



Tahoe Timber Trails Association

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

MEMBERSHIPS LISTED FOR SALE BY MEMBERS AS OF SEPTEMBER 27th, 2025

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

A-18 Turn-Key, Must See! X-Large lot, 180 degree open forest view-private, serene, stunning. Montana 3440L Legacy 5th wheel (3 slides) & Jayco 265BH bunkhouse-both w/snow roofs. Expansive paver patio, French drain, firepit, shed, grill, 7000W quiet Honda generator, full Victron lithium solar setup, picnic table & more! Extremely close to comfort station w/showers. Asking \$89,900 OBO. OK to walk site. Text/Call Heather @ 813-395-4078

B-03 Large site that backs up to the forest. Large paver patio, paver enclosed dining area, level tent site, BBQ & generator. Has French drain and water on site as well as shed & 100 gallon propane tank. Close to comfort station and includes 2002 32' Cedar Creek w/slide out, snow roof & solar. Asking \$50,000. Contact Carolyn @ 775-232-2234. OK to walk site.

B-30 Large level lot that includes Weber Genesis propane BBQ, patio table & chairs, Denali 3 burner stove, outside kitchen cabinet w/running water & cooktop. French drain, shed, firepit, extra parking, water within 10ft, water on site, close to comfort station and comes w/ 2013 26' Wildwood w/slide and snow roof. OK to walk site. Asking \$55,000. Contact Newt @ 510-760-1087

B-31 Great neighbors! Newly graded and graveled level lot with rock landscaping. Lots of parking & room for 2 RVs. Brand new custom storage shed, grey water French drain and water on site. Comfort station behind lot and 50' common area behind lot for privacy. Morning sun, afternoon shade! Asking \$39,500. Contact Rick @ 209-327-6719. OK to walk site.

C-06 Offers beautiful view of the forest, beautifully landscaped w/pavers & block. Comes with cozy, vintage trailer used as extra sleep space or she shed. Site can fit a large trailer, ample parking, outdoor sink, propane fire pit w/seating, tent pad, shore power solar station w/300ah battery capacity, shed, French drain, water on site. Asking \$75,000, dues paid to October 2026. Contact Jim @ 949-294-6161. OK to walk site

C-20 Site has French drain, shed, vinyl deck (32'x26'), extra parking, water on site and is located close to a comfort station. 2008 27' Springdale included. RV has dinette slide out, bunk beds and sleeps 6. Also includes heavy duty snow roof and solar panels. Turnkey site! Asking \$65,000. Contact Gary at 775-772-1087. OK to walk site.

C-36 Turnkey site. EVERYTHING STAYS! Large flat lot w/extra parking. 2005 Mountaineer w/2 slides plus older trailer. Both have snow roofs & solar panels w/batteries. 100 gal propane tank, French drain, firepit, shed, water within 15ft. Close to comfort station. OK to walk site. Asking \$40,000. Please call or text Todd @ 775-815-4472

D-11 Site backs onto greenbelt with no neighbors behind. Conveniently located close to comfort station. Equipped with French drain, shed and firepit. This site is a rare find that offers privacy and convenience. For more details or to schedule a visit please contact by email at Jennifer.schlecht@yahoo.com or call 541-291-2024. Our family has enjoyed this cherished site for 3 generations and we are now ready to pass it on for others to create amazing memories as we have for years. Asking \$50,000.

D-16 French drain, new shed (4 years old), firepit, patio/deck, extra parking, water within 12ft, water on site, close to comfort station. Includes 2004 Dutchman travel trailer w/one slide out. Kitchen stove never used. 2-sided sink. Bathroom has tub. Site also includes front deck that is length of trailer, picnic area, bridges to picnic area & firepit. National forest behind site by green belt. OK to walk site. Contact Edward @ 707-292-5816.



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E-02 Plenty of room on this multi-level lot with level ground on both levels. Custom patio including wood balcony railing and stairs to lower level. Block wall to extend living space, shed, and custom firepit. Room for multiple tents, tables, etc. 2 water spigots, one within 20ft of firepit. French drain on site. Includes 2004 29' 5th wheel w/2 slides, snow roof, generator, solar panel, indoor storage pullouts, 50 gallon propane tank, AC/Heat and large closet. Close to comfort station and entrance. Everything on site included or seller will remove unwanted items. OK to walk site. Contact Walter @ 775-342-5595 or Laurie @ 775-232-8658. Asking \$70,000.

E-14 Site has French drain, firepit, extra parking and is close to the lodge and comfort station. OK to walk site. Contact Tim or Erin at 775-560-6778

E-18/E-19 French drain, extra parking, water on site, close to comfort station, large kitchen area. 2 large lots combined into 1 large family site. One driveway into site must stay as is. No way to get driveway into E-19. Asking \$90,000. Call Glenn @ 775-447-6447

F-22 Your chance to own a large lot with generational love that can accommodate multiple families. Located on well-maintained & quiet loop near comfort stations. Includes 30' 5th wheel Collins with slide out & 20' Artic Fox. Turnkey site perfect for entertaining. Includes decking, French drain, multi-level stone wall, outdoor sink, gas firepit & shed. Solar panels and batteries with both trailers. Asking \$79,000 OBO. Contact Nick at 707-333-7855.

G-02 Large site w/lots of potential for more parking & 2nd trailer. Includes 2000 5th wheel w/superslide, snow roof, solar panels, deck, sand filter & shed. Firepit built to NV fire code. Lot backs up to green belt & is close to 2 comfort stations. Very quiet loop. OK to walk site. Asking \$45,000 OBO. Contact Tyra @ 530-401-5500.

J-08 Nice large paved lot w/paved firepit area along w/a deck. Includes 35' wildwood 5th wheel that sleeps 6 and a Coleman tent trailer perfect for guests and also sleeps 6. Beautiful spot- MUST SEE! OK to walk site. Asking \$48,000 OBO. Call Rhonda @ 775-391-2535.

J-13 Flat lot w/room for 2nd trailer and parking. Wrap around paver patio (furniture and swing included). Site has French drain, shed, firepit, extra parking, water on site and is close to lodge and comfort station. 2 solar panels w/battle born lithium battery included. 2004 Rockwood in great shape w/1 slide. Everything in working condition. OK to walk site. Asking \$50,000. Contact Dave at 775-848-1485.

M-07 Huge site steps away from pool, lodge and laundry. 2 entries and exits & can accommodate multiple families. Site has 2 trailers, both 30' that are very clean. Snow roofs and solar panels included. Has full redwood deck and patio with railings. French drain, shed, firepit, water within 30' and on site, 100 gal propane tank and close to comfort station. OK to walk site. Call Wendy @ 830-285-0857. Asking \$78,500.

O-20 Centrally located on a quiet loop w/easy access & short walk to comfort station and lodge. This spacious lot features 2 levels—ideal for parking 2 trailers, additional vehicles or setting up your dream outdoor space. Includes French drain & a clean slate, ready for personal touches. Water is close to site for easy hookup. Peaceful setting w/plenty of potential. OK to walk site. Asking \$32,750 OBO. Call or text Mike @ 775-240-0572.

P-12 Large, mostly level lot. Close to restrooms, firepit, shed, French drain, room for 2 RVs plus parking. 2 ea. 200 watt solar panels & frame as well as picnic table. Asking \$50,000 OBO. OK to walk site. Contact Dave @ 925-366-7430.

T-18 Great site that includes solar inverter & panels. Turn key ready. 33ft 2018 Jayco in great condition that has snow roof. Golf cart, generator, etc. included. Site has French drain, shed, firepit, deck, extra parking, water within 10ft and on site. Also close to comfort station. OK to walk site. Asking \$62,500. Contact Brad @ brajta61@gmail.com or 916-741-9403.



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T-23 Come take a look at site T-23! Located on majestic, quiet and friendly T-Loop. Site has a French drain, storage shed and flat pad for your trailer. The lot has already been cleared of pine needles and debris and is ready for immediate occupation. Annual dues have also been paid for the year. No hassles—just park your rig and enjoy the summer! Contact Kim or Mike at 925-285-7871 or 925-788-7003. OK to walk site. Asking \$30,000.

T-26 Perched on the highest loop, this quiet, spacious site offers stunning mountain views. It has an approved French drain, firepit and water directly across from site. Includes a leveled site for tent, a 28' vintage trailer in good condition w/snow roof. Private trail to comfort station that is at the end of site and is a short distance from lodge. OK to walk site. Asking \$36,500. Call Eric @916-813-0065

V-14 \$60,000 if transfer is complete by Oct. 14th!!! Private, larger site w/lots of trees. In the back of the park but close to the pool and lodge. French drain, solar panels, high powered lithium battery & very close to comfort station. Includes 31' 2010 Flagstaff 5th wheel with 2 slides & snow roof. Includes gazebo, large tent w/platform, multiple patio areas & storage shed. Selling for health reasons. Asking \$66,000. Call Rajean @ 775-229-6046. OK to walk site.

V-19 Beautiful site w/easy access for one large trailer on gravel pad plus a small place for a small trailer or tent camping. Spigot hook ups on both sides. Room for firepit & tent canopy. Includes shed & solar panel and has a place for propane tank. Clean & nice w/plenty of room. Includes RV w/snow roof. Clean & cozy for the whole family. Asking \$69,000.99. All offers considered. Call 775-388-3219.

W-11 ASKING \$45,000 French drain, 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. Call Mike at 530-362-0020. OK to walk site.

W-12 ASKING \$35,000. French drain, 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. This is a very nice landscaped site. Paved parking and quiet location. Call Mike @ 530-362-0020. OK to walk site.



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