



PUBLISHED RESERVE: \$163,500

LAST ASKING: \$172,500

SIZE: 38.17± Acres

ELEVATION: 100± Feet

ZONING: Transitional Forest

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This 38.17 ± Acre Timber and Recreation Tract is located in south Pacific County. The property lies just south of New Washington Road (Lynn Point Road) and is accessed by existing forest roads from US Highway 101 to the south property line. There is no legal access to the property. In the past, access has been granted by Road Use Permit. The property has flat topography and is well-stocked with 442± MBF of mature Sitka spruce between 35 and 40 years old. The transitional forest designation allows for a single family residence for each lot of record.

LOCATION: Township 12 North, Range 10 West, Section 27, Tax Lot 12102743000

From South Bend, follow Highway 101 West and South approximately 20 miles to New Washington Road (Lynn Point Road). Continue approximately ½ mile to locked gate on right. Access to the property is by foot from here.