



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

Tahoe Timber Trails 2026 Memberships for Sale October 2, 2026

Prospective Buyers may be allowed entry May 15 to October 13, 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.



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This List Will Be Updated Weekly During the Summer Season

B-03 Large site that backs up to the forest. Site has been terraced with a paver patio, paver dining area, and large level area for a tent or firepit. French Drain, shed, water on site and a 100 gallon propane tank. Includes '02 32' Cedar Creek trailer with slide out and snow roof. OK to walk site. Price reduced to \$40,000. Contact Doug @ 775 412-5106.

B-17 Beautiful, peaceful site backing up to the forest! Includes: Deck, French drain, Firepit, Shed, Water, Beautiful forest setting! OK to walk site. Asking \$55,000. Contact Allen or Colleen @ 775-747-1524 or 775-530-0421 or 775-722-3788.

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

D-07 Nice lot next to comfort station. Has extra parking, French drain & water on site. Comes w/1970 era Golden Nugget trailer. Asking \$25,000 OBO. OK to walk site. Contact Diane @ 714-612-6282. Please leave message.

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 @ 458-220-8320 or Jennifer.schlecht@yahoo.com.

D-16 Site w/French drain, shed, firepit, patio/deck, extra parking, water on site, close to comfort station. Includes 2004 Dutchman w/slideout that sleeps 4-6 & has permanent snow roof. Site has bridge from deck to firepit and bridge from deck to picnic area. Driveway accommodates 2+ autos or additional RV. OK to walk site. Contact Edward @ 707-292-5816.

E-02 Multi-level lot, custom pavers, balcony, railing & stairs to lower level. Large firepit. 2 flat levels for multiple tents, tables, umbrellas. Shed, 2 water spigots (one 20 ft from firepit). Very clean 2004 Cardinal 29' 5th wheel, pop-outs, snow roof, generator, trickle charge solar panel, large storage pullouts, new 50 gallon propane tank, AC/Heat, large closet/lots of storage. Close to comfort station. Everything on site included; seller will remove anything not wanted. OK to walk site. Contact Walter Bliss @ 775-342-5595 or Laurie Bliss @ 775-232-8658. Asking \$65,000.

E-04 Nice lot next to comfort station. French drain & water on site. Nice, quiet loop. Asking \$24,000. OK to walk site. Contact Eric @ 702-327-2937.

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 \$40,000. Call Glenn @ 775-447-6447

E-23 Large flag shaped greenbelt lot w/ great views from multiple directions. Site has French drain and separate water sources for 2 trailers. Includes 2006 Alpenlite 5th wheel w/snow roof, large firepit, fenced redwood deck, tent pad w/new Kodiak tent, generator, shed and more! OK to walk site. Asking \$85,000. Call or text Jim @ 530-333-3882



F-04 A 51-year legacy comes to an end. We are selling our large lot. This turnkey ready lot includes a well-maintained trailer and space for 2 RVs and a utility trailer plus tent pad or plenty of room for your toys! It's adjacent to the comfort station and water is plumbed to the site with a French drain. There is an asphalt driveway from the loop, and a 2 tier TREX deck surrounded by trees. Included is a shed with tools and ladders in good condition. A gas BBQ, a beautiful fire pit and patio furniture galore in great shape on site. Sale includes a 1995 Prowler with 1 slide, solar panels, well maintained snow roof and awning in great working order. Sale includes everything on site---no junk to have to haul away. \$49,500 OBO. Pictures available upon request, OK to walk site. If interested, contact Todd Duncan at 775-690-3101 or e-mail raidertodd01@gmail.com. Time for some new family memories to be made!

F-09 Well-loved site held by the same family for over 50 years. Corner lot w/only two adjacent lots, giving a more open feel & extra privacy. The site is already set up for easy family camping. Includes deck w/storage underneath, water on site, 2 tent pads, campfire area, & convenient drive-through driveway for easier access/parking. Site has some natural elevation, which gives nice character & a true mountain-camp feel compared to a typical flat lot. It has been a great family site for many years and is ready for the next family to enjoy. OK to walk site. Asking \$42,500 OBO Contact Shawn @ 916-833-3895

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. \$27,900 OBO. Contact Stephen @ 775-225-1213 for more information

G-22/G-23 2 Big lots both connected. Sun & shade. 2 decks, French drain, firepit, patio/deck and water on site. Both lots have level areas. Outdoor kitchen with BBQ, cook top, 2 big propane burners. Tables & chairs. Tool shed w/new roof, tools, wheel barrow, newly reinforced snow roof. 2004 31' Monarch trailer, sleeps 5-6. Slide out. Solar panels, new controller. Plenty of parking. 2 driveways. Comfort station next door. Perfect for large families. Asking \$50,000. Ok to walk site. Call Jim @ 415860-3785

H-18 Located on friendly, quiet Hawthorne loop, this is a large, clean site ready for your RV. There are three tent pads, a fire pit with cover, not one but two water sources, French drain, shed and deck. Includes solar panels plus mount, and gas patio heater. Onsite parking for boat, golf cart and vehicle. We are set up with our trailer and tents. If our vehicle is there, come say hello. If it is not, feel free to walk site. \$42,000. Call Brad 775-691-4282

J-08 Great paved area for your trailer. Large firepit w/cover. Huge paved area to sit around & enjoy w/friends and family. Also has deck, shed, French drain & water on site. Nice lot. Come by and check it out! Asking \$28,000 OBO. Contact Rhonda @ 775-391-2535

J-11 Secluded private site w/shed, French drain, firepit & extra parking. Close to lodge & comfort station. Includes RV w/snow roof (Prowler). Trim strain included. Ok to walk site. Asking \$48,000. Contact Ray @ 209-679-8315

M-04 One of the originally owned sites, large w/extra parking, close to lodge, room for 2 trailers. Site has shed, water & French drain. Asking \$40,000. Priced to sell!!! OK to walk site. Contact Mike @916-730-3692

R-02 Beautiful site. It has sun & shade, water on site, flag pole, shed, firepit, French drain. Comfort station close to site. Short walk to lodge & all the fun things there: pool, volleyball, baseball field, etc.. OK to walk site. Asking \$35,000. Contact Doug or Linda @ 775-972-4046. LEAVE MESSAGE.

T-24 Highly desirable large, multi-level site w/firepit & shed. OK to walk site. Asking \$40,000. Email runcimanronald@gmail.com or call Ron @ 530-913-4821



W-11 ASKING \$45,000 French drain, fire pit, patio/deck, extra parking, water on site, close to lodge and comfort station. Includes RV. Terraced landscaping. Quiet and very nice. Call Mike at 530-362-0020. OK to walk site. MAKE OFFER...CREDIT CARDS ACCEPTED

W-13 Large corner lot. Slips for 2 trailers/motorhomes. Site has French drain & water on site. Has spacious firepit area overlooking the road for great parade viewing. Plenty of room for family gatherings. Room for additional vehicle parking as well. Storage shed on site. Across the street from comfort station. Nice quiet area. Asking \$45,000. OK to walk site. Call Shannon @ 707-416-7154

W-29 Beautiful lot w/shade. Has large deck, French drain, water, paved driveway, shed, 2 tent pads. Close to comfort station. OK to walk site. Asking \$28,000. Contact Frank @ 925-324-7692

