



PUBLISHED RESERVE: \$75,000

LAST ASKING: \$175,000

SIZE: 48± acres

ELEVATION: 150± feet

ZONING: Long Term Agriculture

PROPERTY INSPECTION: Locked gate. Call Auction Information Office.

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.



Chehalis River frontage

DESCRIPTION: This 48± acre riverfront recreation tract is located in the southwest corner of Thurston County, near the city of Grand Mound, and within a 10 minute drive of Centralia and I-5. The property has approximately ½ mile of frontage on the Chehalis River. Access to the property is from Bicknell Road and then by easement from the end of this county road. The property lies entirely within the flood plain, but is in an area well-known for duck and deer hunting, with potential for development of a riverfront camping site or base camp.

LOCATION: Township 15 N, Range 3W, Section 14 and 15, Tax Lot 09340004003 and 13515120000

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