



PUBLISHED RESERVE: \$300,000

LAST ASKING: No Prior Sale

SIZE: 26.29 ± Acres

ZONING: Residential (R-10)

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This 26.29± acre residential property is located in Ridgefield, approximately 20± miles from downtown Vancouver and 30± miles north of Portland, Oregon. It is near the Ridgefield Wildlife Refuge and Lewis River. Ridgefield is situated in northern Clark County, and is home to the 5,217± acre Ridgefield National Wildlife Refuge. The site is located along NW 71st Avenue, at the northeast corner of NW 309th Street, within the Enterprise/Paradise Point neighborhood. Interstate 5 is approximately 4 miles east of the site.

The rectangle-shape site is zoned Residential (R-10) and could provide for two 13± acre home sites under this designation, with room for a horse barn or other outbuildings. There is a large meadow area with some residual timber. Access to the site is from either NW 71st Ave or NW 309th Street, providing several options to divide the property into two estate parcels. Power is available, and both an on-site septic, and well, will be required. There is a pipeline easement that runs through the entire parcel. Please see Supplemental Information Package. The property is owned by Clark County and therefore is currently exempt from property taxes.

LOCATION: NW 71st Avenue, Ridgefield, Clark County, WA. APN: 210776000

SEALED BIDS DUE NO LATER THAN 5:00 PM, NOVEMBER 18, 2015