

SOUTHWEST WASHINGTON WAHKIAKUM COUNTY

Seven tracts, ranging from 19 to 164± acres, are located in Wahkiakum County along the Columbia River, near the city of Cathlamet and the small community of Altoona (seven miles northwest of Astoria, Oregon). These tracts have primarily well-stocked stands of 6 to 20 year-old western hemlock and Douglas-fir, and are projected to have significant asset growth within 25 years, due in part to the highly productive growing Douglas-fir site classes I and II.

There is excellent access to one of the region's most competitive domestic and export log markets in Astoria, Tillamook and Mist in Northwest Oregon, and Longview, Kalama and Centralia, in Southwest Washington.

There is no zoning in Wahkiakum County, which provides additional value from potential home, or cabin sites. Auction Property #105 has Columbia River frontage, with spectacular views toward the mouth of the Columbia River. Auction Properties #107 and #109 have excellent access to Highway 4 and to the city of Cathlamet. In addition, there is over one-half mile of Elochoman River frontage on Auction Property #108, providing opportunity for RV, camping, or a cabin site.

Prices for the Southwest Washington tracts start at \$2,103 per acre.



Historic riverfront town of Skamokawa near Auction Property #106



Auction Properties #107 - #109 are within ten minute drive of Cathlamet

