



PUBLISHED RESERVE: \$610,000

LAST ASKING: First Time Offered

SIZE: 78.6± Acres

ELEVATION: 200 to 960± Feet

ZONING: Rural Development District (RDD20)

PROPERTY INSPECTION: At any time

FINANCING: None – All Cash

DESCRIPTION: This 78.6± acre timber tract is located in Lewis County, just east of the community of Curtis. The property has access by private easement through four unlocked gates from Lake Creek Road. The parcel is well-stocked with 56± acres of 27-year-old Douglas-fir that contains 552± MBF of pre-merch with potential for near-term cash flow from commercial thinning. There are 18± acres of 37± year-old Douglas-fir and 208± MBF of merch timber. The Douglas-fir site index is Class II (132). The topography is moderate to steep west-facing slopes.

Zoning on this parcel will allow residential development on minimum lot sizes of 20 acres, subject to Lewis County approval.

LOCATION: Section 29, Township 13 North, Range 3 West, Lewis County Tax Parcel Number 019075000000

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

