



Horseranch Road is along western boundary

PUBLISHED RESERVE: \$145,000

LAST ASKING: \$280,000

SIZE: 140± acres

ELEVATION: 2,000± feet

ZONING: General Rural

PROPERTY INSPECTION: At Any Time

FINANCING: Seller shall offer purchase money financing, subject to Seller's approval of buyer's credit, on the following terms: A 20% down payment with the balance secured by a first deed of trust, amortized over 20 years at 7% interest, calling for monthly payments of principal and interest; all due and payable at the end of 5 years.

DESCRIPTION: This 140± acre tract has 5± acre zoning with potential for development of 29 homesites and is located approximately five miles north of Goldendale. Auction Property #101 is located across US Highway 97 east of the property. The property has over ½ mile of highway frontage on US 97 with Horseranch Road, a county road, running along the western boundary. There are a number of excellent building sites that have views south to the Klickitat Valley. The majority of the property is fenced and is stocked with ponderosa pine and could be retained as a ranch, or divided into three to five 20 to 30 acre "ranchettes." There is power along Horseranch Road. Onsite septic and wells will be required.

LOCATION: Township 5N, Range 16E, Section 36, portion of Tax Lot 05163600000100

SEALED BIDS DUE NO LATER THAN 5:00 P.M., DECEMBER 6, 2011