



Tahoe Timber Trails 2026 Memberships for Sale

Prospective Buyers may be allowed entry May 15 to October 31, 9AM-4PM and must register with the Office before entering the campground. Campsites may be viewed from the Main and Loop roads and 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:

The following requirements MUST be met prior to completion of the transfer:

- ✓ Prospective Buyers must complete an application and pass a background check
- ✓ Seller's site must be inspected and in compliance before listing/transfer
- ✓ All dues, MRS, property taxes & other expenses MUST be paid in full prior to transfer
- ✓ New Buyer MUST complete the New Member TTT orientation
- ✓ Appointments must be made with the Office to complete transfer documents

No entry gate passes will be activated until all conditions have been satisfied

Important Facts To Know Before You Buy

Dues assessments and Member Reimbursed Services (MRS) fees or other contributions 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 Memberships representing one voting share (one vote per site). Members have access to common areas and amenities, activities and events, and exclusive unlimited use of the designated campsite. All campsite improvements must be pre-approved and adhere to the guidelines adopted by the Association. Bylaw S14 - ***Renting/Leasing Campsites: Renting, leasing or other commercialization of a campsite is prohibited.*** However, members may allow the use of their campsite by their immediate family and their friends. Permission to use the campsite must be in writing and on file with the association office.

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, e-motos, ATVs 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 determined by the Association. Electric golf carts and e-bikes are permitted and must be registered each year.



Tahoe Timber Trails Association

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

This List Will Be Updated Weekly During the Summer Season

A-14 Asking \$42,000. Large flat site with 2 level paver patio. Large fire pit w/cover. Close to charging station. Room for 2 trailers. Site has French drain, storage shed, patio/deck, extra parking, water on site, close to comfort station. Contact Gordon or Patti Traxler at 209-598-2520. OK to walk site.

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 corner lot. Plenty of shade, outside cook station cabinet w/double stainless sink, granite top w/built in 3 burner cooktop. Site has French drain, shed, firepit, patio/deck, extra parking, water on site and 2013 26' Wildwood trailer w/snow roof. Sleeps 5. Heater/AC/Oven never used and has minimal towing miles. OK to walk site. Asking \$55,000 or \$46,000 without trailer. Contact Newton @ 510-760-1087.

C-10 Peaceful lot ready to sell! Site has French drain, shed, patio/deck, and water on site. Located close to lodge and comfort station. OK to walk site. Asking \$25,000 OBO Contact Ronnie @ 530-908-6928.

C-23 Large flat lot w/everything! Near comfort station, has French drain, firepit w/mechanical cover, wood stove, shed, 2 trailers w/snow roofs in great condition, cooktop, generator, solar, 120g propane tank, water on site. Turnkey. OK to walk site. Asking \$57,000. Contact Mary @ 702-682-6773

D-11 Nestled in a serene setting, this open & spacious campsite offers the perfect blend of comfort, privacy, & natural beauty. Enjoy the convenience of nearby comfort stations while still feeling immersed in the peaceful surroundings. Backing directly onto a lush greenbelt, the site boasts tranquil views & a picturesque backdrop where you can relax, unwind & enjoy the sights and sounds of nature. Asking \$48,000. Contact Jennifer @ 415-583-3161

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 \$60,000. Call Glenn @ 775-447-6447

F-22 Your chance to own a large lot w/generational love that can accommodate multiple families. Located on well maintained & quiet loop near comfort stations. Includes 30' 5th wheel Collins w/slide out & 20' Arctic Fox. Turnkey site perfect for entertaining. Includes decking, French drain, multi-level stone wall, outdoor sink, gas firepit & shed. Solar panels & batteries w/both trailers. Asking \$73,500 OBO. Contact Nick @ 707-333-7855. Ok to walk site

F-26 Enjoy your own retreat in a well-maintained private campground in Tahoe Timber Trails on lot F26. This campsite features: Installed French drain for improved drainage, Fire pit for campfires and outdoor gatherings. Storage shed on lot, tent deck and access to campground amenities like lodge and pool. Great sun for solar power. Permissible to walk lot. \$30,000 Contact Stephen at 775-225-1213 for more information

H-18 Located on friendly, quiet Hawthorne Loop, Large, clean site ready for your RV. There are 3 tent pads, firepit w/cover, 2 water sources, French drain, shed & deck. Includes solar panels plus mount & gas patio heater. Onsite parking for boat, golf cart & vehicle. OK to walk site. Asking \$42,000. Call Brad @ 775-691-4282

J-13 Flat lot w/room for 2nd trailer & parking. Wrap around paver patio (furniture & swing included). Site has



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French drain, shed, firepit, extra parking, water on site & is close to lodge/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. Price reduced from \$50k to \$42,000. Contact Dave @ 775-848-1485.

N-04 Beautiful XL lot w/2 spacious RV/trailer sites, w/French drain and patio areas. Price includes 2003 Jayco 3590 Designer Legacy (36'x11') 5th wheel w/3 slide outs, built in central vacuum system, in excellent condition inside. Site has solar set-up, 4 water spigots, a shed, firepit, flagpole, gas grill, picnic tables, LOTS OF PARKING. Great location, short walk to 2 comfort stations, lodge/pool, ballfield & golf cart charging. Annual dues paid for the year. OK to walk site. Asking \$65,000. Contact Dave & Barb @ 775-851-2031

T-18 Quiet, beautiful site has French drain, shed, firepit, patio/deck, extra parking, water within 10ft. & on site. Close to comfort station. Includes 2018 33' Jayco Whitehawk in excellent condition. 5 year old snow roof. Sleeps 6-8. Includes all accessories and is turnkey ready. Also includes solar inverter w/panels, golf cart, kayak & outdoor furniture. OK to walk site. Asking \$59,900. Contact Brad @ 916-741-9403

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 \$55,000. 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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