



A power line R.O.W. runs north/south through the western mid-section of the property to a substation that is across Highway 26 from the property.

There is an estimated 1,250± MBF of primarily 35- to 60-year-old hemlock and Sitka spruce, and 260± MBF of 50- to 60-year-old red alder. Please see Supplemental Information Package for details. The Douglas-fir site index is 115 – 134.

Just west of the property is a riverfront subdivision and Klootchey Creek County Park, popular for day-use, with a small boat landing. North Coast Land Conservancy has land that adjoins Klootchey Creek County Park along the Necanicum River.



The Necanicum Riverfront tract has potential as a private recreation retreat, with opportunity for near-term cash flow from either harvesting some of the timber or obtaining value from a conservation easement.

LOCATION: Township 5 North, Range 9 West, Section 19