



PUBLISHED RESERVE: \$1,870,000

LAST ASKING: First Time Offered

SIZE: 328± Acres

ELEVATION: 300± to 1,100± Feet

ZONING: Forest Resource Lands

PROPERTY INSPECTION: Call Auction  
Information Office for Gate Combination

FINANCING: None – All Cash



**DESCRIPTION:** This 328± acre timber tract is located in Lewis County, south of Oakville. Access is by easement from Garrard Creek Road. Garrard Creek passes through the northern portion of the tract, which has 50± acres impacted by a riparian area. The tract is well-stocked with 24- and 25-year-old Douglas-fir on 278± acres. Seventy-one percent of the tract, or 198± acres, has 2,665± MBF of 25-year-old pre-merch. Approximately 75% of the property is categorized Site Class I (143) and the remainder is site Class II (126). The topography is mostly moderate north-facing slopes.

Zoning on this tract will allow one residential unit for the entire tract, subject to Lewis County approval.

**LOCATION:** Section 28, Township 15 North, Range 5 West, Lewis County Tax Parcel Number 024464000000

SEALED BIDS DUE NO LATER THAN 5:00 P.M., NOVEMBER 19, 2014

OR FAX FORM ON PAGE 88 TO 503-242-1814