



Inc.

Tahoe Timber Trails Association,

16021 Hobart Mills Road, Truckee, CA 96161 (530) 587-4023

**MEMBERSHIPS LISTED FOR SALE BY MEMBERS
AS OF AUGUST 2024**

PLEASE NOTE: Prospective Buyers are allowed entry to the park upon clearance in the office to view these sites from May 15 to October 31, between the hours of 9AM-4PM. This viewing is from the access road only and visitors may not enter the Seller's Site without express permission of the Seller.

Please contact the Seller directly for individual site information. The By-Laws and Operating Rules of the Association may be previewed on our website: www.tttrails.com

ATTENTION SELLERS AND BUYERS:

Before transferring or selling your membership, please be advised that the new Buyer will not become a member of TTT until the following requirements have been met:

- ✓ Please make an appointment for completing Buying/Selling Paperwork
- ✓ Background check has been completed
- ✓ The site has been inspected and in compliance
- ✓ All dues, MRS and other expenses have been paid in full
- ✓ New Buyer must have completed the TTT orientation

****No entry gate stickers will be given until all of these conditions have been satisfied****

Know Before You Buy

Contributions, dues assessments and Member Reimbursed Services (MRS) fees are not tax-deductible. Tahoe Timber Trails Association incorporated in 1970 as a Mutual Benefit Corporation granted non-profit status as a 501(c)(7) social club. This status provides some tax relief and allows fundraising revenue to be used for the benefit of improvements and activities within the campground.

You are purchasing a Membership, not the land. Ownership of the Corporation is held by 553 individual Member sites with each representing one voting share (one vote per site). As a Member you have access to common areas and amenities, park activities and events, and exclusive unlimited use of your campsite to design your own experience. All improvements must be pre-approved and follow guidelines adopted by the Association.

Membership sales are transacted between Members (not the Association). Prior to completion of the sale, all prospective Members must submit an application to the office, complete a background check and attend the new Member orientation.

Nevada County assesses each Membership. Each Membership campsite is assessed by Nevada County at the time of ownership transfer. TTT management is not involved in this process nor determination of the tax amount. **Sellers and Buyers will need to separate the value of the site from any personal property being sold – Nevada County Tax Assessor will request purchase price of site for tax assessment purposes.**

Motorcycles, motorbikes, ATV/UTVs and similar type units such as gas-powered golf carts are prohibited. They may be stored on your site on a trailer or in the designated area at the entrance. Electric golf carts and ebikes are permitted.



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This List Will Be Updated Weekly During the Summer Season.

B-03 LARGE LOT ADJOINING FOREST. FRENCH DRAIN, WATER ON PROPERTY, SOLAR PANELS, GENERATOR, SCREEN HOUSE, BBQ, OUTDOOR FURNITURE, SHED, 100 GAL. BUTANE TANK W/LOTS OF EXTRAS. INCLUDES 2002 CEDAR CREEK 32' TRAVEL TRAILER WITH SLIDE OUT & SNOW ROOF. ASKING \$50,000. CONTACT CAROLYN @775-232-2234

B-38 LARGEST LOT IN PARK. CONVENIENTLY LOCATED BY MAIN COMFORT STATION. 2001 31ft. MCKENZIE TRAILER W/SNOW ROOF. FRENCH DRAIN. MULTIPLE WATER SPIGOTS PLUMBED UNDERGROUND (ALSO SERVES THE NEIGHBORING LOT). LARGE DECK. STORAGE SHED. ROOM FOR GUEST TRAILER. GUEST PARKING. PLENTY OF UNTAPPED LAND FOR YOUR DESIRES. ALSO AVAILABLE IS A 2005 COUGAR TRAILER & 2003 G22 YAMAHA GOLF CART THAT CAN BE INCLUDED. ASKING \$65,000 OBO. CONTACT ROBERT @ 775-846-2821

C-11 SITE WITH FRENCH DRAIN, CUSTOM SHED, REBUILT FIRE PIT, DECK, EXTRA PARKING, WATER ON SITE AND AVAILABLE WITH OR WITHOUT 25.5 2002 PROWLER IN GOOD CONDITION W/PERMANENT SNOW ROOF. HAS GAZEBO, OUTDOOR KITCHEN IN QUIET AREA THAT BACKS UP TO THE FOREST. HAS SOLAR PANELS AND ROOM FOR TENT TRAILER BEHIND DECK. OK TO WALK SITE. \$55,000 (PRICE NEGOTIABLE). CALL KATHY @ 775-376-4215

C-20- NICE BIG LOT MOSTLY FLAT, LOTS OF TREES, VERY LARGE VINYL DECK THAT NEVER NEEDS PAINT. HAS 2001 27' KEYSTONE SPRINGDALE WITH DINETTE, SLIDEOUT, BUNK BEDS, WATER AT CORNER, CLOSE TO COMFORT STATION, SOLAR PANELS AND BIG RV BATTERIES. HAS SHED, ROOM FOR 3 TENTS & SNOW ROOF. MAY WALK ON SITE. CALL GARY @ 775-772-1087

D-09 LARGE MULTI LEVEL SITE W/LARGE PARKING AREA. SHED, FIREPIT, WATER AND DIRECTLY ACROSS FROM PARKING. STEPS FROM THE COMFORT STATION WHERE THERE IS ACCESS TO WATER AS WELL. ASKING \$38,000. CALL BILL EUKER @ 310-944-4895

E-03 NEWLY RENOVATED SHED, STAIRS, RAILING. WATER ON SITE, FRENCH DRAIN, CLOSE TO COMFORT STATION. BI-LEVEL SPACE FOR EXTRA PARKING. ASKING \$35,000 (NEGOTIABLE). CONTACT MARIAN @ 928-965-5281. LEAVE MESSAGE IF NO ANSWER.OK TO WALK SITE

E-14 HUGE LOT WITH MULTIPLE LEVELS TO PARK ANOTHER RV, CAR OR BOAT. LOTS OF SUN FOR SOLAR. INGRESS AND EGRESS COULDN'T BE EASIER. SITE HAS FIRE PIT AND IS CLOSE TO COMFORT STATION. OK TO WALK SITE. ASKING \$45,000 OBO CONTACT TIM OR ERIN @ 775-560-6778

E-18 & E-19 FRENCH DRAIN, EXTRA PARKING, WATER ON SITE, CLOSE TO COMFORT STATION, LARGE KITCHEN AREA. TWO LARGE LOTS COMBINED INTO ONE LARGE FAMILY CAMPSITE. ONE DRIVEWAY INTO SITE MUST STAY AS IS. NO WAY TO GET DRIVEWAY INTO E-19. ASKING \$120,000. CALL GLENN @775-379-1454.

F-05 LOT HAS FIRE PIT, EXTRA PARKING, WATER WITHIN 25', IS CLOSE TO COMFORT STATION AND HAS DIFFERENT LEVELS. HAS SNOW ROOF. EASY MAINTENANCE. INCLUDES 2008 COUGAR THAT SLEEPS 10. MAY WALK ON SITE. ASKING \$40,000. CONTACT TERENCE @ 707-592-1957

H-05 SITE WITH STORAGE SHED, EXTRA PARKING, WATER WITHIN 15 FEET. CLOSE TO COMFORT STATION. PLEASE LEAVE A MESSAGE WITH YOUR NAME AND PHONE NUMBER. CALL BETWEEN THE HOURS OF 10AM-2PM.
925-439-8712. PRICE NEGOTIABLE- REASONABLE OFFERS CONSIDERED

I-01 PRIVATE CORNER LOT WITH OPEN PANORAMIC VIEWS. BEAUTIFUL 15 X 31 ½ TREX DECK, 1980 34' COACHMAN 5TH WHEEL, 1989 20' ALIO TRAILER. INCLUDES GENERATOR, INVERTER & SOLAR.



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SITE HAS FRENCH DRAIN, SHED, WOOD BURNING STOVE, EXTRA PARKING, WATER ON SITE WITHIN 5'. 100 GALLON PROPANE TANK, CLOSE TO LODGE AND COMFORT STATION. ASKING \$39,000. OK TO WALK ON SITE. CALL CRAIG HANSEN @ 360-269-4121

I-02 SITE HAS SHED, EXTRA PARKING, WATER ON SITE, CLOSE TO LODGE AND COMFORT STATION AND INCLUDES 2001 36' TOP OF THE LINE PALISADE, KITCHEN ISLAND CONV-MICROWAVE, DBL DOOR FRIDGE, BUILT IN GENERATOR, LOADS OF STORAGE, INTERIOR SOLAR W/INVERTER, 3 SLIDES AND SNOW ROOF. TURNKEY, LANDSCAPED, BBQ, FURNITURE. ASKING \$59,900. OK TO WALK SITE. CONTACT SUSAN @ 678-485-8676

J-15 LARGE MOSTLY FLAT LOT CLOSE TO LODGE WITH 2 DEVELOPED TRAILER PADS WHICH INCLUDE NEW FRENCH DRAINS & WATER TO BOTH. HAS 2002 25.5' COACHMAN TRAVEL TRAILER W/SLIDE, SNOW ROOF, NEW WOOD STAIRS & SMALL DECK. GENERATOR SHED ALSO HAS POWER TO BOTH PADS. SOLAR PANELS & CONTROLLER, SHED & BEAUTIFUL 10' REDWOOD PICNIC TABLE W/ACCOMPANYING UMBRELLAS, SCREEN ROOM, LARGE FIRE PIT AREA INCLUDING OUTDOOR CHAIRS & EXTRA OAK FIREWOOD, SMALL DOG KENNEL, CAMP CHEF W/TOOLS, EXTRA PARKING, PRIVACY FENCE. ASKING \$55,000. CALL TERRI @ 707-367-0466. OK TO WALK SITE

R-10 PEACEFUL LOCATION W/180° OF SURROUNDING GREENBELT AND TRUE MOUNTAIN AMBIANCE. TOOL SHED, PICNIC TABLE, GAZEBO. HAS FRENCH DRAIN, PATIO, WATER ON SITE AND IS CLOSE TO COMFORT STATION AND LODGE. INCLUDES 1990 32' LAYTON FIFTH WHEEL IN GOOD CONDITION WITH SNOW ROOF AND SOLAR. ASKING \$54,000. CALL CRAIG HANSEN @ 360-269-4121

W-11 FRENCH DRAIN, STORAGE SHED, FIRE PIT, PATIO/DECK, EXTRA PARKING, WATER ON SITE. CLOSE TO LODGE AND COMFORT STATION. INCLUDES RV. RARE OPPORTUNITY TO ACQUIRE MULTIPLE ADJACENT SITES FROM ONE SELLER. W-11 AND W-12. TERRACED LANDSCAPING. QUIET AND VERY NICE. ASKING \$65,000. CALL MIKE AT
530-362-0020

W-12 FRENCH DRAIN, STORAGE SHED, FIRE PIT, PATIO/DECK, EXTRA PARKING, WATER ON SITE, CLOSE TO LODGE, CLOSE TO COMFORT STATION, INCLUDES RV. RARE OPPORTUNITY TO ACQUIRE MULTIPLE SITES FROM ONE SELLER. W-11, W-12. THIS IS A VERY NICE LANDSCAPED SITE. PAVED PARKING AND QUIET LOCATION. ASKING
\$55,000. CALL MIKE @ 530-362-0020. YOU CAN WALK ON THE SITE.

W-25 THIS PROPERTY IS NEXT TO TAHOE NATIONAL FOREST. LOTS OF PRIVACY ON THIS LARGE LOT. WE WILL SHOW YOU THE QUICK SHORTCUT TO THE LODGE THROUGH THE PARK. INCLUDES FIRE PIT, STORAGE SHED WITH EXTRAS, HUGE WOOD DECK, BBQ, FRENCH DRAIN, AND OUTDOOR FURNITURE FOR \$42,500. READY FOR YOUR TRAILER. CALL JUDY OR KEVIN @ 530-864-4745 OR 916-806-9978. OKAY TO WALK THE SITE.



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