



**PUBLISHED RESERVE:** \$630,000

**LAST ASKING:** First Time Offered

**SIZE:** 100± Acres

**ELEVATION:** 25± to 200± Feet

**ZONING:** FG – Forest Grazing

**PROPERTY INSPECTION:** Locked Gate – Please call Auction Information Office at 1-800-845-3524.

**FINANCING:** None – All Cash

**DESCRIPTION:** This 100± acre timber tract is located along the Winchuck River Valley, one-quarter mile east of Auction Property #130, and has access from a logging road in the southeast corner. Seller will grant an easement over property owned by Seller and assign Seller's rights in a quit claim deed right of way over Stateline Lane, which connects Seller's property to public roads. Seller's proposed form of purchase and sale agreement and access easement will be made available to prospective Buyers for inspection prior the bid deadline. Please see Supplemental information Package.

The tract has moderate-facing western slopes, and an estimated 600± feet of Winchuck Riverfront.

There are residences on properties adjacent to the northern and southern portions of the property, and the Winchuck River frontage tract may have potential for a home site in the western section, subject to a template test and conditional use approval. (Please see Supplemental Information Package.)

**LOCATION:** Township 41 South, Range 13 West, Section 25, Tax lots 100 and 200.

SEALED BIDS DUE NO LATER THAN 5:00 PM, WEDNESDAY, JUNE 12, 2013

