



PUBLISHED RESERVE: \$60,000

LAST ASKING: First Time Offered

SIZE: 40± Acres

ELEVATION: 644± Feet

ZONING: Rural Sensitive Resource

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

**DESCRIPTION:** This 40± acre timber and recreation tract is located south of Spanaway along Highway 7, in Pierce County. Approximately 15 acres at the south end of the property was logged 4-5 years ago and was not replanted. Muck Creek runs through the northern portion of the property, and remaining timber is located on both sides of the creek. There is no legal access to the property, but there is physical access to the southwest corner by foot along an existing dirt road. Low density residential development is allowed within the Rural Sensitive Resource designation. Water and septic service would require private on-site systems. Power will require extension.

**LOCATION:** The northeast quarter of the northeast quarter of Section 36, Township 18 North, Range 3 East, Tax Lots 0318361016 and 0318361015.