



PUBLISHED RESERVE: \$375,000

LAST ASKING: \$430,000

SIZE: 2,352± Square Foot Home, Shop and Barn, with Development Potential, on 28± Acres

ELEVATION: 80± Feet

ZONING: Unzoned

PROPERTY INSPECTION:

Date	Time
Sunday, April 27	11:00 a.m. to 1:00 p.m.
Saturday, May 10	11:00 a.m. to 1:00 p.m.

FINANCING: None – All Cash

DESCRIPTION: This 2,352± square foot, newer, ranch-style three bedroom, three bathroom home, shop, and barn is located on 28± acres in Wahkiakum County, along East Valley, near the historic Columbia Riverfront village of Skamokawa, and the Julie Butler Hansen Refuge. It is located 35 miles west of Longview, is a 90± minute drive to Portland, and less than an hour drive west to both Long Beach Washington, and Astoria, Oregon.

The property is located along East Valley Road, five miles from the village of Skamokawa which is on Skamokawa Bay, and provides access to the Columbia River and Steamboat Slough and has a paddle center popular for kayak and canoe rentals. The

