



Kitchen by family room



purposes.

The former dairy barn is 3,600± square feet and located near the duplex/caretaker residence. It is currently used for boarding horses and has potential for up to ten stalls. There are tack rooms, two restrooms and office. The loft has been converted to an event space but will require a secondary exit if used in the future.

The 187± acre property is fenced, plus there is a second polo field, and has an estimated 1,700 square feet of South Fork Snoqualmie River frontage, providing good access for fly fishing for rainbow trout and cutthroat trout. There is also a pond on the property with an excellent site for a potential Mt. Si view estate home site, with access drive to be built around the polo field.

There is an on-site well that is located in the meadow that was used previously for corporate events.

A resident elk herd frequents the property from the nearby Mt. Si Natural Resources Conservation Area, owned by the Washington Department of Natural Resources, which is located to the east of Mountain Meadows Farm.

The soils on the property are suitable for growing blueberries, as at the nearby Bybee Farms, providing a new owner with opportunity for development of a commercial organic farm and food stand along SE 420th Street.

Portions of the property near the South Fork Snoqualmie River are in a flood plain and provide some seasonal flooding. There is an existing conservation easement which limits development to one additional home site for the entire Mountain Meadows Farm property.

Acquisition of the 209± acre Mountain Meadows Farm either in its entirety, or in individual parcels, is an

exceptional opportunity for the ownership of a legacy estate property within a 35-minute drive of Seattle.

LOCATION: 10106 422nd Lane SE, North Bend, Washington.

	APN#	Size
Parcel A	032308-9168	22.22± acres
Parcel B	332408-9015	84.08± acres
	332408-9097	24.24± acres
	032309-9117	20.19± acres
	032308-9006	29.72± acres
	159300-0010	24.60± acres
	159300-1210	4.44± acres

SEALED BIDS DUE NO LATER THAN 5:00 PM, JUNE 11, 2015