



OFFERING MEMORANDUM

# McCloud Meadows Ranch

McCloud, California

Tract 1188 · 68 Finished Lots  
±34 Acres · Utilities In and Prepaid

## Call for Offers

BULK SALE · SINGLE CLOSE · SELLER MAY CARRY

EXCLUSIVELY LISTED BY · JEFFERSON STATE REALTY

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*A bulk portfolio of 68 finished residential lots. No rent roll or net operating income. The value framework is aggregate retail value, tested against the subdivision's own transaction record; price is determined by market.*



01

# Executive Summary

The offering, terms, and what a buyer acquires

## 01 • EXECUTIVE SUMMARY

# The Offering

Jefferson State Realty presents McCloud Meadows Ranch, a bulk portfolio of 68 remaining unsold lots within Tract 1188 — a completed 88-lot planned development in McCloud, California. The subdivision sits at Highway 89 and Modoc Avenue, about one-eighth of a mile from town.

Infrastructure is complete rather than proposed. Water and sewer mains are constructed to every lot, connection fees are prepaid by the developer, private roads have been finished and maintained since 2007, and the subdivision carries a live California DRE Final Subdivision Public Report through July 2030.

At 68 of 88 lots, a single buyer acquires a controlling position in the property owners association — roughly 77% of the vote. All membership and assessment obligations transfer with the lots. The portfolio is offered as a single bulk transaction — all 68 lots to one buyer, one closing.

## INVESTMENT HIGHLIGHTS

- 68 of 88 lots — a controlling association position conveys with the portfolio
- Water and sewer complete to every lot; connection fees prepaid by the developer
- Live DRE Final Subdivision Public Report through July 17, 2030
- Private roads and common area complete since 2007, HOA-maintained

## AT A GLANCE

|           |                    |
|-----------|--------------------|
| Price     | Call for Offers    |
| Lots      | 68 of 88           |
| Acreage   | ±34 AC             |
| Tract     | 1188 / Map 2006-4  |
| County    | Siskiyou           |
| DRE Thru  | 7/17/2030          |
| Utilities | Complete, prepaid  |
| Structure | Bulk, single close |

01 · EXECUTIVE SUMMARY

# Offered as a Single Bulk Sale

Price is determined by market. Subdivision summary and transaction structure at a glance.

SUBDIVISION SUMMARY

|               |                   |
|---------------|-------------------|
| Tract         | 1188 (Map 2006-4) |
| Recorded      | November 9, 2006  |
| Total Lots    | 88, single phase  |
| Lots Offered  | 68                |
| Total Acreage | ±34 acres         |
| DRE File      | 122911SA-A03      |
| DRE Expires   | July 17, 2030     |

TRANSACTION STRUCTURE

|                  |                              |
|------------------|------------------------------|
| Price            | Call for Offers              |
| Financing        | All-cash or seller may carry |
| Structure        | Bulk sale, single close      |
| HOA Transfer     | Fully transfers              |
| Retail Aggregate | \$4,492,500                  |
| Retail Avg / Lot | \$66,066                     |
| Typical Lot      | ±0.25 acres                  |

68

LOTS OFFERED

77%

ASSOC. CONTROL

2030

DRE RUNWAY

Seller

MAY CARRY



# 02 The Subdivision

Tract facts, lot inventory, and site character

## 02 · THE SUBDIVISION

# Subdivision Overview

|                |                             |
|----------------|-----------------------------|
| Tract          | 1188                        |
| Map            | Final Map No. 2006-4        |
| Recorded       | 11/9/2006, Bk. 8 pp.23-29   |
| Total Lots     | 88, single phase            |
| Total Acreage  | ±34 acres                   |
| Location       | Hwy 89 & Modoc Ave          |
| Common Area    | 4 private roads, since 2007 |
| Zoning Context | RES-1; adjacent rural ag.   |

## HAZARD CONTEXT

- Flood Zone X — outside the 0.2% annual chance floodplain
- Very High Fire Hazard Severity Zone / State Responsibility Area · Panther Creek within 100 ft of Lot 32

## SITE CHARACTER

A completed planned development roughly one-eighth of a mile from downtown McCloud. Private roads, lighting, and common area were finished at construction and have been maintained by the association since. The 68 offered lots sit within the 88-lot recorded map, each individually described and separately conveyable.

## STREET NAMES

Old Mill Drive · Panther Court · Panther Meadow Drive · Mill House Way

## 02 • THE SUBDIVISION

# Lot Inventory

88 lots platted • 68 available • 19 already sold. Full schedule available on request.

**68**

LOTS OFFERED

**\$4.49M**

AGGREGATE RETAIL

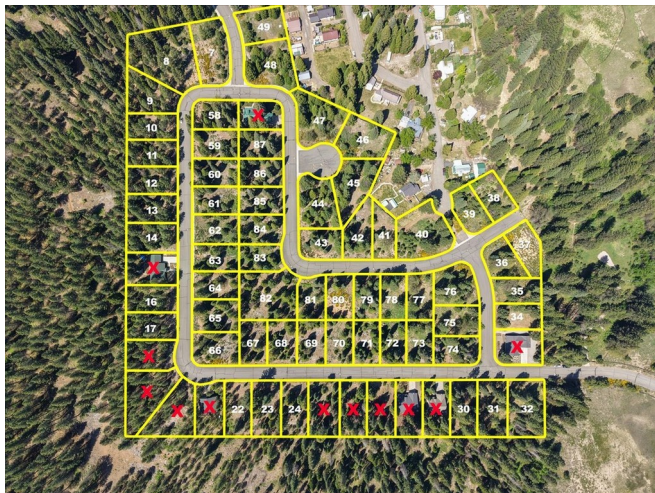
**\$66,066**

AVG RETAIL / LOT

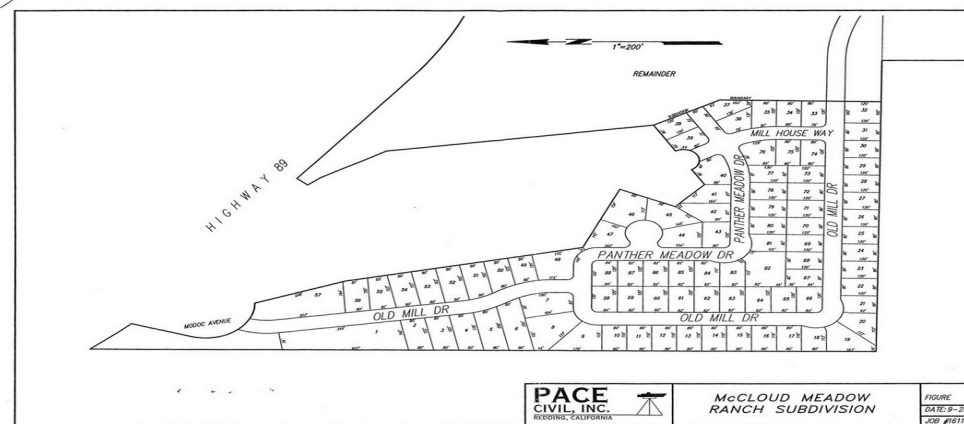
**\$52.7–75.8K**

RETAIL RANGE

**APN SERIES** 049-341, 049-342, 049-343 • **TYPICAL LOT** ±0.25 acres



Aerial with platted lots



Recorded subdivision map — Final Map No. 2006-4, PACE Civil, Inc.

## 02 • THE SUBDIVISION

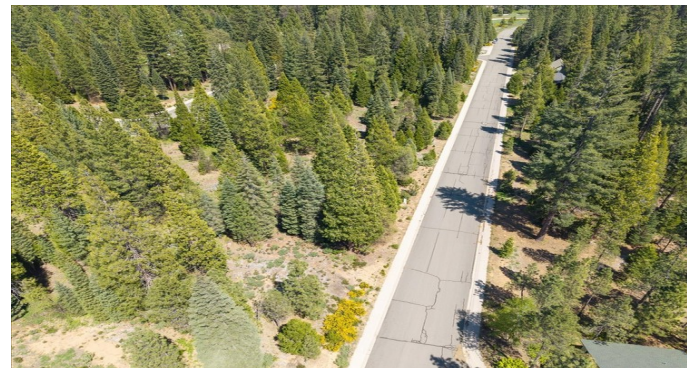
# Site Photography



*Lot layout overlay on the recorded tract*



*Aerial — completed road network*



*Interior street toward the valley*



*Finished pavement and forest frontage*



*Utility pedestals stubbed at the lot line*



*Street lighting with Mount Shasta beyond*



03

# Entitlement & Infrastructure

DRE public report, utilities, and disclosure items



# Entitlement Status

A live public report is a transferable asset — it removes re-filing risk for a buyer reselling lots individually.

|                         |                                                         |
|-------------------------|---------------------------------------------------------|
| DRE File No.            | 122911SA-A03                                            |
| Original Issue          | July 10, 2007                                           |
| Amended & Renewed       | July 18, 2025                                           |
| Expires                 | July 17, 2030                                           |
| HOA Assessment (budget) | \$187.83 / quarter per lot (\$62.61/mo)*                |
| Reserve Funding         | 36.7% funded as of 12/31/25 per DRE-reviewed disclosure |

## WHY THIS MATTERS TO A BUYER

A prospective bulk buyer intending to resell lots individually can rely on the existing public report through 2030 rather than filing a new one. The reserve funding note is disclosed here as a pricing input; this memorandum does not represent an audit of association finances.

*\* HOA at DRE budget rate — to be verified with seller. Property tax from county records. MCSD standby included in tax bill.*

# Infrastructure & Utilities

Per the McCloud Community Services District letter dated June 17, 2025.

|                |                               |                       |                           |
|----------------|-------------------------------|-----------------------|---------------------------|
| Water Mains    | Complete to each lot          | Standby Fee           | \$142/yr, unconnected lot |
| Sewer          | Installed, available all lots | Post-Connect Water    | \$60.50/mo, unmetered     |
| Connection Fee | \$5,000, prepaid by developer | Post-Connect Sewer    | \$57.00/mo                |
| Fire Hydrants  | 6" mains, 500–1,200 GPM       | Service Line to House | Owner exp., est. \$3,000  |
| Water Quality  | Spring source, tested monthly | Meters                | Not required or installed |

### WHAT THIS RESOLVES FOR A BUYER

Water and wastewater availability are the two questions that most often gate finished-lot value. Both are resolved here — mains are in the ground, connection fees are already paid, and hydrant coverage supports fire suppression. The remaining owner cost at any point of sale is the service line from street to structure, plus a building permit.

Property tax ~\$489.94/lot/year (incl. MCSD standby and district charges) verified from Siskiyou County records for APN 049-341-120. Prop 13 resets the tax base on transfer.

# Disclosure Items

Factors a buyer will price in. Sourced from the DRE public report — presented for transparency, not legal advice.

|                        |                                                                                                                                                                                                             |
|------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Fire Hazard Zone       | Very High Fire Hazard Severity Zone within a State Responsibility Area. Affects insurance availability and cost; defensible-space and construction requirements apply (CA FAIR Plan is a fallback carrier). |
| Reserve Funding        | Association reserve projected 36.7% funded as of 12/31/25; the DRE disclosure flags a likely need for increased contributions or special assessments.                                                       |
| Mineral & Water Rights | Water, mineral, oil and gas rights do not convey with the lots; surface entry not waived. May affect a buyer's ability to obtain financing.                                                                 |
| Recorded Easements     | Utility, waterline, drainage and access easements of record; a 10-ft waterline easement runs across the tract (affects Lots 40, 47, 64, 82).                                                                |
| Panther Creek          | Located within 100 feet of Lot 32.                                                                                                                                                                          |
| Short-Term Rentals     | CC&Rs permit short-term rentals; Siskiyou County does not currently permit them. Any STR use depends on future county action.                                                                               |



# 04 Ownership & Control

What a controlling buyer acquires

## 04 · OWNERSHIP & CONTROL

# The Control Position

The differentiating feature of this offering — not just 68 lots, but a controlling seat in the association.

**68 / 88**

LOTS = VOTES

**77%**

OF ASSOCIATION VOTE

**1 Buyer**

MAJORITY CONTROL

### WHAT CONTROL CONVEYS

- Effective control of the Board of Directors and the Environmental Control Committee
- Standing to bring or block CC&R amendments once the subdivider no longer holds a majority
- Influence over the architectural standards that govern the subdivision
- All HOA membership and assessment obligations transfer with the lots — regular assessments, standby fees, and any future special assessments are the buyer's from the date of transfer forward



# 05

## Location & Recreation

McCloud, the falls, and the Highway 89 corridor



McCloud Falls — minutes from the subdivision, on the McCloud River below Mount Shasta

## 05 · LOCATION &amp; RECREATION

# The Outdoors at the Doorstep

Why buyers come to McCloud — a four-season recreation base at the foot of Mount Shasta.



**Within ~30 minutes:** McCloud Falls · McCloud River · Lake Siskiyou · Pacific Crest Trail · Mt. Shasta Ski Park · Castle & Heart Lakes · golf · fly fishing · Hedge Creek Falls · Dunsmuir · Mt. Shasta City

## 05 · LOCATION & RECREATION

# Location & Market

McCloud, California — a second-home and recreation community at the base of Mount Shasta.

McCloud is an unincorporated mountain community in southern Siskiyou County. The subdivision sits at Highway 89 and Modoc Avenue, about one-eighth of a mile from the town center. Buyer demand draws from the Greater Bay Area, Sacramento, Redding, Chico, and Los Angeles. The subdivision is in Flood Zone X, outside the mapped floodplain.



McCloud Falls · Photo: Discover Siskiyou

### WHY BUYERS COME HERE

- Second-home and retirement destination market
- McCloud Falls, McCloud River, and Lake Siskiyou nearby
- Pacific Crest Trail, Mt. Shasta Ski Park, golf, fly fishing
- Supply-constrained: limited new residential inventory

### MARKET CONTEXT

- Draws Bay Area, Sacramento, and Los Angeles buyers
- Historic mill-town character, McCloud River access
- Shasta-Trinity National Forest at the doorstep
- Schools: McCloud Elementary (K-8), McCloud High (9-12)



06

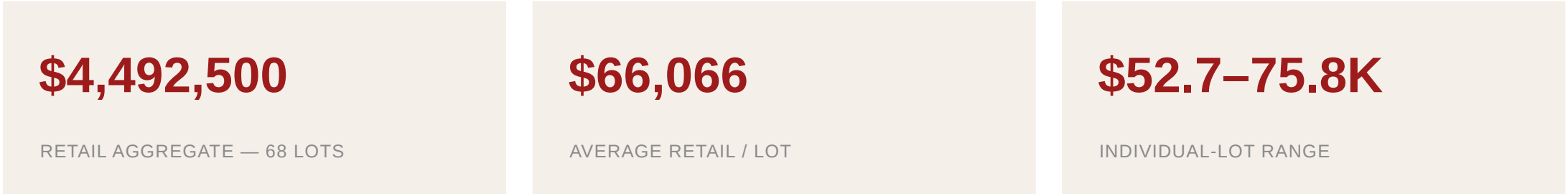
# Value & Validation

Retail schedule and the sold-lot record

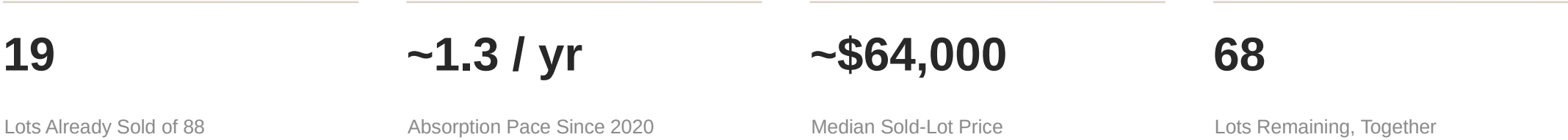
06 · VALUE & VALIDATION

# Retail Value & Validation

Bulk sale of all 68 available lots in one close. The retail schedule sets the value; the sold record validates it. Pricing is provided through the data room.



VALIDATION — SOLD RECORD



HOW A BUYER READS THIS

The retail schedule sets the ceiling; the subdivision's own sold record sets the pace. A bulk buyer prices the portfolio against absorption time and carry — bulk pricing is provided to qualified buyers on request through the data room.

## 06 · VALUE &amp; VALIDATION

# Sold Lot Sales

Ten arms-length lot sales within the subdivision — the record that establishes retail value. Sales activity, not appraisal.

| #  | ADDRESS           | CLOSE DATE | STATUS    | SOLD PRICE | ACRES | DOM |
|----|-------------------|------------|-----------|------------|-------|-----|
| 1  | 72 Old Mill Drive | 7/25/2018  | Sold      | \$27,500   | 0.22  | 67  |
| 2  | 20 Old Mill Drive | 9/5/2025   | Sold      | \$50,000   | 0.28  | 439 |
| 3  | 27 Old Mill Drive | 5/29/2024  | Comp only | \$55,000   | 0.25  | —   |
| 4  | 15 Old Mill Drive | 11/5/2019  | Comp only | \$58,750   | 0.22  | —   |
| 5  | 53 Old Mill Drive | 9/20/2022  | Sold      | \$63,000   | 0.30  | 918 |
| 6  | 54 Old Mill Drive | 10/7/2022  | Sold      | \$63,000   | 0.27  | 928 |
| 7  | 55 Old Mill Drive | 8/15/2022  | Sold      | \$64,000   | 0.28  | 880 |
| 8  | 20 Old Mill Drive | 12/4/2025  | Comp only | \$65,000   | 0.30  | —   |
| 9  | 33 Mill House Way | 5/4/2021   | Sold      | \$70,000   | 0.22  | 399 |
| 10 | 1 Old Mill Drive  | 4/1/2021   | Sold      | \$90,000   | 1.91  | 373 |

**10 sales** · median sold **\$63,000** · average **\$60,625** · range **\$27,500–\$90,000** · validates the ~\$66,066 retail average

Source: subdivision MLS sales history (2018–2025). "Comp only" entries are recorded sales flagged in MLS without a marketed days-on-market figure. Buyer to verify independently.



07

# Contact

The listing team and how to request the data room



REQUEST DUE DILIGENCE ACCESS

## Exclusively Listed By

The full data room — offering memorandum, DRE public report, CC&Rs, HOA financials, MCSD utility letter, recorded subdivision map, and the 68-lot inventory schedule — is available to qualified buyers upon execution of a confidentiality agreement.

### The Offering

McCloud Meadows Ranch, Tract 1188 · McCloud, CA 96057  
68 Lots · Price to Be Determined by Market

### Travis Majick

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### Josh Tyhurst

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### Linn Tyhurst

Owner / Realtor · DRE #02030411 · (415) 913-9465

### Scott Lassen

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Information deemed reliable but not guaranteed; buyer to verify independently. Not an offer. Offered subject to prior sale, change in terms, or withdrawal without notice. This is a summary; complete information is provided in the data room upon execution of a confidentiality agreement. Lifestyle photography: Discover Siskiyou.