



PUBLISHED RESERVE: \$17,500

LAST ASKING: \$35,000

SIZE: 9.67± Acres

ZONING: Unzoned

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This 9.67± acre parcel is located 3± miles north of the community of Toutle, in Cowlitz County, with frontage on the northern boundary along Spirit Lake Highway, and on Centerfire Lane to the south. The property is approximately 15 miles east of I-5 and the town of Castle Rock. Cowlitz County is un-zoned and there is a 2 acre minimum parcel size for new single family construction. The site is generally level, and has power and telephone to the site.

Development of a home site was begun and a well was drilled. The property is five miles from Silver Lake, popular for fishing and camping. Riverdale Raceway, for motocross and drag racing, is located nearby. The property could also be used for a commercial recreation development, such as RV Park and other uses.

LOCATION: 7129 Spirit Lake Highway, Toutle, Washington. APN # EF0901006