



PUBLISHED RESERVE: \$475,000

LAST ASKING: First Time Offered

SIZE: 20.8± Acres

ZONING: R1 (Residential)

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This 20.8± acre residential development tract is located entirely within the city limits of Bonney Lake and is zoned R-1, which allows for the development of 1 – 4 units per acre, subject to the City of Bonney Lake approval process. The property is comprised of three tax parcels.

The property is divided into two parcels by a waterway channel between Lake Tapps and Printz Basin. This channel bears water seasonally. The portion lying south of the channel is approximately 13.2 acres and is shown in the conceptual development drawing, included in the Supplemental Information Package, as one estate-sized residential tract. Discussion with the city of Bonney Lake indicates any development density would require the added cost of a lift station. The northern portion of this property is estimated at 7.5 acres, with access to services. The conceptual development drawing shows the development of 10 lots on this parcel.

The property is well-stocked with 521± MBF of timber with mixed species including red cedar, red alder, Douglas-fir, western hemlock and spruce. Approximately 68% of this volume is in red cedar and red alder. In addition, there is an estimated 1,240 tons of chip-quality timber located on the 17± acres identified as operable timberland on the property. A complete summary of the December 2014 Cruise Report is included in the Supplemental Information Package.

The property has frontage along Vandermark Road East, 207th Avenue East, and 64th Street East. The property is adjacent to Auction Property #114, Printz Basin East Residential Development Tract with timber, creating opportunity to assemble 85.7± acres near Lake Tapps.

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 27, Pierce County Tax Parcel Numbers 052027-1-002/003/004

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