

HUNT CAMP AT

Leech Lake Mountain

Bucks and Bears

Located at the 6,000 foot elevation on the northwestern slope of Mendocino County's Leech Lake Mountain and rising to the near top is the site of the 640 acre Hunt Camp.

First time offered in over 25 years this spectacular property has just about everything a sportsman could wish for. Located inside of the Mendocino National Forest and completely surrounded by the ***Yolla Bolly Wilderness Area***, overlooking Covelo Town and Round Valley from its lofty perch. The deeded land is located 4-½ miles behind a locked gate at the intersection of the only public road into the area. Anyone else that wants to enjoy this area must either hike in or horseback in. Motor vehicles, with very few exceptions, are not allowed in Wilderness Areas.



The Ranch is served by an exclusive renewable license access through the National Forest, which allows the owner of this property motorized vehicle usage of the road.

At the present time the owner has a Private Land Management Plan in place in an agreement with California Department of Fish and Game, which program allows hunting on the deeded lands from the first part of August to end of October. This is a five year program which expires December 2010.

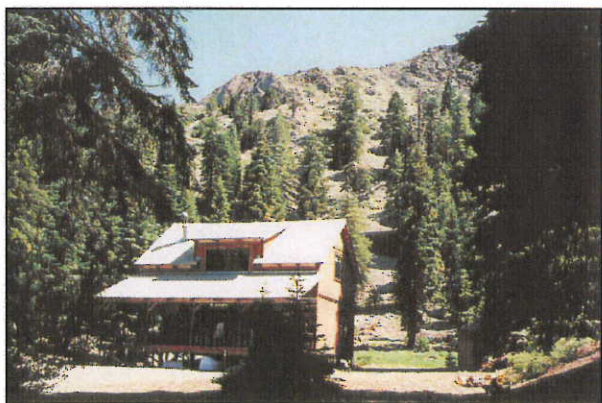
The Mendocino National Forest consists of 913,306 acres in total of which 98,323 acres are in the National Yolla Bolly Middle Eel Wilderness Area and the Hunt Camp joins the Wilderness Area on its southern boundary.

To the accomplished outdoorsman this ranch is a stand alone property. During the hunt seasons of the last five years 3 Boone and Crocket bucks have been taken. During the weekend of September 16, 2006, 2 bucks were taken each with nearly 20 inch spreads and weighing in at about 140 pounds each.

In addition to a well appointed cabin that sleeps in excess of 10 people, this property is equipped with structures for storing ATVs, a horse coral, game shed and storage buildings. Also, there is a spring fed, stocked pond for fishing. Equipped with generators for house and barn, propane stove and refrigerator, hot water heaters, extra showers and completely furnished. It's all here and just about everything goes with the sale. Access roads are good mountain quality. Winter time there's snow and of course limited access, except for snow mobiles.

Cash is preferred, however seller might after a stout down-payment pack some short-term paper.

Offered at \$1,250,000



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