



PUBLISHED RESERVE: \$350,000

LAST ASKING: \$638,000

SIZE: 100± acres

ELEVATION: 1,250± feet

ZONING: Rural Development District 10

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.

DESCRIPTION: This 100± acre property is an assemblage of five 20± acre rural residential tracts located near the community of Cinebar in Lewis County, 15 miles east of the Highway 508 Exit off I-5. The lots are part of a 12 lot plat with a gated security entrance. Access to the plat is by use of Panisco Road from Highway 508 with interior private roads built out to each lot. Power, cable and phone are all installed to each lot. The entire plat was previously selectively logged and replanted in 2007. Each lot has spectacular views of Mt. Adams and Mt. St. Helens, with excellent access to Mayfield and Riffe Lakes located 6 miles south of the property.

LOCATION: Township 13N, Range 2E, Section 14, Tax Lot 033132001004, 033132002009, 033132002010, 033132003005, 033132003006

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

