

PUBLISHED RESERVE: \$240,000

LAST ASKING: \$360,000

SIZE: 61.7± Acres

ZONING: Mixed Zoning – 40± acres is zoned Rural Resource-Natural Resource Land with the remainder zoned Rural Village Residential

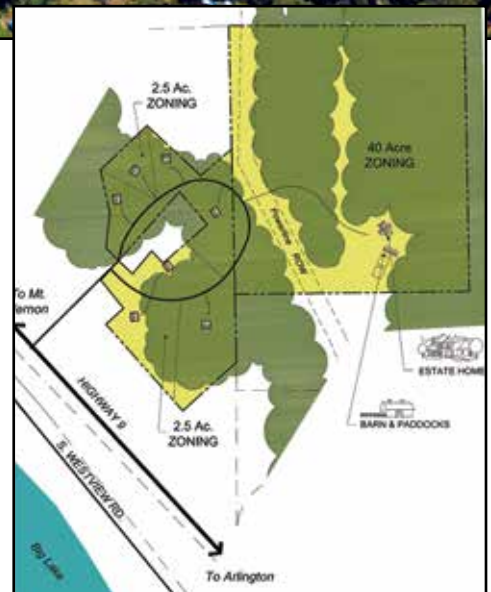
PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This 61.7± acre residential development tract near Big Lake is made up of 13 separate tax parcels totaling 50.86± acres. Vacated streets are estimated to comprise approximately 11 additional acres. The property is located within a fifteen-minute drive of Mt. Vernon. The Big Lake area has grown as an exurban community to Mt. Vernon. A nine-hole golf course is nearby. The northeast corner of this tract is a 40± acre tax parcel zoned rural resource, which requires a 40 acre minimum lot size. The remainder of the tract is made up of small lots and vacated streets that lie within the plat of the town of Montborne. Montborne was founded in the early 1900s as the company town for the Nelson-Neal Lumber Company, along the east shoreline of Big Lake. This area of the tract, approximately 22 acres, is zoned rural village residential and allows for minimum lot sizes of 2.5 acres. A conceptual plan, which is included in the Supplemental Information Package, shows subdivision of the property into 11 residential lots. Any subdivision is subject to approval by Skagit County. Power and telephone are available. Water and sewer will require private, on-site systems. Public water and sewer are available, but will require a short extension for sewer and would require a pump station for water, which may not be feasible.

LOCATION: From Mount Vernon follow College Way east to State Route 9. Follow State Route 9 south to Big Lake. Just south of the Big Lake Grill, turn left onto Lee Road and follow to the property.

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



Please Note: Sketch plan is conceptual only. Neither the Seller nor its agents have submitted plan or made any applications to a public agency.