



PUBLISHED RESERVE: \$295,000

LAST ASKING: First Time Offered

SIZE: 119± Acres

ELEVATION: 250± Feet

ZONING: F-80 / AN – Aquatic Natural

PROPERTY INSPECTION: Locked Gate
-- Please call the Auction Information Office for
Combination

FINANCING: None – All Cash

DESCRIPTION: This 119± acre timber tract is located seven miles east of Astoria, by the Columbia River community of Svensen, with access from Old Highway 30. 82± acres of the tract were recently harvested, and has been replanted in Douglas-fir by the Seller. The balance of the tract in the southeast corner contains 400± MBF of primarily 43 year-old western hemlock and Douglas-fir, providing near-term cash flow.

The property contains a total of 24 tax lots and was originally platted as a 20-lot subdivision, which is no longer valid under the zoning. Old Highway 30 runs through the eastern section of the tract, providing access to a potential seasonal cabin or camping site, with views of the Columbia River. Mary's Creek, tributary to the Columbia River, bisects the eastern portion of the property, which contains 17± acres of primarily wetlands.

There is a gated logging road in the southeast section that provides access to the Seller's adjoining timberland. An easement will be retained by the Seller.

LOCATION: Township 8 North, Range 8 West, Section 21, Tax lots 100 – 900, 1000 – 1900, 2000 – 2400. From Svensen and Highway 30, take Old Columbia Highway south to the Auction Property.

SEALED BIDS DUE NO LATER THAN 5:00 PM, MAY 21, 2014

