

## 46581 Highway 49

Sierra County, California

\$324,900 | 11.20 Acres

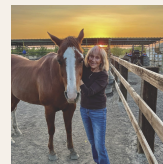
46581 Highway 49  
Calpine, California

Beautifully forested 11 acres with mature Doug Fir and Cedar trees. Mfg home on property is currently uninhabitable and in need of refurbishing or teardown. (Call agent for details.) Stick built 2 story gambrel style garage/barn with shed area has good potential for various uses. NE side of the parcel adjoins USFS land.



### PROPERTY HIGHLIGHTS

- Beautifully forested 11 acres between Sattley and Yuba Pass.
- Adjacent to USFS lands
- Easy access off Hwy 49
- Close to trails into the Gold Lakes Basin
- 2 story gambrel style garage has plenty of potential
- Solar is installed on the roof of the garage
- The once very nice 1982 mfg home has been deemed uninhabitable
- Pipes broke causing damage in home but has been cleaned up, gutted to the 2x4s and is ready for restoration.



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