



PUBLISHED RESERVE: \$250,000

LAST ASKING: First Time Offered

SIZE: 76.45± Acres

ELEVATION: 528± Feet

ZONING: R - 5

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash



DESCRIPTION: This 76.45± acre development site is located approximately 5 miles south of the city of Granite Falls, Washington along the Robe – Menzel Road, at the intersection with North Carpenter Road. The surrounding area provides access to many recreational interests and offers easy access to Bosworth Lake, Lake Roesiger and Menzel Lake, all within minutes. The parcel has been used as a gravel pit site in the past and has an active permit that also allows the site to receive up to 300,000 yards of backfill material. The permit expires in 10/1/2015. (Please see Supplemental Information Package for information.) The parcel is divided into four legal parcels and seven tax parcels, allowing the ability to create 4 – 7 development sites through a boundary line adjustment. The R – 5 zoning designation allows minimum lot sizes of 5 acres. A Wetland area runs through the parcel north to south. Power and water are available along Robe – Menzel Road. Septic service will require a private on-site system.

LOCATION: South of Granite Falls along the Robe – Menzel Road at the intersection with North Carpenter Road.

Township 29 North, Range 7 East, Section 8, Tax Lots 290708-001-003-0, 290708-001-004-00, 290708-001-006-00, 290708-001-013-00, 290708-001-014-00, 290708-001-010-00 and 290708-004-003-00

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