



PUBLISHED RESERVE: \$25,000

LAST ASKING: \$58,000

SIZE: 10± Acres

ZONING: Unzoned

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This 10± acre property is located 20 minutes south of the Kelso and Longview, Washington city limits, along a ridge between Rose Valley and the Kalama River. The property consists of two 5.03 acre tax lots, and the neighborhood is characterized by single family homes on acreage. Although the area is unzoned, there is a two-acre minimum parcel size for new lots. Access is from a paved easement coming off of Primrose Road. Public power and phone are available from Primrose Road. Well and septic are required. Preliminary approvals for septic were obtained in 2011 from Cowlitz County.

There is a creek that runs along the northern section of both parcels. The property has moderate topography.

LOCATION: 235 and 247 Nubote Road – Kelso, Washington. APN # WD2910005 and WD2910006