



PUBLISHED RESERVE: \$295,000

LAST ASKING: \$650,000

SIZE: 18.92± Acre Site

25,507± Total Square Feet in Six Buildings

ZONING: Lake Quinault District (L-Q)

PROPERTY INSPECTION: Call Auction Information Office to arrange.

FINANCING: None – All Cash

DESCRIPTION: This 18.92± acre industrial site was formerly used as a sawmill operation, and is located along Highway 101, approximately six miles south of Lake Quinault near the Washington Coast. The property is made up of two tax parcels. The east parcel, which has frontage along Highway 101, is approximately 11.2± acres, and had been filled with gravel before the buildings were developed, and was used to house a specialized sawmill remanufacturing plant. The majority of the western parcel, 7.72± acres, is raw land and is not filled. The property has six buildings: a 2,160± square foot main shop, a 2,160± square foot Quonset shop, a 1,224± square foot former log merchandizing building including office space, a 4,080± square foot two story sawmill building, a 4,228± square foot remanufacturing building and a dry kiln. Some of the buildings have been vandalized and require repair work. A private substation located on the property has the ability to provide power not only to the property, but additionally to export surplus power. The local P.U.D. has removed transformers for liability reasons, but will provide a new owner with assistance in order to make the substation operational once again. A deep water well is located on the property.

LOCATION: 4148 US Highway 101, Neilton, WA. Grays Harbor APN Numbers 221026340010, 221026430010

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