



PUBLISHED RESERVE: \$172,500

LAST ASKING: \$187,500

SIZE: 38.17± Acres

ZONING: Transitional Forest

PROPERTY INSPECTION: There is a locked gate. Please call the Auction Information Office to make arrangements

FINANCING: None – All Cash

DESCRIPTION: This 38.17 ± Acre Timber and Recreation Tract is located in south Pacific County. 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. There is no legal access to the property. Access has been granted in the past by Road Use Permit. The property has flat topography and is well stocked with approximately 750± MBF of primarily silver spruce between 35 and 40 years old. 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. From South Bend, follow Highway 101 West and South approximately 20 miles to New Washington Road (Lynn Point Road). Continue approximately 1/2 mile to locked gate on right. Access to the property is by foot from here.