

136

New Washington Road Timber and Recreation Tract Pacific County, Washington



PUBLISHED RESERVE: \$187,500

LAST ASKING: First Time Offered

SIZE: 38.17± Acres

ELEVATION: 26± Feet

ZONING: Transitional Forest

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

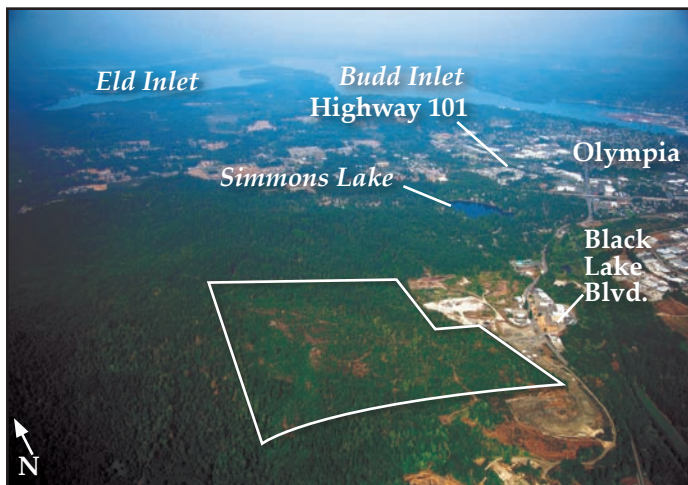
DESCRIPTION: The 38.17± acre New Washington Road Timber and Recreation Tract is located in south Pacific County, just two± miles south of Auction Property #134. The property lies just south of New Washington Road (Lynn Point Road) and is accessed by existing forest roads from US Highway 101 to the south property line. The property has flat topography and is well-stocked with mature Sitka spruce between 35 and 40 years old, with an estimated 400± MBF. The transitional forest designation allows one single family residence for each lot of record.

LOCATION: Township 12 North, Range 10 West, Section 27, Tax Lot 12102750009.

SEALED BIDS DUE NO LATER THAN 5:00 P.M., November 14, 2012

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Black Lake Timber and Residential Tract Thurston County, Washington



PUBLISHED RESERVE: \$395,000

LAST ASKING: First Time Offered

SIZE: 150± Acres

ELEVATION: 400± Feet

ZONING: Mixed Zoning - Light Industrial and Single Family Low Density Residential

PROPERTY INSPECTION: Call Auction Information Office to arrange.

FINANCING: None – All Cash

DESCRIPTION: The 150± acre Black Lake Timber and Residential Tract is located along Black Lake Boulevard, just south of Highway 101. The parcel has access reserved by easement from Black Lake Boulevard to the southern portion. This easement is not presently open and access requires permission from an adjoining gravel and rock pit owner. The owner of the rock pit does have the responsibility to improve this road. The west half of the property has residential zoning allowing 4 – 7 units per acre. The east half has light industrial zoning, matching the uses along Black Lake Boulevard. The parcel is not served by city water or sewer, and will require private septic for residential development. The property has 360 degree views from its high point, including Black Lake to the southwest, the Olympia Capital Building to the northwest and Mt. Rainier to the southeast. There is an estimated volume of 335± MBF of 57 year old Douglas-fir and hardwoods located on 29± acres. An estimated 74 acres has well stocked 14± year old Douglas-fir reproduction.

LOCATION: From Highway 101 in Olympia, take the Black Lake Boulevard Exit and follow south one mile to the K and M Rock Pit. Any inspection of the property requires permission from the Rock Pit Office.

Township 18 North, Range 2 West, Section 29, Tax Lots 12829210000 and 12829230000.

SEALED BIDS DUE NO LATER THAN 5:00 P.M., November 14, 2012

