



PUBLISHED RESERVE: \$695,000

LAST ASKING: No Prior Sale

SIZE: 79± Acres

ZONING: ARL Agriculture Resource Land

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This 79± acre residential development tract is located near Lake Tapps and Printz Basin. Auction Property #114, Printz Basin East Residential Development Tract with timber, corners with this property at its southwest corner. A December 2014 timber cruise report shows an estimated 65 acres of operable timberland with a total of 1,110± MBF, 89% of which is red alder and red cedar. Additional volume of 3,767± tons of chip-quality mixed species is located on the property. Approximately 14 acres lie within areas estimated to be within wetland areas or buffers. No wetland study has been performed. A complete copy of the cruise summary is available in the Supplemental Information Package. An eagle nest is located at, or near, the south property line.

The parcel is mainly level providing flexibility in development. The zoning designation will allow 10 acre minimum lot sizes. Access to the property has been reserved from Radke Road with a 30 foot, undeveloped County owned public right of way (64th Street East). The location of this right of way is flagged at the property. All utilities will require extension.

The successful bidder will be allowed up to 60 days to secure an approved harvest permit prior to closing.

LOCATION: Township 20 North, Range 5 East, Section 23, Pierce County Tax Parcel Number 052020-4-006

SEALED BIDS DUE NO LATER THAN 5:00 PM, MAY 20, 2015