



**PUBLISHED RESERVE:** \$326,500

**LAST ASKING:** First Time Offered

**SIZE:** 34± Acres

**ELEVATION:** 49± Feet

**ZONING:** Transitional Forest

**PROPERTY INSPECTION:** At Any Time

**FINANCING:** None – All Cash

**DESCRIPTION:** This 34± acre timber and residential tract is located in North Pacific County, approximately 10 miles southwest of South Bend, the county seat. The property has frontage along both the Palix River, and the Palix River Road, a paved county road. The Palix River Road runs through the southwest portion of the property, separating the main block from the riverfront. The property is well stocked with approximately 693 MBF of 35± year old timber, of which 95% is Douglas-fir. Power and telephone are available along Palix River Road. Water and sewer service would require private on-site systems. The Transitional Forest Designation zoning allows one single family residence for each legal lot of record.

**LOCATION:** Township 13 North, Range 10 West, Section 15, Pacific County Tax Parcel 13101550003. From South Bend, follow Highway 101 west and south to just north of Bay Center Junction. Turn left onto the Palix River Road. Follow less than one mile to the property.