

**Red River Mill Site Westwood**  
000 Delwood Street  
Westwood, CA 96137

**\$565,000**  
148.110± Acres  
Lassen County



**Red River Mill Site Westwood**  
**Westwood, CA / Lassen County**

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**SUMMARY**

**Address**

000 Delwood Street

**City, State Zip**

Westwood, CA 96137

**County**

Lassen County

**Type**

Ranches, Recreational Land, Hunting Land

**Latitude / Longitude**

40.296176 / -121.004646

**Acreage**

148.110

**Price**

\$565,000

**Property Website**

<https://www.landleader.com/property/red-river-mill-site-westwood-lassen-california/41622>





## **PROPERTY DESCRIPTION**

Home of Paul Bunyan!... the 148 acres comprising the Old Red River Mill Site has Robber's Creek running through and breathtaking views of Dyer Mountain. Some of the property has beautiful high elevation meadows backed with healthy pine trees. It is a short walk to Mountain Meadows Reservoir and great fishing or canoeing. There is power to the property. This historic property would possibly make a great small ranch, horse property, or summer camp site with potential for an excellent industrial property as well. 100 years ago the Red River Lumber Company was the largest pine lumber mill in the world employing over 5,000 people and created the company town of Westwood. The mill has been long gone and the property is a golden opportunity in the Lost Sierra area.

The [Sierra Buttes Trail Stewardship](#) (SBTS), a nonprofit that builds and maintains multi-use trails in the region, wants to rethink how its towns do business. The organization developed a [Trails Master Plan for Connected Communities](#), funded by the [Sierra Nevada Conservancy](#), which puts forth a vision for a recreation-focused lifestyle through community investment, shared stewardship, economic opportunity and new local jobs.

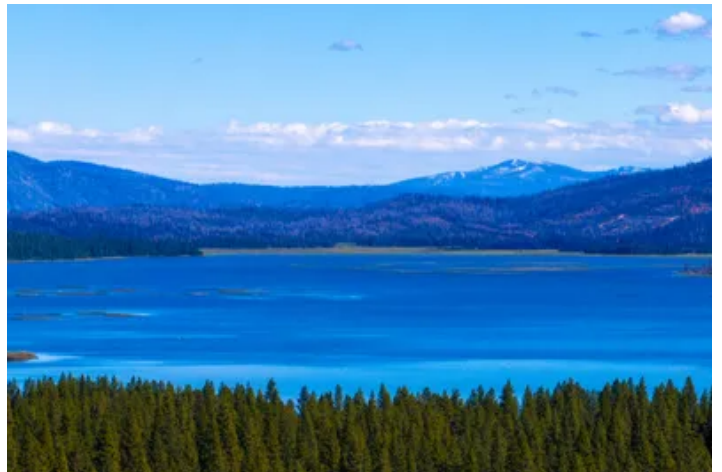
The project includes building a new 600-plus-mile trail system, dubbed the "Lost Sierra Route," which will ultimately connect 15 mountain towns that span from Truckee northward to Westwood, near where the Sierra Nevada end and the Cascade Range begins. The landscape is nothing short of spectacular and once completed, is sure to become a destination for outdoor adventurers near and far — and a home for all of the business they tend to bring.

### **Property Highlights:**

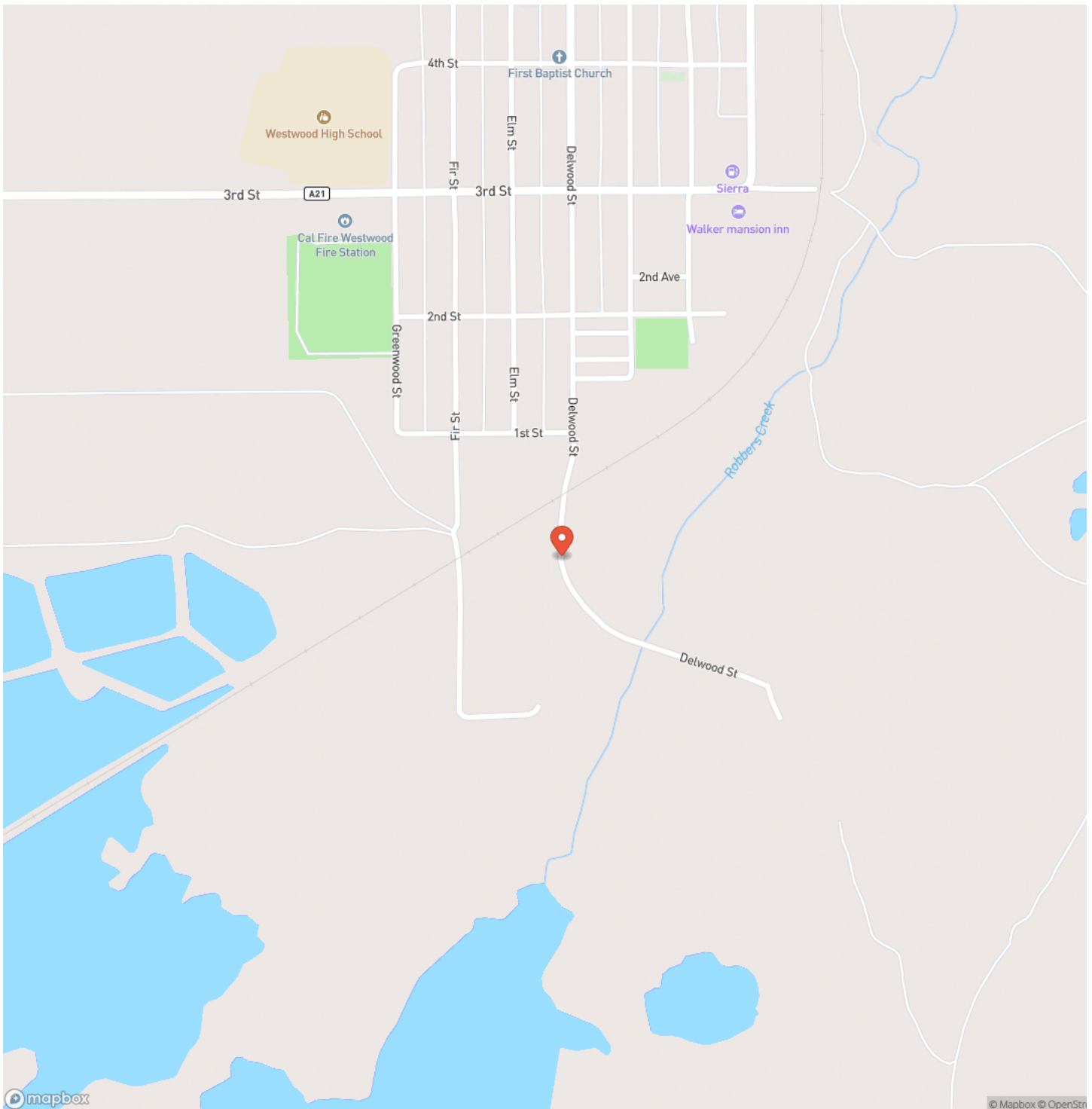
- Amazing property with Robbers Creek running through and with the Old Mill Pond
- Beautiful setting with unobstructed views of Dyer Mountain
- New access onto the property from Delwood Street
- Short drive to Lake Almanor
- Short walk to Mountain Meadow Reservoir
- Close to some of the best fishing in California
- Power to the property
- Level land with mature pines and some meadow
- See Lassen County; Title 18 Zoning P-C for uses
- Phase 1 and 2 Environmental Studies have been completed by Sellers

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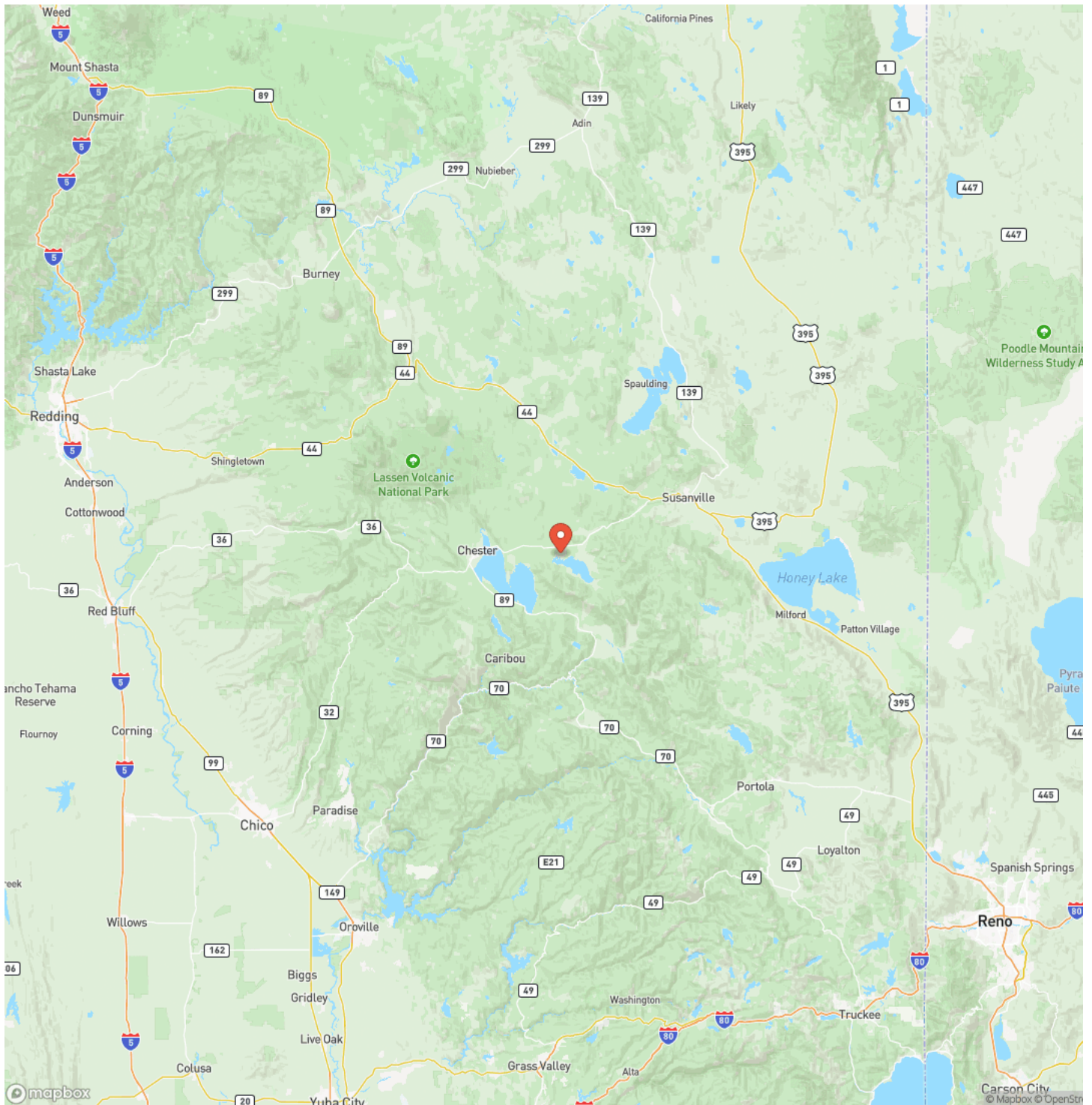


## Locator Map





## Locator Map





## Satellite Map





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Westwood, CA / Lassen County**

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Scott Ulch

## Mobile

(775) 240-3668

## Email

scottulch@scbglobal.net

**Address**

707 Merchant Street

## City / State / Zip

Vacaville, CA 95688

## NOTES





## This image shows a single sheet of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



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## **DISCLAIMERS**

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.





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