

FARWEST
R&C SALES/MGT.CO

UNIQUE HOMES, RANCHES,
LAND AND INVESTMENTS

Lake Davis Resort

\$475,000



775-829-2122 (office) * 242 Stewart Street, Reno, NV 89501 * 775-201-2440 (fax)

www.FarWestRealEstate.com



Motel



Handicap Room



Fawn Cabin



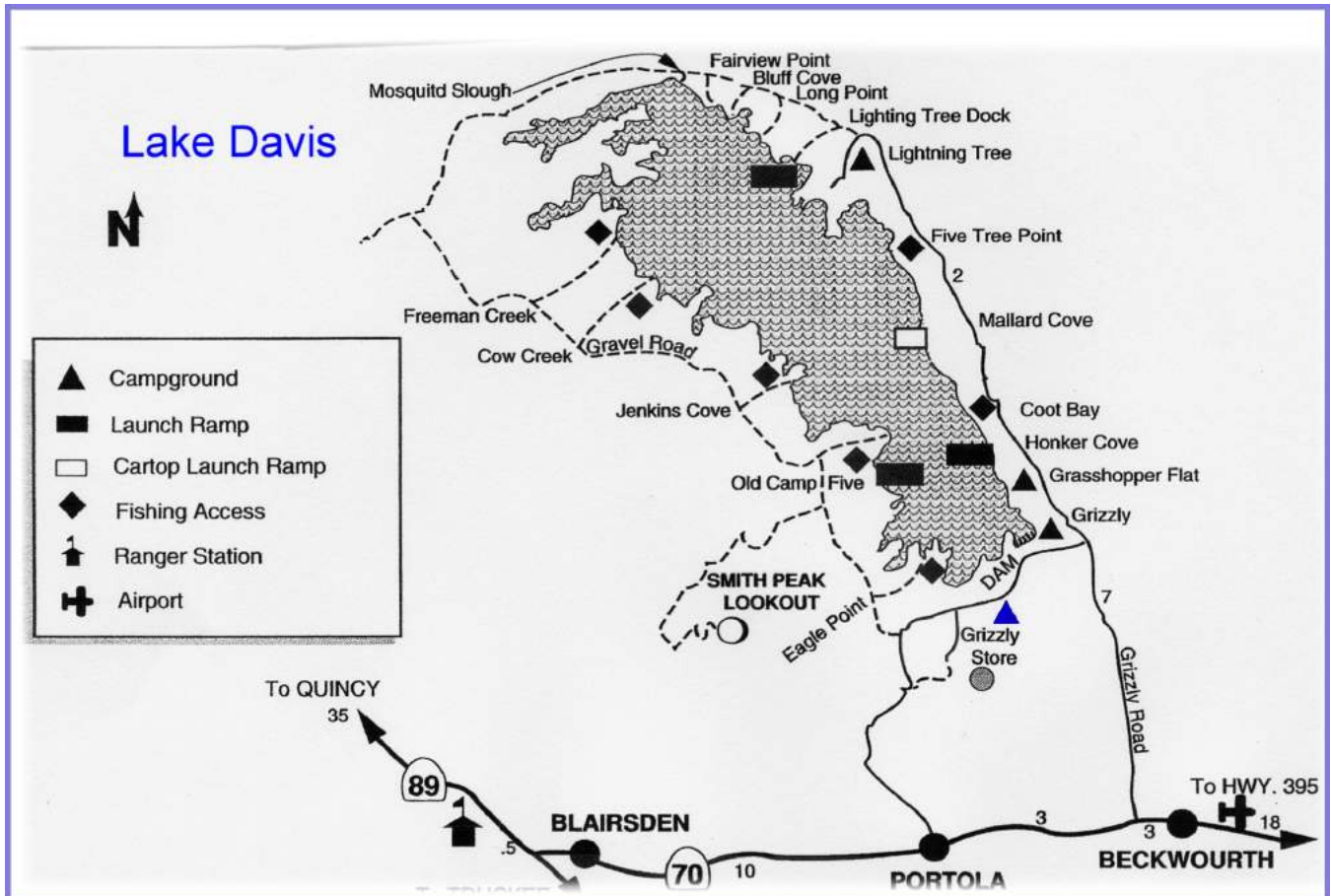
Doe Cabin



Buck Cabin



Blue Jay Cabin



Data from the Plumas County Website

The Makings of Plumas County

Plumas County is located near the northeast corner of California, up where the Sierra and the Cascade mountains meet. The Feather River, with its several forks, flows through the county. Quincy, the unincorporated county seat, is about 80 miles northeast from Oroville, California, and about 85 miles from Lake Tahoe and Reno, Nevada. State highways 70 and 89 traverse the county.

Area Population & Geography

The population of Plumas County is just under 22,000, and the Quincy area population is about 7,000. The county boasts more than 100 lakes and 1,000 miles of rivers and streams with over a million acres of national forest. With only nine people per square mile, this rural, four seasons mountain retreat offers beauty, solitude, and clean air, making it the ideal spot for a quiet vacation.

Quality of Life

The county offers a quality of life unmatched by other areas in the United States and is widely considered one of the most progressive counties in the state. The population of the county has grown quite slowly, and with U.S. National Forests covering over 70% of its area, the county has been able to maintain the lifestyle which is so attractive to its residents.

Recreational Opportunities

Family recreational opportunities abound in Plumas County or within driving distance and include several tournament golf courses. Numerous lakes and mountain streams create a playground for those who love the water. Framed by mountain ranges, the area is also a mecca for hiking and skiing.

Directions/Map

Driver Directions & Maps

You can get here from there

Truckee: Hwy. 89 North to Sierraville left to Sattley. Make a right turn on A-23 and go to Hwy. 70. At Hwy. 70 make left turn, go to Grizzly Road and turn right. Go 7 miles to 'services one mile' sign and turn left. Go past the Grizzly Store & Resort, turn left on Davis Way.

Reno: 395 North to 70 West. Turn right on Grizzly Road (approx. 22 miles). Go 7 miles to 'services one mile' sign and turn left. Go past the Grizzly Store & Resort, turn left on Davis Way.

Chico: East on Highway 70 to Portola. Turn left on West St, then turn right at Davis Way.

Directions from town to the lake

Lake Davis Cabins & Motel

For reservations or more information call
Lake Davis Cabins and Motel at: 530-832-1060

LAKE DAVIS RESORT ~ CABINS & MOTEL

6.42 ACRES, 7582 BUCKBRUSH DR. PORTOLA, PLUMAS COUNTY, CA

A rare opportunity to own your own resort on nearly 6.5 acres just a quarter mile walk or drive from the Davis Lake Dam. Davis Lake is recognized as a prime recreational lake in the Sierra near the quaint mountain community of Portola CA. The Resort is just an hours drive from Reno Tahoe International Airport and less than a half day drive from the Bay Area and operates year round.

The Resort consists of a nine room motel plus caretaker quarters, laundry/storage room and 4 separate, completely furnished alpine style rental cabins. The existing improvements are located on just a portion of the nearly 6.5 acres among the tall pines. There is plenty more land with commercial zoning for expanding the Resort! with 3/4 of an acre directly on Lake Davis Rd. and 2 to 3 acres in the forest with a gentle slope, a perfect location for a custom or luxury mountain home, additional rental cabins, as well as the possibility of being developed into a small conference facility for seminars, wellness activity center, camp activities, etc.

The 3/4 acre Lake Davis Road frontage land would be ideal for a number of highest and best uses; alpine lodge, kayak rentals, paddle board rentals, snow shoe and cross country ski rentals, convention facility, micro brewery/restaurant, etc. etc.

The Lake Davis Resort has been owned by the Olson family, Tony and Sylvia Olson, for over 27 years. New ownership brings a new opportunity for an investor, Mom and Pop, family, or group ownership to come in and design and expand this unique resort property to fit the needs of the lake, the community and out of area folks who are looking for a versatile destination resort in the Sierra. The existing financials could be increased significantly with the right advertising and promotion. "Build it and they will come" in this case you start with an existing turn key motel and 4 mountain cabin rentals with the opportunity to continue the development of the resort with your own ideas and dreams!



Price ~~\$575,000~~ **REDUCED** ~ \$475,000

For complete offering package contact Pete Nevin
775-829-2122, www.FarWestRealEstate.com

