

F O R S A L E

Silverstone  
Commercial

13919 Lake Francis Rd  
CA

FOR SALE

...

## KEY DETAILS

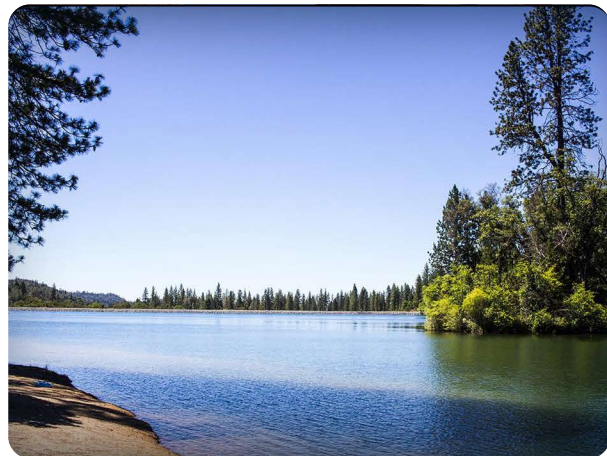
\* FOR SALE: \$3,200,000.00

\* Land: +/-55.84 Acres

\* Building: +/-12,975 sf not including cabins, storage facilities, and more.

\* NOT INCLUDED IN SALE BUT CAN BE PURCHASED SEPARATELY: 14085 Ingersoll Dr. Dobbins, CA 95935  
APN 060-310-059-000: Sq Ft of Land: (514,008 sf)  
11.8 Acres.

Call agent for more details.



David Silberstein  
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This information contained herein has been obtained from sources we deem reliable  
We cannot, however, assume responsibility for it's accuracy.

# PROPERTY DESCRIPTION

13919 Lake Francis Rd.

Time to own your own Town! This is truly an amazing property selling at land value. All equipment and improvements are included in the sale. Also check out the video, see link below.

This amazing site located in Yuba County just half hour from Susanville right next to Lake Francis comes with 56 RV sites (30 amps), 29 Cabins, 24 Tent sites and 14 retreat Cabins with Double Bunk Beds, Kitchens, Restroom with Shower and 8 apartments with separate kitchens and shared restroom.

Beach access to Lake Francis with picnic areas, kayak rentals, paddle boats and swimming area. Swim in the crystal blue waters of Lake Francis. Breathe in the pine-scented air as you relax in one of the most beautiful spots northern California has to offer!

Also included in the sale is the "Old Town" which includes +/- 7,100 sf. Included are the General Store, Restaurant, Ice Cream shop, Arcade/Billiards, Ingersoll Lodge, Amphitheater, Tatanka Lodge, softball field, volleyball field, swimming pool, laundry facility, and lots more. There is also fenced storage facilities.

The Ingersoll Lodge is our +/- 5,400 sf lodge with meeting banquet room, commercial kitchen, 8 apartments, laundry room, and an +/- 475 sf office upstairs.

Contact agent for more details regarding the property.



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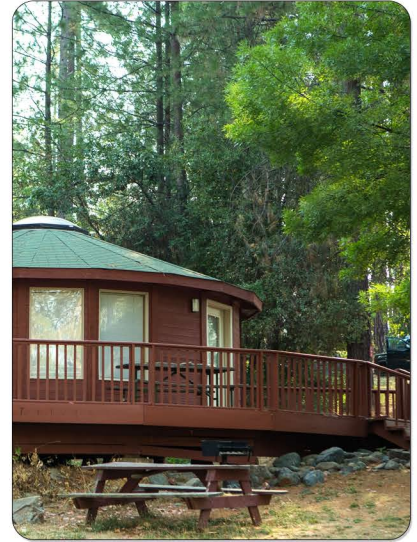
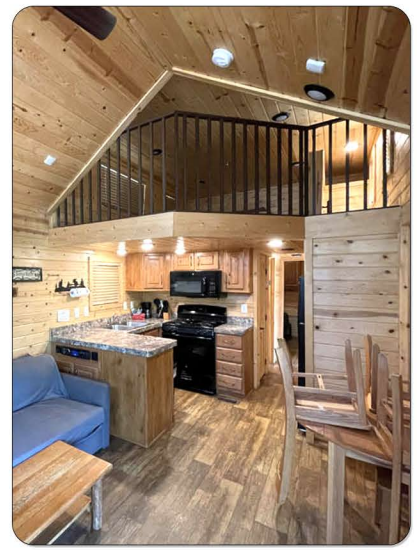
# RV CABINS AND TENT SITES

13919 Lake Francis Rd.

The RV and Camp Sites include 56; Tent Sites (No Water/Electricity): 14; Tent Sites (With Water/Electricity): 10; Retreat Center: 14; Cabins: 29; Total Sites: 123. Also included are laundry facilities, restrooms, leach field, and septic.

Types: A-Frame Cabin: (1); Bare Cabins: (6); Deluxe Cabins: (2); Deluxe Retreat Cabins: (13); Mini Deluxe Cabins: (3); Premium Cabins: (1); Premium Mini Deluxe Cabins: (2); Premium Retreat Cabins: (1); Rustic Cabins: (7); Small Tent Sites: (2); Standard Tent Sites: (23); Yurt; Cabin: (1); Full Hookup: (28); Water & Electricity: (15); Total Sites 105

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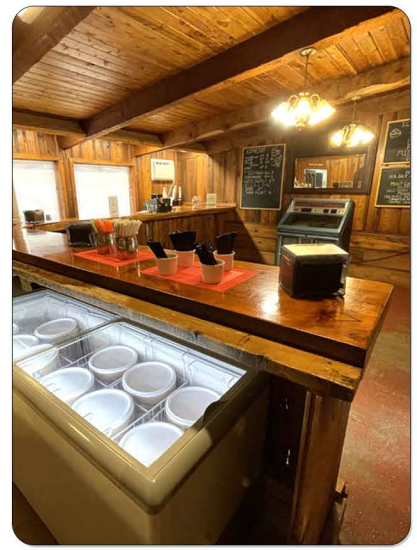
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# OLD TOWN

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Approx Sizes: Office and General Store: (+/- 500 sq ft), Restaurant with Full Kitchen: (+/- 2,362 sq ft), Ice Cream Shop: (+/- 1,400 sq ft), Tatanka Lodge: (+/- 1838 sq ft), Arcade/Billiards: (+/- 1,000 sq ft), Ingersoll Lodge: (+/- 5,400 sq ft), Ingersoll Office: (+/- 475 sq ft), Ingersoll Lodge Dorms: (8 Units), Ingersoll Laundry Room: (1 Unit), Bath House: Well

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## Commercial Buildings "Old Town"

Approximate SF:

Office and General Store: 500 sq ft

Restaurant: 2362 sq ft

Ice Cream Shop: 1400 sq ft

Tatanka Lodge: 1838 sq ft

Arcade/Billiards Room: 1000 sq ft

Total (Approximate): 7100 sq ft



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# AMENITIES AND LODGES

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The Ingersoll Lodge is our +/- 5,400 sf lodge with meeting banquet room, commercial kitchen, 8 apartments, laundry room, and an +/- 475 sf office upstairs.

Amphitheater

2 Meeting and Banquet Facilities

Pool

Kayak and paddle boat rental

Fields: Softball, Volleyball, Basketball

Rock Climbing Wall

Solar Panels

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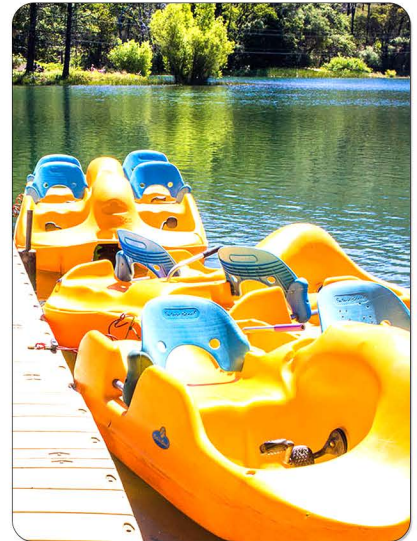
# AMENITIES AND ACTIVITIES

13919 Lake Francis Rd.

Amenities: Coffee and Ice Cream Shop. (Malts and Mugs); Restaurant with Commercial Kitchen; Restroom; Facilities with Showers; Office with Store for Supplies and Ice Machines; Griddle, Solar Panels and so much more!

Activities: The RV and Camp site has easy walking access to lake Francis where there is a lease in place for you to rent kayak paddle boats, with picnic tables, bbq, and swimming areas. Your customers will be able to ride bikes, swim in the pool or lake, or have events on one of the sports fields or meeting areas.

For Financial Information please email agent for the CA. Call Agent to schedule tours and please do not disturb employees or guests.



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**Village Entrance:**

- Amphitheater
- Baseball/Softball Field
- Basketball Court
- Boat Rentals
- Cabins
- Camp Rockin' U
- Fishing
- Horseshoes
- Lodge
- Malts & Mugs
- Office & General Store
- Ping Pong
- Pool Hall & Games
- Propane
- Soccer Field
- Swimming Pool
- Volleyball



**Legend**


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