



**103 - Anderson Creek Timber Tract near Hoh River and Conservation Area  
Jefferson County, Washington**

**PUBLISHED RESERVE:** \$765,000 / \$5,425 per Acre  
**LAST ASKING:** First Time Offered  
**SIZE:** 141± Acres  
**ELEVATION:** 400 to 800± Feet  
**ZONING:** Commercial Forest (CF-80), Rural Residential 10 (RR-10)

**PROPERTY INSPECTION:** Access Permit Required - Please Contact Auction Information Office at [info@rmnw-auctions.com](mailto:info@rmnw-auctions.com) or 1-800-845-3524 for Access Permit and Gate Combination

**FINANCING:** None – All Cash

**DESCRIPTION:** The 141± acre Anderson Creek Timber Tract is in the southwest section of the Olympic Peninsula, northwest of Hoh River Valley, in Jefferson County, and includes three parcels of 80, 40 and 20± acres. The property is adjacent to The Nature Conservancy’s Hoh River Conservation Area, which is part of the 10,000 acre restoration and renewal of vital habitat in the Hoh River Valley. The property has well-stocked stands of primarily 21 to 41± year old western hemlock. There is an estimated 1,716 MBF of primarily western hemlock in the 31 to 41± year old age class. The ten-year growth projection for the entire property estimates a total increase of 2,590± MBF, providing both near-term cash flow and long-term asset growth.

There is one unharvested active FPA, located in the northern section of ownership, which has an estimated 402 MBF of western hemlock, Sitka spruce, and red alder. There are no RMAP obligations for the property. The Seller, within the last several years, has invested over \$50,000 in road improvements to the main line road system including replacement of the bridge, and permitting for the FPA. Please see the supplemental information package for additional details. Two non-contiguous parcels of 40 and 20 acres have access via an easement which runs through the 80 acres tracts. Some road clearing will be required to improve access.

Eighty-two percent (82%) of the tract is western hemlock Site Class II, and the balance is Site Class III. An estimated 52 acres is RMZ due to frontage along Anderson Creek and its tributaries. The 20 and 40± acres are zoned Rural Residential 10. The 80± acre parcel is zoned Commercial Forest 80. Adjoining owners are The Nature Conservancy, Fruit Growers, Washington Department of Natural Resources, and private parties.

**LOCATION:** Township 26 North, Range 13 West, Section 1  
Tax Account 612011001

**SEALED BIDS DUE SEPTEMBER 12, 2019**