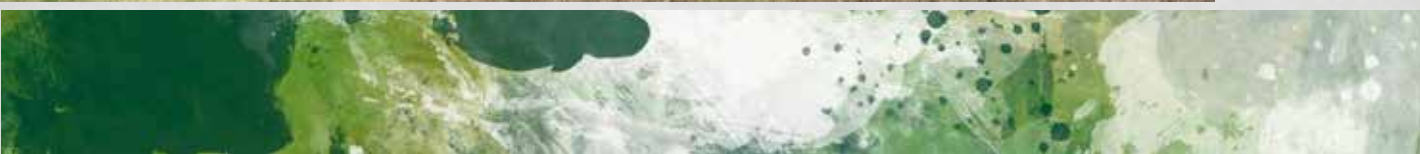
LOYALTON RANCH

407 DUTCHMAN ROAD
CHILCOOT, CALIFORNIA



±10,310 ACRE PROPERTY LOCATED JUST WEST OF THE TOWN OF LOYALTON

CBRE



CONTENTS

- 01 OFFERING SUMMARY
- 02 PROPERTY DETAILS
- 03 AREA OVERVIEW



01

OFFERING SUMMARY

LOYALTON RANCH - 407 DUTCHMAN ROAD CHILCOOT, CALIFORNIA

CBRE, Inc. is pleased to offer Loyalton Ranch in Sierra and Lassen Counties , a ±10,310 acre property to qualified investors. The property is located just west of the Town of Loyalton and about 45 minutes north of Truckee and Tahoe. This is a very rare opportunity to acquire a tract of land of this size in California.



The property does not have any existing buildings or structures. Utilities are to the property, including well and septic. The mineral rights have not been separated and will be transferred with the sale.



02

PROPERTY
DETAILS





LOYALTON RANCH - 407 DUTCHMAN ROAD CHILCOOT, CALIFORNIA

PROPERTY DETAILS

ADDRESS	407 Dutchman Road, Chilcoot CA 96105
COUNTY / STATE	Sierra and Lassen / California
APN	147-040-02-11,147-050-02-11,147-050-03-11,147-050- 19-11,147-050-20-11,147-070-04-11,147-070-05-11,147-080-01-11,147-080-03-11,147-080-11- 11,147-080-14-11,147-080-15-11,021-010-003,021-020-001,016-100-004, 016-090-059, 021-010- 006, 021-010-012, 016-100-005, 016-080-008, 016-070-012, 016-090-011, 021-010-013, 016-100-001, 016-100-006 and 016-080-007
ZONING	Various
ACRES	10,310
POWER	Liberty Utilities on Site
WATER	On-site well
GRAZING LEASE	In place until August 2024 at \$24,479 per year, tenant has the right to extend for five years with 3% increases per year. Extension is by agreement of both the owner and tenant.



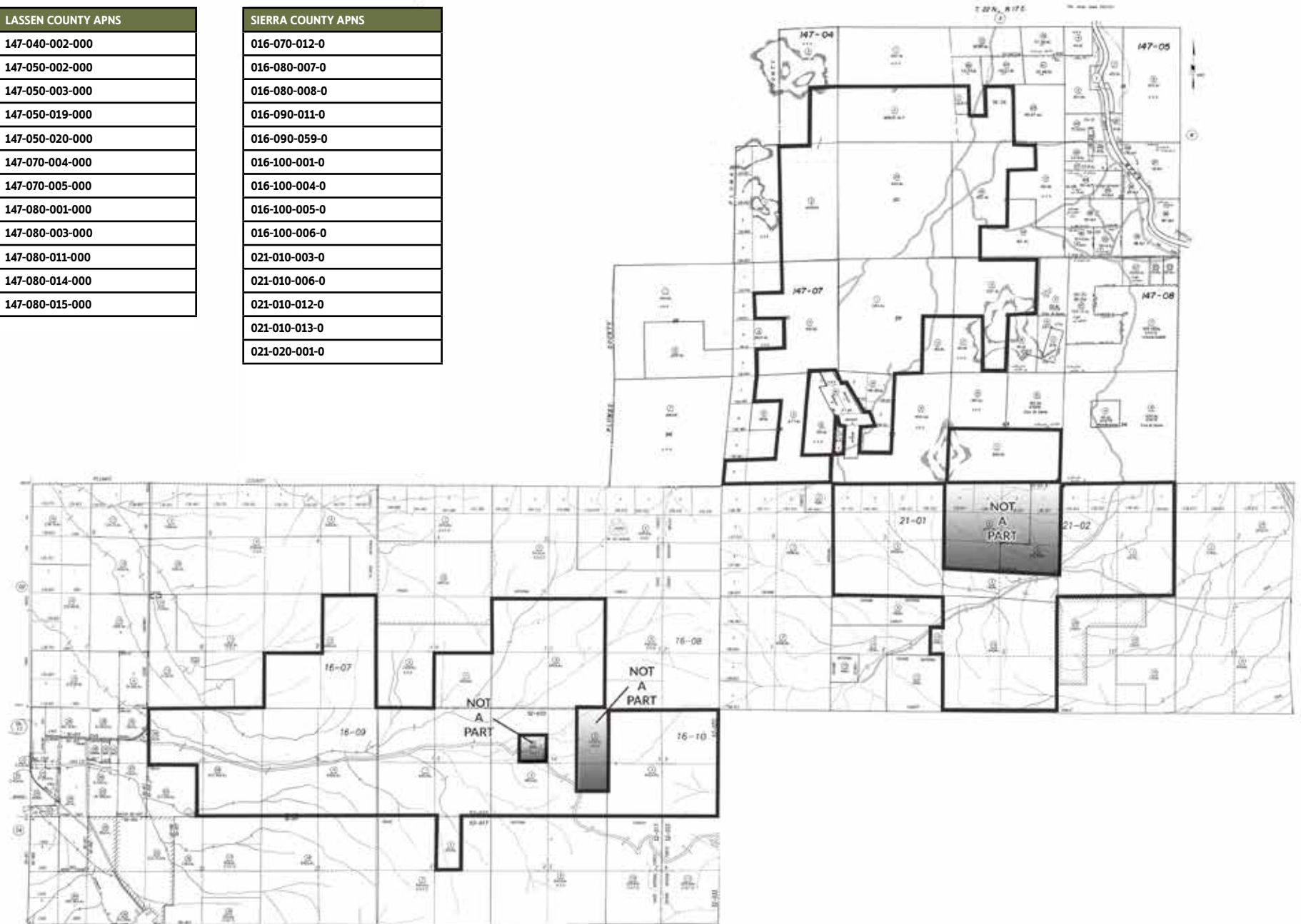
PARCEL MAP

LASSEN COUNTY APNS

147-040-002-000
147-050-002-000
147-050-003-000
147-050-019-000
147-050-020-000
147-070-004-000
147-070-005-000
147-080-001-000
147-080-003-000
147-080-011-000
147-080-014-000
147-080-015-000

SIERRA COUNTY APNS

016-070-012-0
016-080-007-0
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016-090-011-0
016-090-059-0
016-100-001-0
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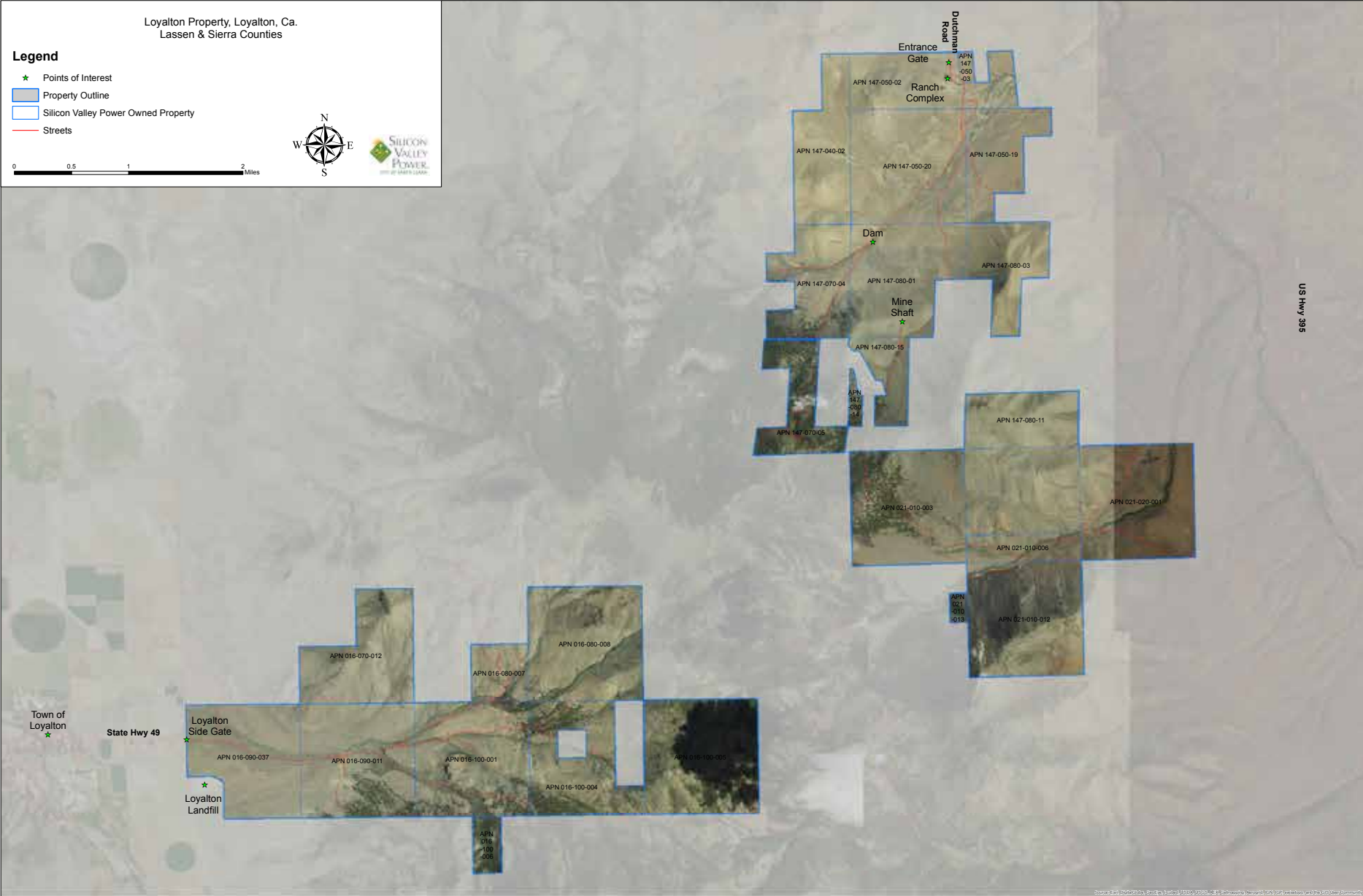
WESTERN PORTION



EASTERN PORTION



PROPERTY MAP



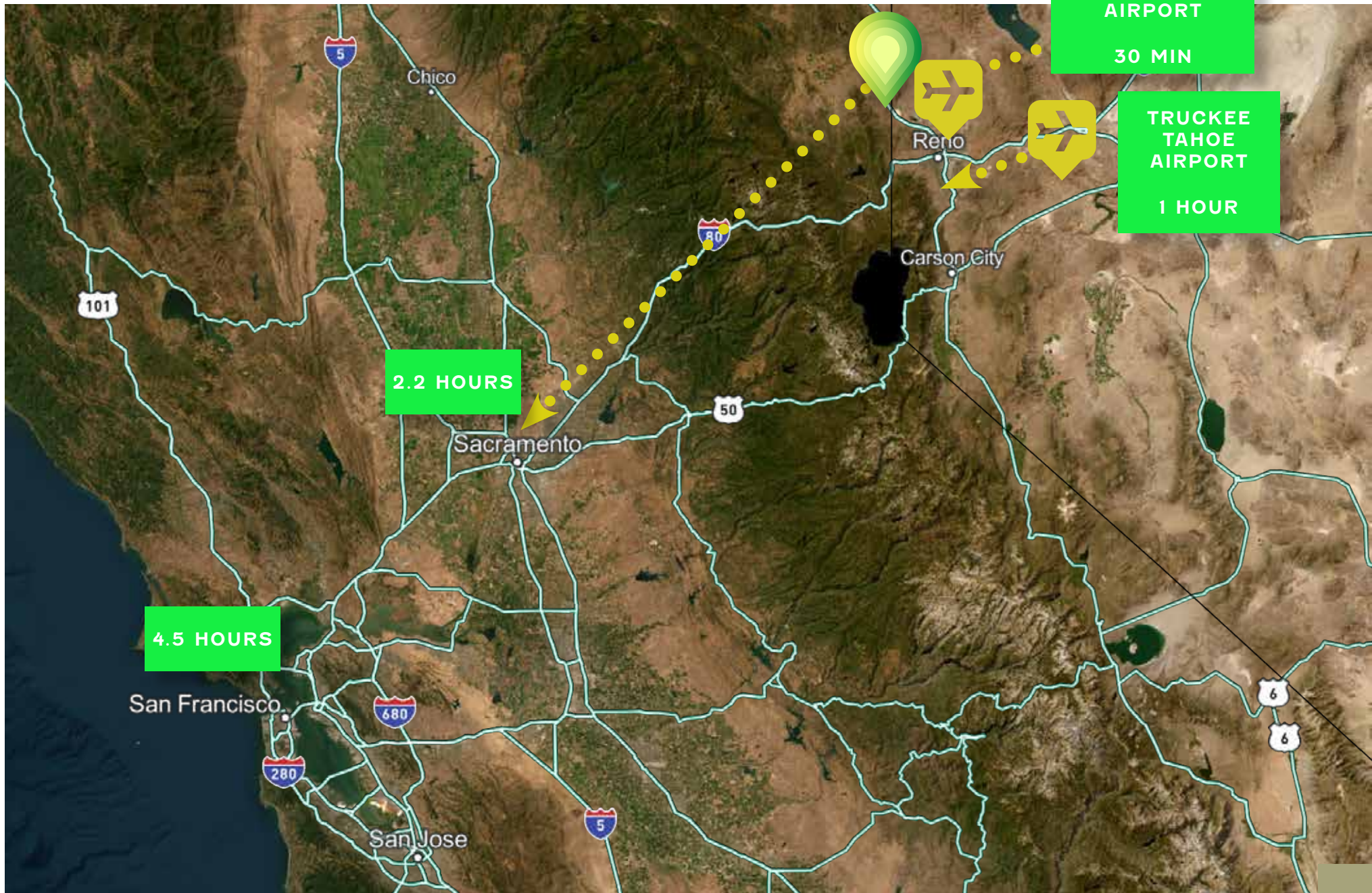


03

AREA
OVERVIEW



AREA MAP - DRIVE TIMES



About Plumas County



The Makings of Plumas County

Plumas County is located near the northeast corner of California, up where the Sierra and the Cascade mountains meet. The Feather River, with its several forks, flows through the county. Quincy, the unincorporated county seat, is about 80 miles northeast of Oroville, California, and about 85 miles from Lake Tahoe and Reno, Nevada. State highways 70 and 89 traverse the county.

Area Population & Geography

The population of Plumas County is just under 22,000, and the Quincy area population is about 7,000. The county boasts more than 100 lakes and 1,000 miles of rivers and streams with over a million acres of national forest. With only nine people per square mile, this rural, four seasons mountain retreat offers beauty, solitude, and clean air, making it the ideal spot for a quiet vacation.



Quality of Life

The county offers a quality of life unmatched by other areas in the United States and is widely considered one of the most progressive counties in the state. The population of the county has grown quite slowly, and with U.S. National Forests covering over 70% of its area, the county has been able to maintain the lifestyle which is so attractive to its residents.



Recreational Opportunities



Family recreational opportunities abound in Plumas County or within driving distance and include several tournament golf courses. Numerous lakes and mountain streams create a playground for those who love the water. Framed by mountain ranges, the area is also a mecca for hiking and skiing.

AFFILIATED BUSINESS DISCLOSURE

© 2023 CBRE, Inc. (CBRE) operates within a global family of companies with many subsidiaries and related entities (each an Affiliate) engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Global Investors, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the Property) and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgment of that possibility and your agreement that neither CBRE nor any Affiliate has an obligation to disclose to you such Affiliates' interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE and its Affiliates will act in the best interest of their respective client(s), at arms' length, not in concert, or in a manner detrimental to any third party. CBRE and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (Owner) or CBRE, Inc. (CBRE), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented as is without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner. CMPM Loyaltan OM Santa Clara 8-7-23 09/11/23



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CBRE

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