



PUBLISHED RESERVE: \$795,000

LAST ASKING: First Time Offered

SIZE: 64.9± Acres

ZONING: R10 (Residential)

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This 64.9± acre residential development tract is located in Pierce County and is adjacent to Auction Property #113, Printz Basin West Residential Development Tract with timber, creating opportunity to assemble 85.7± acres near Lake Tapps. Pierce County zoning will allow residential development with minimum lot sizes of 10 acres.

The property lies on both sides of a waterway channel, which holds water seasonally, between Lake Tapps and Printz Basin. The property is further divided into two sections lying on both sides of 218th Avenue East, and is made up of five separate tax parcels. One of these five tax parcels (Parcel # 052026-1-040) lying in the southeast corner, has no legal access, but shares a common corner with the main block of the property.

The property has excellent access and is well-stocked with an estimated volume of 1,718± MBF of mixed species including red cedar, Douglas-fir, red alder and western hemlock. Approximately 64% of this volume is made up of Douglas-fir and red cedar. In addition, the property is estimated to contain 1,939± tons of chip-quality volume. A complete summary of this is included in the Supplemental Information Package.

The property also shares a common corner at the northeast corner with Auction Property #112, offering opportunity to assemble an additional 79± acres.

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 26, Pierce County Tax Parcel Numbers: 052026-1-040, 052026-2-009/010/011/012

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