

## Morgan Estates

Lassen County, California

\$299,000 | 104.00 Acres

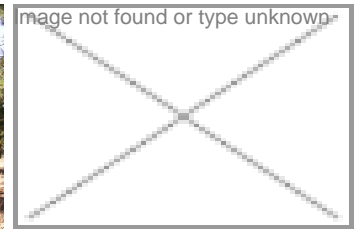
Pine Street  
 Janesville, California

This 104 +/- acre property is zoned A2-B4 and has the potential to be broken into 4 acre parcels. It would make for a great home site with future parcels available to your family and friends.



### PROPERTY HIGHLIGHTS

- The topography of the property is fairly flat with some gentle rolling hills.
- The property was logged 3 years ago & still has some nice timber remaining.
- The property has mostly Jeffrey Pine, but also has some white fir, Douglas fir, red cedar, & black oak trees.
- The property ranges from 4280 ft. elevation to 4400 ft. elevation.
- The NW corner of the property looks out on the Elysian Valley which is a beautiful meadow.
- The views from the



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