



Parcel A - 19± Acres



Parcel B - 41± Acres

**107 - Lower Elochoman Valley Timber Tracts with Home Site Potential
Wahkiakum County, Washington**

	<u>Bulk</u>	<u>Parcel A*</u>	<u>Parcel B*</u>
PUBLISHED RESERVE:	\$200,000 / \$3,333 per acre	\$50,000 / \$2,631 per acre	\$150,000 / \$3,658 per acre

**Sales of Parcel A and Parcel B are subject to total bids in the aggregate to equal, or exceed, the Bulk Published Reserve of \$200,000*

LAST ASKING: First Time Offered

	<u>Bulk</u>	<u>Parcel A</u>	<u>Parcel B</u>
SIZE:	60± Acres	19± Acres	41± Acres

ELEVATION: 25 to 300± Feet

ZONING: None - See Supplemental Information Package

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

FINANCING: None – All Cash

DESCRIPTION: These two non-contiguous tracts of 19± and 41± acres are located north of the city of Cathlamet, along the Lower Elochoman Valley, west of Auction Properties #108 and #109. The Douglas-fir site index is primarily a Site Class II. The tracts can be purchased individually, or together. Both have potential home sites due to road frontage, proximity to Cathlamet, and Wahkiakum County land use regulations. There are multiple owners who adjoin both tracts.

Parcel A is 19± acres and has access from Foster Road to the west, and the Elochoman Mainline - a private gravel road. There are 12.8± acres of primarily 9 year-old Douglas-fir and western hemlock, with the balance having a small pond, riparian area, and power R.O.W. The property is level, and could easily accommodate a home site. There is power along Elochoman Mainline Road.

Parcel B is 41± acres, and is located on the north-facing slopes of a ridge overlooking the Lower Elochoman Valley. The parcel has an easement from Elochoman Valley Road to the northwest corner. There is frontage along Greenwood Road at the southeast corner. The Seller has used an existing logging road from the Elochoman Mainline to the eastern boundary with permission from the adjoining owners. The 41± acres have 26± acres of well-stocked western hemlock, and 19 year old reproduction. There was pre-commercial thinning in 2015 which will add significant productivity to the tract during the next 15 to 20 years. It is projected that Parcel B will contain over 900± MBF within 20 years. The balance of this tract contains 8.4± acres of Leave Trees, and 4.4± acres of power R.O.W. in the northeast section. There could be a potential view home site along Greenwood Road, which has power, and excellent access to the city of Cathlamet.

LOCATION: Township 9 North, Range 6 West, Section 36
Parcel A Tax Account 360906440001. Parcel B Tax Account 360906240001, 360906140001

SEALED BIDS DUE SEPTEMBER 12, 2019