



PUBLISHED RESERVE: \$795,000

LAST ASKING: \$1,090,000

SIZE: 550± Acres

ZONING: G-5

PROPERTY INSPECTION: Locked Gate. Call Auction Information Office to arrange.

FINANCING: None – All Cash

DESCRIPTION: This 550± Acre Humptulips Riverfront Tract is located near Copalis Crossing off the Humptulips Valley Road, and has potential for development of a private club for hunting and fishing. Grays Harbor County is prime hunting for waterfowl, and the Humptulips River for summer steelhead and fall Chinook. The property is estimated to have over one mile of riverfront. The property is a family homestead which has not been occupied for some time. An older home, no longer in usable condition, and barn are located in the southeast corner of the tract. Deep Creek passes through the middle of the property with an area used for a horse stable lying on the north side of Deep Creek from the home/barn area. A fresh water well, which has been out of use for some time, is located on the property. A Water Right Claim dated 1973 allows use of up to 15 gallons per minute for domestic use. There are approximately 200 acres of pasture land in the middle of the property. The areas in the east and south have small pockets of conifer, but are stocked mostly with hardwoods. Power will require extension from the Humptulips Valley Road.

LOCATION: From the Ocean Beach Road, just south of Copalis Crossing, follow the Humptulips Valley Road northerly approximately two miles. Bear right onto unmarked road and follow to locked gate. Call Auction Information Office for gate combination.

Grays Harbor County APN 191122110000, 191122410010, 191123220000 and 761001400000

SEALED BIDS DUE NO LATER THAN 5:00 P.M., MAY 21, 2014

