



PUBLISHED RESERVE: \$45,000

LAST ASKING: \$60,000

SIZE: 10± Acres

ELEVATION: 160± Feet

ZONING: Unzoned – comprehensive Plan RR-2

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

**DESCRIPTION:** This ten± acre residential development tract is located just minutes from I-5 exit 46 and within ten minutes of both Longview and Kelso. The property is well-stocked with 10± to 12± year old Douglas-fir.

The County Comprehensive Plan allows for minimum lot sizes of two acres, and could allow further subdivision. The tract is located less than one mile from I-5 Exit 46 above the Cowlitz River, and has a spectacular river valley view. Access to the property is from Headquarters Road, which provides the southeast boundary of the property. A shared easement road provides access into the property with power and phone available. Water and septic service would be provided by private on-site systems. The property is very close to the main entrance to Weyerhaeuser Real Estate Development Company's Skyline Ridge Forest Reserve.

**LOCATION:** Township 9 North, Range 2 West, Section 24. From I-5, take Exit 46 and follow Headquarters Road to the east side of I-5. Continue following approximately one mile to the property.