



PUBLISHED RESERVE: \$148,500

LAST ASKING: First Time Offered

SIZE: 40± Acres

ELEVATION: 550± Feet to 595± Feet

ZONING: Unzoned

PROPERTY INSPECTION: At Any Time

FINANCING: Subject to Seller's approval of Purchaser's credit: A 20% down payment with the balance secured by a first deed of trust, amortized over 25 years at 6% interest, calling for monthly payments of principal and interest; all due and payable at the end of 3 years.

DESCRIPTION: This 40± acre tract is located in southwest Washington, along the Toutle River Valley, 12 miles east of the I-5 Castle Rock exit and within a 25 minute drive of Longview. Highway 504 is the primary route to the Mount St. Helens Visitor Center, which annually attracts over 300,000 visitors, and is located at Seaquest State Park along Silver Lake, a ten minute drive from the property. The property is located near the intersection of Finkas Road and Highway 504.

An estimated 20± acres were logged and replanted three years ago. The remaining 20± acres have well-stocked 25 year old Douglas-fir, providing near-term cash flow in 10± years.

The tract has been subdivided into four 10± acre parcels, with two shared easements in the southwest corner that serve two parcels, and in the southeast corner that serve the other two parcels. The zoning will allow development of home sites subject to on-site septic and well. Additional division of each parcel into 5± acre parcels may be allowed. (Please see Supplemental Information Package for zoning and land use information.) There are homes nearby and power available along Highway 504. There is an easement to an adjoining residence. The topography is gentle and the Douglas-fir site class is II+.

The 40± acre tract has potential for development of home sites, or could be managed as a small tree farm. An easement provides access to an adjoining property. Weyerhaeuser Real Estate has developed a Forest Reserve Community at nearby Silver Lake.

LOCATION: Township 10 North, Range 1 East, Section 9. From I-5 Castle Rock exit, take Highway 504 east 12± miles to intersection with Finkas Road. Property is on the north side of Highway 504.



Please Note: Sketch plan is conceptual only. Neither the Seller nor its agents have submitted plan or made any applications to a public agency.