

Two bedrooms share a full bathroom, and the master suite with bathroom, are all at the north end of the home. On the lower level is a small mechanical room which serves the home. The home has electric heat, and is served by an on-site well, and septic system.

Across from the home is a detached two-car garage with shop area which could also be used as an artist studio.

An in-ground pool is near the pool house; the pool is in need of some repair.

A complex with machine shed, wood shed and 60' X 36' barn, with loft, is located below the home and by the field. There are some productive apple trees and blueberry bushes near the barn. A plantation of Noble Firs between the barn, and Wilson Creek, were planted over thirty years ago. A picnic area is located along Wilson Creek, which is a fish bearing stream and is tributary to the Columbia River.

The fields on Parcel A contain 20± acres that could accommodate horses and other livestock, or could be planted for row crops. There is frontage along East Valley Road.



Parcel B -- 42± acres

PUBLISHED RESERVE: \$390,000*

Parcel B is located on the south side of Wilson Creek and has access over a bridge that can accommodate logging trucks. An easement will be provided from East Valley Road over Parcel A to Parcel B, if Parcel B is sold independent of Parcel A.

The 42± acres contain an estimated 1,044± MBF of primarily 40- to 50-year old red alder and western hemlock, with some red cedar and Douglas-fir, based on a January 2013 timber cruise. Please see Supplemental Information Package for Cruise Report. The tract is a high-site II and I, with north-facing, gentle to moderate slopes. Weyerhaeuser is the adjoining owner to the south.

Parcel C -- 7± acres

PUBLISHED RESERVE: \$45,000*

Parcel C is the smallest parcel, is located on the north side of East Valley Road, and has a logging road that provides access to the hilltop, providing a potential view home site. The property was harvested four years ago and has been replanted. The Washington Department of Natural Resources, DNR, is the adjoining owner.

The new owner of this legacy property has the opportunity to create a family compound or retreat that includes development of equestrian facilities and a working farm, and can have both near-term cash flow and long-term asset growth from the 42± acres of high-quality timberland which has 1± million board feet of mature timber.

The Stronghold Tree Farm has a strategic location near the historic Columbia River Village of Skamokawa, providing access to fishing, boating and excellent access to I-5 at Longview, and proximity to Portland, the Washington coast, and Astoria.

LOCATION: 810 East Valley Road, Skamokawa, Washington, Wahkiakum County. APN 02090621001 Township 9 North, Range 6 West, Section 2. From Highway 4 at Skamokawa, take East Valley Road 5± miles to the property.

SEALED BIDS DUE NO LATER THAN 5:00 PM, WEDNESDAY, NOVEMBER 20, 2013