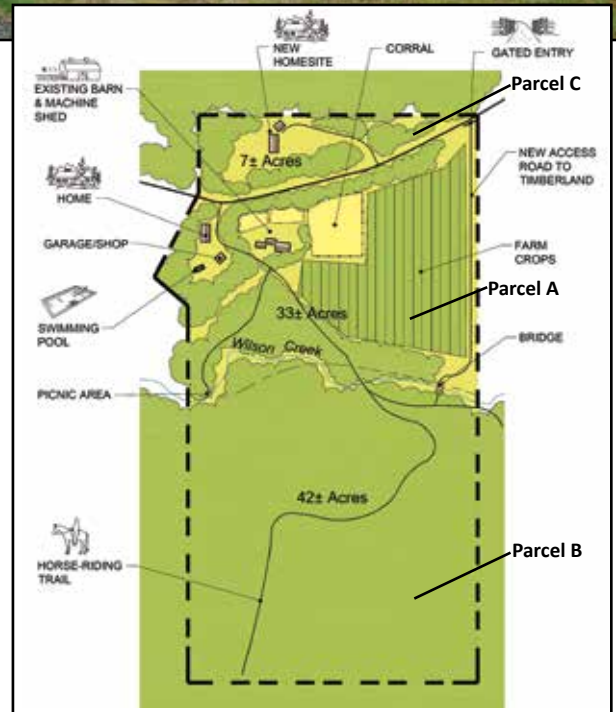




The Stronghold property is being offered for sale for the first time in over fifty years. It is located 35 miles west of Longview, is a 90± minute drive to Portland, and less than an hour drive west to both Long Beach Washington, and Astoria, Oregon.

The property is being offered in its entirety, or in three parcels which range from 7± to 42± acres. The 33± acre parcel (Parcel A), originally a dairy farm, contains the main residence, garage/shop, machine shed and barn; the 42± acre parcel (Parcel B) is a timber tract; the 7± acre parcel (Parcel C) is a potential view home site.

The Stronghold Tree Farm is located along East Valley Road, five miles from the village of Skamokawa, which is on Skamokawa Bay, and provides access to the Columbia River and Steamboat Slough, and has a paddle center popular for kayak and canoe rentals. The village includes the Redman Hall Museum, a restaurant, post office, and Skamokawa Resort, which is designated as a Historic District, with general store, hotel, and vacation lodging rentals.



Please Note: Sketch plan is conceptual only. Neither the Seller nor its agents have submitted plan or made any applications to a public agency.

Parcel A -- 33± acres

PUBLISHED RESERVE: \$430,000*

Parcel A contains the 2,352± square foot, three bedroom and three bathroom, one-level, California-ranch-style home, with cedar shake shingles, built in 2006. An outdoor deck provides views west of East Valley, home to a resident elk herd. The home has an open kitchen- and eating-area, living or Great Room with fireplace, and generous and extensive built-in cabinetry, and Pergo floor. A den or office is off the entry, along with a full bathroom, utility room and pantry.