

Sierra Buttes Vista

520.00 Acres

Sierra County, CA

\$1,399,000



HAYDEN  OUTDOORS®

Sierra Buttes Vista

TOTAL ACRES:

520.00

PRICE:

\$1,399,000

COUNTY:

Sierra County

CLOSEST TOWN:

Sierra City, CA

Presented by



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HAYDEN OUTDOORS®
REAL ESTATE





Property Summary

Sierra Buttes Vista is 520 acres of prime recreational land in Sierra County, CA. This scenic property is located along highway 49 near the mighty North Yuba River, between historic Downieville and Sierra City. Nestled in the Tahoe National Forest between Nevada City and Truckee, this versatile Sierra Nevada property is excellent hunting land with development potential. This mountain property is ready for your cabin, home or recreational retreat.





Activities & Amenities

ATV/Off Road

Borders Public Lands

Development Potential

Hiking/Climbing

Hunting - Big Game, Predator/Varmint,
Small Game, Turkey & Upland Birds

Stream/River Nearby

Timber

Wooded

State Hunting Unit: Deer Hunt Zone D3

Land Details

Address: 25555 Highway 49, Sierra
City, California 96125, USA

Closest Town: Sierra City

Total Acres: 520.00

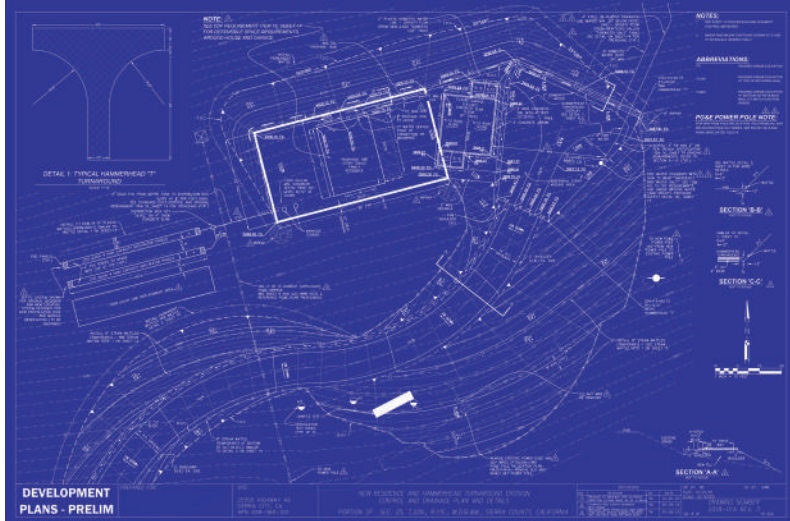
Deeded Acres: 520.00

Zoning: GF - General Forest

Elevation: 3,780' - 5,900'

Topography: Varied - Mild to steeply sloped

Vegetation: Native conifer and
deciduous trees, shrubs and grasses



Land

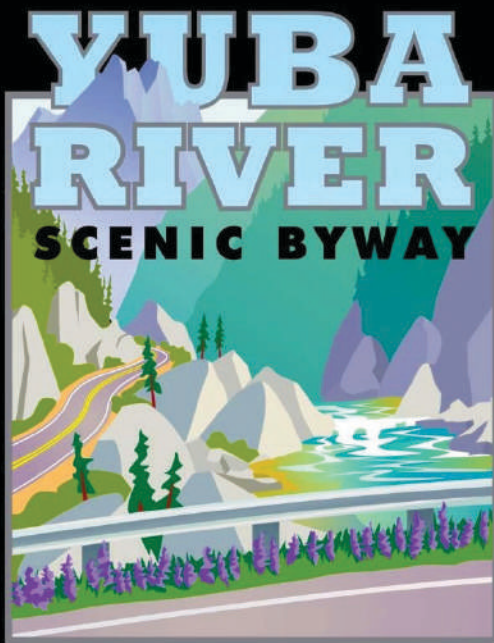
The property is 520-acres and ranges from mild to moderately to steeply sloped terrain. It is forested with a rich variety of native trees, shrubs, grasses and flowers, including oaks, pines and other trees. Ladies Canyon Creek runs through the northwest part of the property and the North Yuba River is a short distance to the south. This scenic property borders public land and includes rich habitat for deer and other wildlife and supplies a wide range of opportunities for the outdoor enthusiast. The primary access point is an entrance on CA 49 with internal access roads through the terrain. The property includes ideal building areas for a home, cabin and/or recreational building and structures. Great southerly exposure provides an ideal location for solar powered infrastructure equipment / utilities.

Improvements

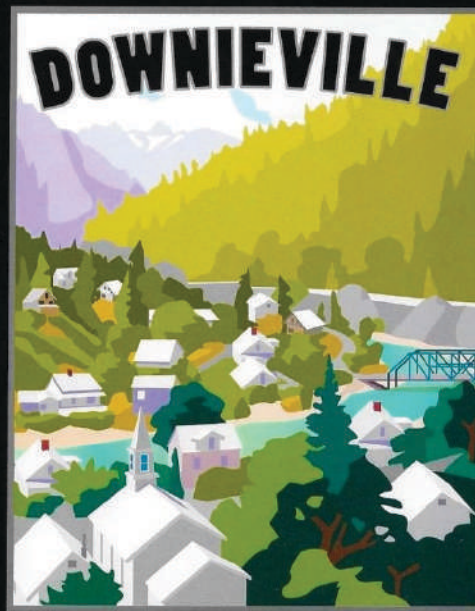
A comprehensive driveway and roadway development / engineering plans are complete and available.







A NATIONAL FOREST SCENIC BYWAY



YUBA RIVER SCENIC BYWAY



YUBA RIVER SCENIC BYWAY

Recreation

A full complement of outdoor activity opportunities are on the property and in the region including hunting, camping, hiking, wildlife viewing and more. Endless other activities are plentiful in the surrounding hills, mountains, lakes, rivers and streams of the Sierra Nevada. The Yuba River Scenic Byway is a 160-mile-long loop along some of Northern California's prettiest and most historic routes. See Gold Rush towns, two high country passes across the rugged Sierra Nevada, as well as the Truckee-Lake Tahoe region. This route takes in the Yuba-Bear and American River watersheds. Nearby rivers and streams supply excellent fly fishing and other river sports. Enjoy the fun and amenities of historic Sierra Gold Rush towns as you pass through Nevada City, North San Juan, Camptonville, Downieville – the County Seat, Sierra City, the Bassett's Station, Sierraville and Truckee. The entire route is rich with Sierra scenery: thick green forests and historic homesteads, sparkling rivers and streams, scenic lakes and viewing vistas along the highway. There are many places to stop and eat and rest by the roadside for hours or overnight. The nearby Sierra Buttes is an 8,591-foot-elevation mountain summit, the third highest in the county. The Pacific Crest Trail crosses CA 49 just five miles east of the property. Kings Beach at Lake Tahoe is just 1.5-hours southeast providing some of the finest and most desired recreational areas in the western U.S. Closer to the property, the historic communities of Downieville, Nevada City and the other mountain towns along CA 49 provide a variety of shops, restaurants, hotels, dining and more.





Region & Climate

It is a place of legend, nestled into lush canyons and surrounded by some of California's most rugged peaks. Nowhere else in the country, or perhaps the world, does such a place exist. To some, we are known for world-class mountain biking – drawing in participants from around the world to take part in events such as the Downieville Downhill. Others enjoy special events such as the Music at the Kentucky Mines, or the Yuba Theater's Banff Film Festival. Some know us for our cultural events, historic mine tours, and endless outdoor activities. The people of the area are embraced for their authentic mountain character, unpretentious attitude, and celebration of four seasons of adventure in the most beautiful spot of all the Sierra Nevada range.

History

The property is located a short distance from Downieville, the County Seat, at the confluence of the Downie and North Yuba River. For centuries, Sierra County area has been a special destination. From the days when some of the first Americans, the Washoe people, spent summers on the Sierra Valley Floor and the Miwoks danced in the hills of the western slope; To the mining era that established the towns. They quickly filled with miners who ventured here in the 1850s set out to enrich themselves with gold. They installed wooden boardwalks, quaint narrow streets, and buildings and bridges that follow the river's edge, all still accessible to visitors today. With the rushing clear waters of the Yuba and Downie Rivers, the expanse of the Eastern Sierra Valley, the alpine lakes filled with trout, and all crowned by the Sierra Buttes, the county is considered one of the most iconic, yet hidden, mountain destinations in the United States. Throughout its rich history, the county and the people that call it home have embraced a frontier spirit, a warm, friendly demeanor and an insatiable thirst for all the adventure these mountains provide.







Location

The property is located under 9-miles east of Downieville on CA 49, AKA The Golden Chain Highway, running along the North Yuba River. The bustling town of Nevada City is a bit over an hour's drive to the west with Grass Valley a few mins further along CA 49. Lake Tahoe is just 1.5-hours to the southeast. See the Recreation, Region & Climate Description, and History sections for more information.





Hayden Outdoors *Buyer Process*

BUYER QUALIFICATION: Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

PROPERTY SHOWINGS: With regards to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

REPRESENTATION OF OFFERS: Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

BROKER PARTICIPATION: Hayden Outdoors welcomes outside brokers to promote and sell our properties. We offer industry commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

EQUAL HOUSING: Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."



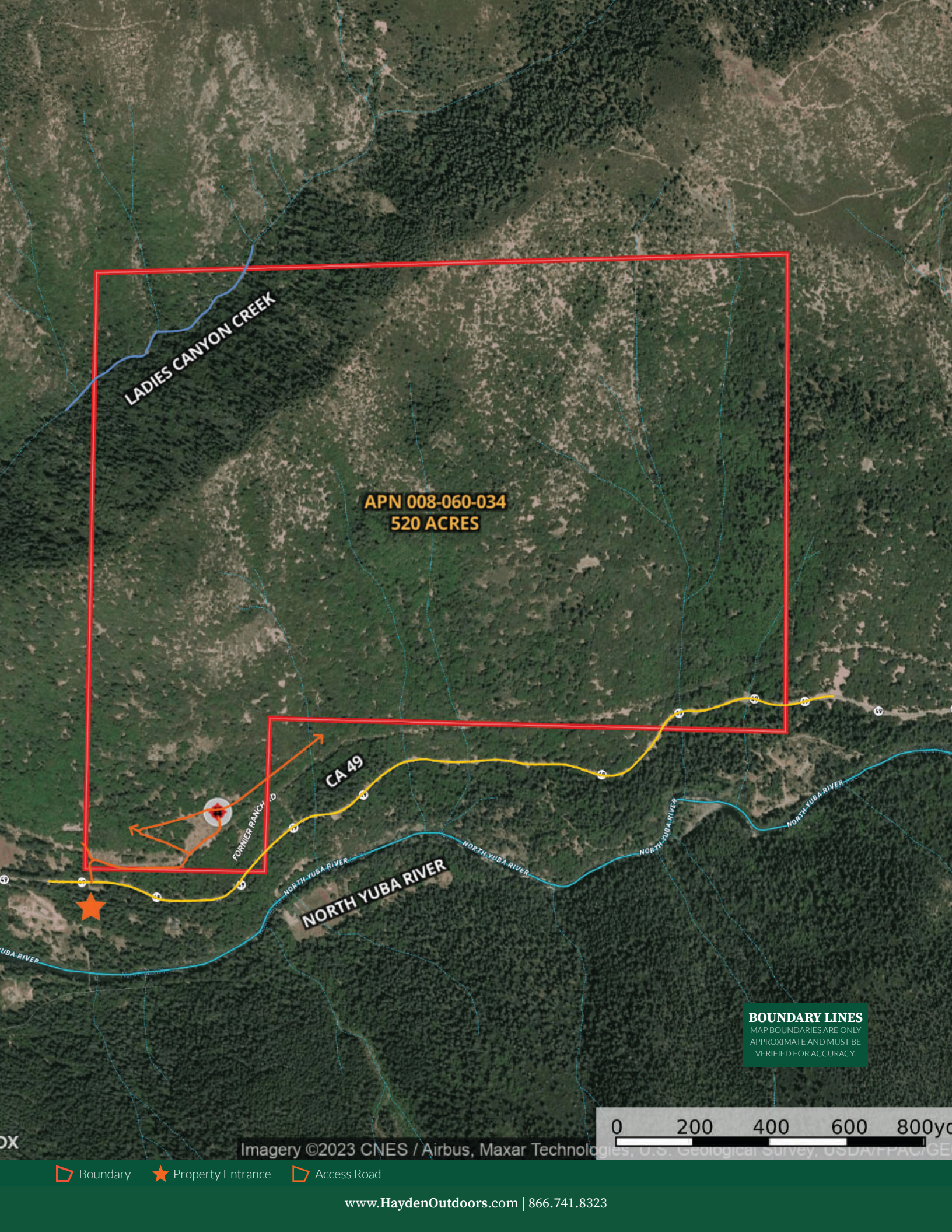
"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

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LADIES CANYON CREEK

APN 008-060-034
520 ACRES

CA 49

FORMER RANCH LD

NORTH YUBA RIVER

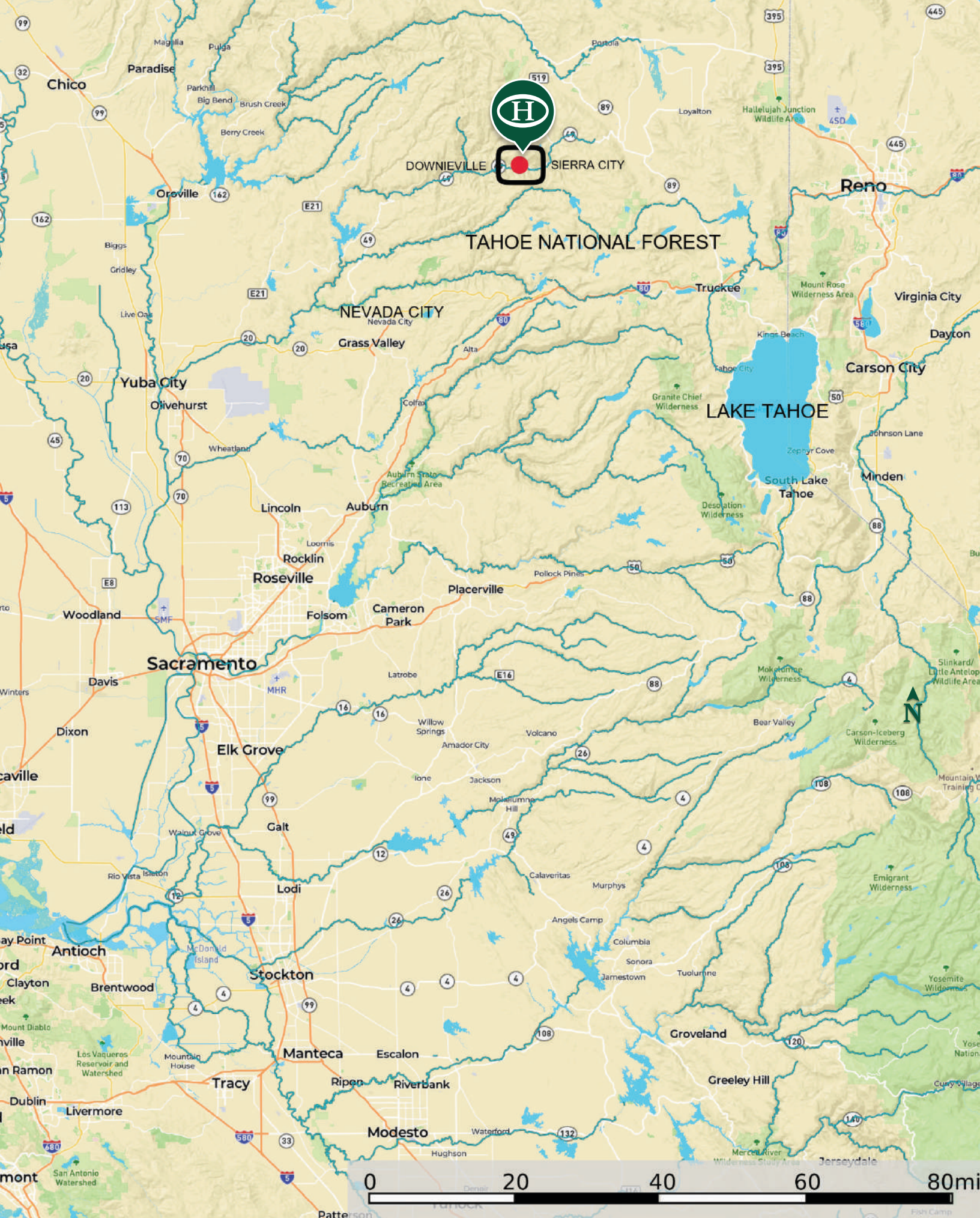
BOUNDARY LINES
MAP BOUNDARIES ARE ONLY
APPROXIMATE AND MUST BE
VERIFIED FOR ACCURACY.

0 200 400 600 800yd

Imagery ©2023 CNES / Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPA/GE

Boundary Property Entrance Access Road

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