



Hayfork Creek and Fishing

Hayfork, California

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Introduction



The Cabin nestled in the woods

This 40 acre property is located in Trinity County about 10.8 miles from the city of Hayfork, CA on the road to Hyampom, CA. The property is accessed by a paved county road known as the Hyampom road that has had millions of dollars in upgrades in the last several years. Hayfork is a small country town with about 2400 people. It has all your basic necessities, stores, shops, schools (elementary and high school) and restaurants. Eleven miles west is the town of Hyampom, a little town with a general store with groceries and most daily living needs available. The county airport in Hayfork has an operational 4115' by 60' asphalt runway. The closest commercial airport would be in Redding, CA, 82 miles away. The property was homesteaded in the 1900's. It has one year round creek that provide great fishing for salmon, trout, and steel head. This is the perfect family getaway with a beautiful meadow, cabins, creeks and thousands of acres of National Forest ground to call home. Trinity County is one of California's last frontiers. The abundance of water, pasture, forests and cabins make this property an ideal candidate for a retreat, family compound, or hunting and fishing camp.

Size and Description



View of the pasture by cabin

The property consists of one parcel APN# 011-240-02, 40 acres. The property is designated as rural residential but is zoned unclassified. This means the property has never been zoned and the potential use is endless. Trinity County is very flexible and there would be few restrictions. The 40 acres is all useable with a gradual climb from 1800 ft at the creek to a high by the county road at 2400 ft elevation. The owner says it is a “virgin parcel” with huge marketable timber. Four different varieties of oak, pine, fir, madrone, maple, cedar, ash, and manzanita. The property is surrounded on all four sides by the Trinity National Forest and Hayfork Creek runs thru the middle of it. The property has no conservation easements and the owner will convey all of his mineral rights. The property has a ½ mile easement across forest service ground from the paved county road. It is a 4x4 road that is steep with water bars to prevent erosion. The current owner did not use the property in the winter time and recommends that if the new owner wants to drive in all year round, you will need to put in gravel. He says it usually takes a couple of days for the dirt road to dry out after a heavy rain.

Water



Hayfork Creek in early July, 2011

The property is abundant with water. The cabin is gravity fed by a 2500 gallon tank from a well near the house. The owner states it is about 60 ft deep and gets about 3 gpm. The owner did not get a permit for the well. He attaches a little generator to the well and runs it for a few hours to fill up the tank. The meadow is irrigated by sprinklers. The owner has appropriate water rights from Dinner Gulch and has a diversion of 4 acre feet. Year round Hayfork Creek flows thru the property for over 1320 feet and 660 feet on both sides of the creek. The owner says there is excellent steel head, salmon, and trout fishing. He has the photos to prove it. The creek has several relaxing swimming holes as well.



One of the owners photos back in June 2010

Structures



Newer Cabin

The Cabin was built in 1981 by the current owner and measures 24 x 36 with an upstairs loft. The cabin is well built, but they did not get any permits for the cabin or septic. The current owner uses portable propane tanks to serve the refrigerator, stove, and some lights. It has a nice wood stove that gets the cabin toasty. The cabin sleeps 6 comfortably, but more the merrier. The sink and shower are gravity fed from the 2500 gal storage tank on the hill. The old log cabin is in serious need of repair and currently used for storage. The honeymoon cabin is also currently used for storage.



Inside the newer cabin

History of the Property



Old log cabin

One of the most ancient Native American tribes, the Chimariko, found this part of the world ideal and for over 8,000 years lived happily. They fished, hunted, made acorn bread and thrived in peace and in secure abundance. In the mid 1800's, this land like most river property was over run with gold miners. The generous year round creeks, meadow and gentle topography, together with the abundant wildlife, provided a most idyllic setting. John F. Abbott homesteaded the land on November 16, 1922. The next owner of the property that we could find was Arthur Wessa. Mr. Wessa sold the property to Richard B. Nickerson in 1949. The current owner has been coming to the property since 1949. He bought the property from Mr. Nickerson when he died. Mr. Nickerson ashes are buried on the property. He was a sea captain and would spend six months out to sea and six month on the 40 acres. The current owner has fond memories of the steelhead runs, catching salmon and trout, mining gold and family get togethers. Reluctantly, he is putting the property on the open market for the first time in 62 years. He is ready to pass on his memories and love of the property to a new family who will continue with the long legacy of enjoyment.



Honeymoon cottage

Recreation



Some oldies but some goodies of the steelhead caught on the property.

This property is a recreational wonderland. You walk around the property and see deer everywhere. Wild turkey are strutting their stuff and quail and doves fly everywhere. Wild life is abundant. You can always tell a special place by the animals that live there and this is one of those areas. The microclimate, water and topography keep the animals in your own valley floor. For the deer hunter you are in the B zone, which can be bought over the counter. The real gem of this property is the access to the Hayfork Creek. The foot path to the river is an

easy 5 minute walk and allows you access to great steelhead, salmon and trout fishing. Due to the remoteness of the property, you will seldom see another person along your stretch of river. The property borders forest service land on all four sides.

Trinity Counties website describes the following, **“Opportunities for satisfying outdoor vacations and activities are limited only by your own imagination. Largely underdeveloped, the area offers conveniences and creature comforts in a natural environment without the hustle and hassle of more structured recreational communities.**

Hundreds of miles of Forest Service roads, trails and old logging tracts open up spectacular forested mountains to hiking, horseback, mountain bike and motor touring. The whole area is a wildlife laboratory of diverse flora and fauna with four seasonal variations for you to watch, study, research, and photograph and, in some cases, collect. The Trinity Alps Wilderness can be accessed through many gateways for wild-stream fishing, day hikes or extended treks. Pack trips on horseback are available with local licensed guides.



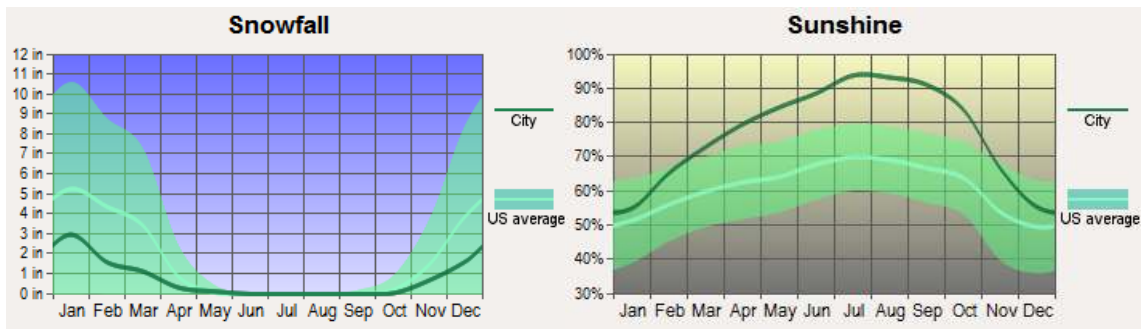
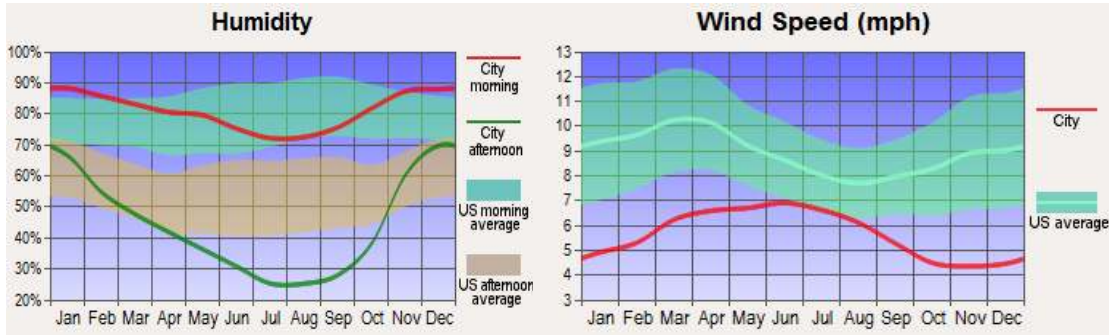
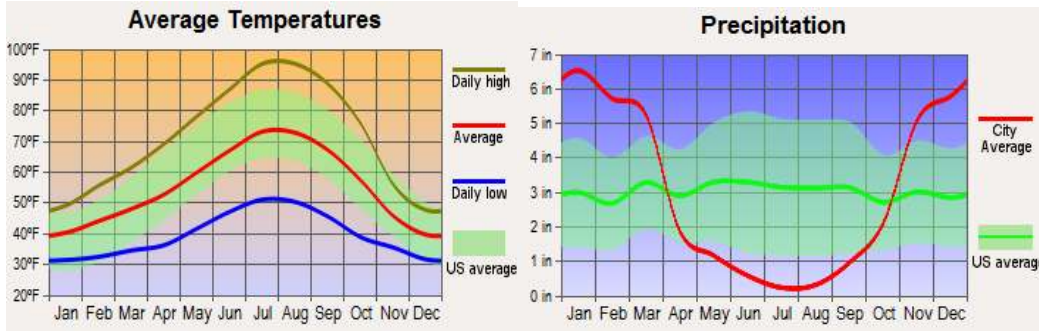
The Trinity River and tributary waters are themselves sources of thrills, adventure and enjoyment. All sorts of water activities abound: everything from toe dabbling, fishing, gold panning or just floating lazily in an inner tube to racing down white water riffles and rapids in a bobbing raft or kayak is available to visitors.

A 147 mile shoreline encircles Trinity Lake, third largest reservoir in California, with abundant open water for most every sort of still water enjoyment. Secluded coves for houseboat get-aways, long open stretches for jet and water skiing, inlets for canoeing and fishing boats. Bring your own boat or look to one of the four marinas for rentals. While it's up to you to catch them, there is a significant population of Rainbow trout, Small and Large mouth bass and Catfish waiting in the Lake to try your skill and patience.”



Weather and Hayfork

The area summers tend to be very clear & sunny, warm and very dry, with little rain at all from June to September excepting a couple of mountain thunderstorms in the highest elevations. The winters tend to have copious precipitation, falling mostly as rain under 3300 ft in the valley bottoms, and mostly as snow over 3300ft on the mountainsides. The months of December, January, and February are the wettest.



As stated on the Wikipedia website:



“**Trinity County** is a large, rugged and mountainous, heavily forested county located in the northwestern portion of the U.S. state of California, along the Trinity River and within the Salmon/Klamath Mountains. As of 2000 its population was 13,022. Its county seat and largest town is Weaverville, at around 3500 people. There are no incorporated cities in Trinity County, and there is not a single freeway, traffic light, or parking meter. It is well over half the size of Connecticut or a little over 1/3 of New Jersey or a little under 1/2 of Massachusetts. Trinity County did not have a single name-brand store or restaurant until 1999, when Burger King, Movie Gallery, Longs Drugs and Subway opened in the Tops SuperFoods shopping center

Offering Price

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