



**108 - Elochoman River Timber and Recreation Tract  
Wahkiakum County, Washington**

**PUBLISHED RESERVE:** \$220,000 / \$2,178 per Acre  
**LAST ASKING:** First Time Offered  
**SIZE:** 101± Acres  
**ELEVATION:** 50 to 320± Feet  
**ZONING:** None - See Supplemental Information Package

**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:** This 101± acre tract has over 3,000 feet of frontage along the southern bank of the Elochoman River, and is within a five-minute drive of Cathlamet and Highway 4. There is access from Elochoman Valley Road to the western corner of the property. This long, irregular-shaped north-facing property extends 1.5 miles to Beaver Creek State Fish Hatchery. It contains 63± acres of 6 to 15-year-old primarily well-stocked Douglas-fir and western hemlock. There is an estimated 98 MBF of 55± year old Douglas-fir and western hemlock in the southeast corner that resides within an RMZ. The balance of the tract is RMZ located in the eastern portion of the property. The creeks are tributary to the Elochoman River.

The tract has a combination of Douglas-fir site class I and II, and it is projected that within 25 years it will contain over 1.3± million board feet.

Weyerhaeuser is the adjoining owner to the south. The State of Washington Department of Game is along the northeast boundary, which is the Beaver Creek Fish Hatchery, and private owners are to the east, and west. The river frontage could have recreation development potential as cabin or RV sites, due to the logging road access along the bench above the riverfront, or could have conservation value through an easement which restricts potential development that is allowed by Wahkiakum County.

**LOCATION:** Township 9 North, Range 5 West, Sections 31 and 32  
 Tax Account #310905130001, 310905140001, 310905320006, 320905120004, and 320905130001

**SEALED BIDS DUE SEPTEMBER 12, 2019**