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±40 Acres Ridge Road
Mad River, CA 95526

\$160,000



LAND MAN
RESIDENTIAL • RURAL • REAL ESTATE

Property Information

Description:

This beautiful 40 acres of partially fenced in property has so much potential including: great hunting land, cattle land and with the 2 greenhouses on the property you can grow whatever your heart desires! There is a pond on the property fed by a spring year round in addition to the well! The two Conex boxes (shipping containers) on the property are ideal for storing your tools and other supplies. This property has a 6,500 sqft Cannabis license and permit included. Just a short 7.5 miles from the Burger Bar & 9.5miles from southern Trinity health Services. If you enjoy hunting, fishing or hiking this property could be perfect with only a 3 minute walk to the Mad River & Trinity National Forest! Owner will carry a note with \$60K down!

APN:

208-241-011

Zoning:

FR (Forestry Recreation) - See attached page for details.

Parcel Location:

Parcel Center Latitude 40.5059

Parcel Center Longitude -123.5584

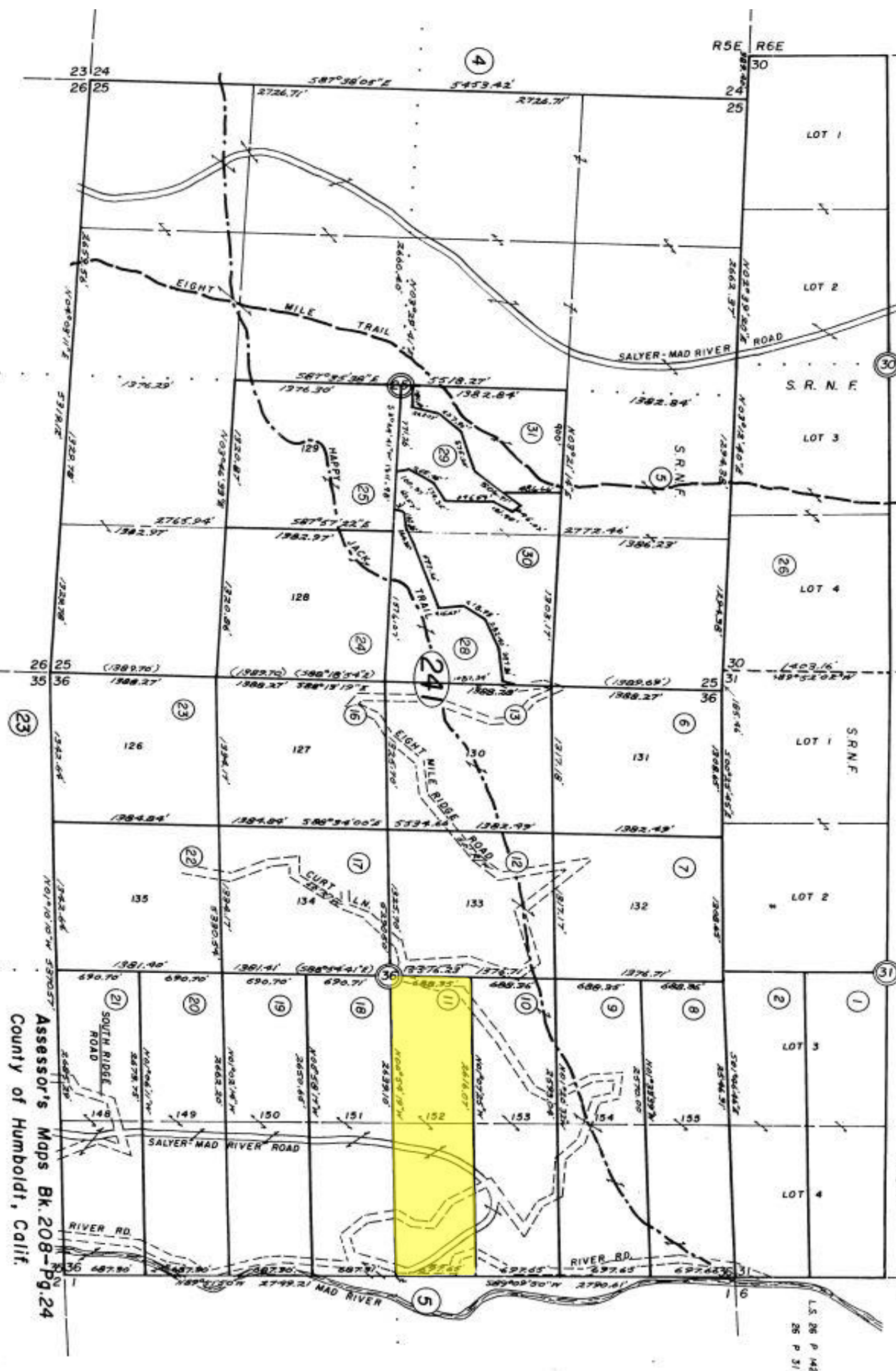
314-7.3	FR: FORESTRY RECREATION
Principal Permitted Uses	
One-family dwellings and farm dwellings.	
Accessory dwelling units.	
General agriculture, nurseries and greenhouses, and roadside stands.	
Public and private noncommercial recreational uses, including golf courses and public stables.	
Social halls, fraternal and social organizations, and clubs.	
Manufactured homes.	
Uses Permitted with a Special Permit	
Single room occupancy facilities.	
Uses Permitted with a Use Permit	
Hotels, motels, special occupancy parks and manufactured home parks. (Amended by Ord. 2166 , Sec. 10, 4/7/98)	
Two-family and multiple dwellings.	
Restaurants, food markets and automobile service stations, and commercial recreational facilities.	
Agricultural and timber products processing plants.	
Private institutions and cemeteries.	

314-7.3	FR: FORESTRY RECREATION
Hog farms, turkey farms, frog farms and fur farms.	
Animal hospitals and kennels.	
Wrecking and salvage yards.	
Any use not specifically enumerated in this division, if it is similar to and compatible with the uses permitted in the FR zone.	
Other Regulations	
Minimum Lot Area	One (1) acre.
Minimum Lot Width	Two hundred (200) feet.
Maximum Lot Depth	(None specified.)
Minimum Yard Setbacks*	
Front	Twenty (20) feet.
Rear	Twenty (20) feet.
Side	Ten (10) feet.
Maximum Ground Coverage	(None specified.)
Maximum Building Height	Thirty-five (35) feet. (Ord. 1086 , Sec. 4, 7/13/76)

* **Note:** Setbacks may be modified by other provisions of this Code or State law. For example, see Section [314-22.1](#), "Alquist-Priolo Fault Hazard" and the "Fire Safe" Regulations at Title III, Division 11.

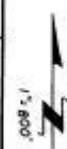
SECS. 25 & 36, T2N R5E
 208-24

TIMBERLINE RANCH ESTATES



NOTE - Assessor's Black Numbers Shown in Ellipses
 Assessor's Parcel Numbers Shown in Circles

Assessor's Maps Bk. 208 - Pg. 24
 County of Humboldt, Calif.



T2N
 T1N



