

PUBLISHED RESERVE: \$505,000

LAST ASKING: First Time Offered

SIZE: 592± Acres

ELEVATION: 2,200± Feet to 3,300± Feet

ZONING: Forest Conservation

PROPERTY INSPECTION: At Any Time

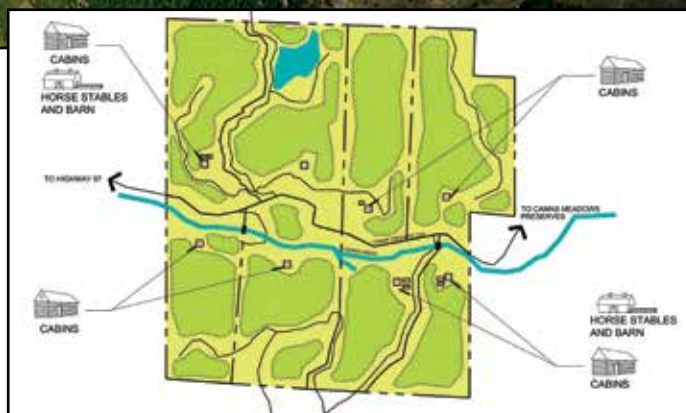
FINANCING: None – All Cash

DESCRIPTION: The 592± acre Camas Creek Road Timber and Recreation Tract provides the rare opportunity to produce value from harvest of timber, development of home or cabin sites and the potential for conservation values due to its location next to the Camas Meadows Preserve. Camas Meadows Preserve is a 1,300± acre designated “Natural Area Preserve” administered by the Washington Department of Natural Resources. The area is managed to protect high quality examples of the State’s native ecosystems and rare plant and animal species, such as the Wenatchee Mountain Checkermallow and Wenatchee Larkspur, both of which are found nowhere else in the world. Camas Creek runs through the southern end of the tract. The property is stocked with 2,431± MBF of primarily Douglas-fir and ponderosa pine and has an estimated 29± acres of young plantation.

Camas Creek Road, a paved country road, passes through the middle of the parcel, providing excellent access. Power is available along Camas Creek Road. Water and sewer service would require private on-site systems. Chelan County zoning allows minimum lot sizes of 20 acres in this designation, providing opportunities for individual home sites.

LOCATION: Township 23 North, Range 18 East, Section 21

SEALED BIDS DUE NO LATER THAN 5:00 P.M., WEDNESDAY, JUNE 26, 2013



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