



**PUBLISHED RESERVE:** \$165,000

**LAST ASKING:** \$235,000

**SIZE:** 41.25± acres

**ELEVATION:** 475± feet

**ZONING:** Rural Residential 20

**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 41.25± acre tract is located near the south end of Hood Canal, within five minutes of the Alderbrook Resort and Golf Course, and has residential zoning with a 20 acre minimum parcel size. The tract is well stocked with 350± MBF of primarily Douglas fir and red cedar, providing near term cash flow. The tract has frontage on SR 106 which runs along the south end of Hood Canal heading east to the town of Union and approximately 20 miles farther east to the community of Belfair. A small portion of the property lies across the highway from the main block with an estimated 60 feet of no-bank waterfront on the Skokomish River. Power and phone are available along the highway. Private wells and septic will be required.

**LOCATION:** Township 21N, Range 3W, Section 7, Tax Lot 321072100000, 321072100030, 321072104020, 321072200030, 321063400007

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



*View along Skokomish River to Hood Canal*