



Auction Property #101
Yale Bridge Road Tree Farm with Home Site Potential
Clark County, Washington

- PUBLISHED RESERVE:** \$255,000
- LAST ASKING:** First Time Offered
- SIZE:** 120± Acres
- ELEVATION:** 600 to 700± Feet
- ZONING:** FR-80 (Forest Resource)
- PROPERTY INSPECTION:** Locked Gate – Call Auction Information Office for combination.
1-800-845-3524
- FINANCING:** None – All Cash

Northwest Farm Credit Services is the preferred lender, and financing may be available by contacting Justin Becker at 360-767-1117 or justin.becker@northwestfcs.com.

DESCRIPTION:

The 120± acre Yale Bridge Tree Farm is located 1.5 miles south of Lake Merwin and the Lewis River, within a one hour drive of Portland. There is a 40 foot wide easement from NE Yale Bridge Road (Highway 503) to the southeast corner of the tract.

There are 73 acres of well-stocked 20± year-old Douglas-fir that will provide significant growth within the next 15 to 20 years. Douglas-fir site index for this portion of the Tree Farm is 130. In addition, there are 12± acres of a not well-stocked mixed-stand of Douglas-fir, western hemlock, red cedar, and red alder located on the property.

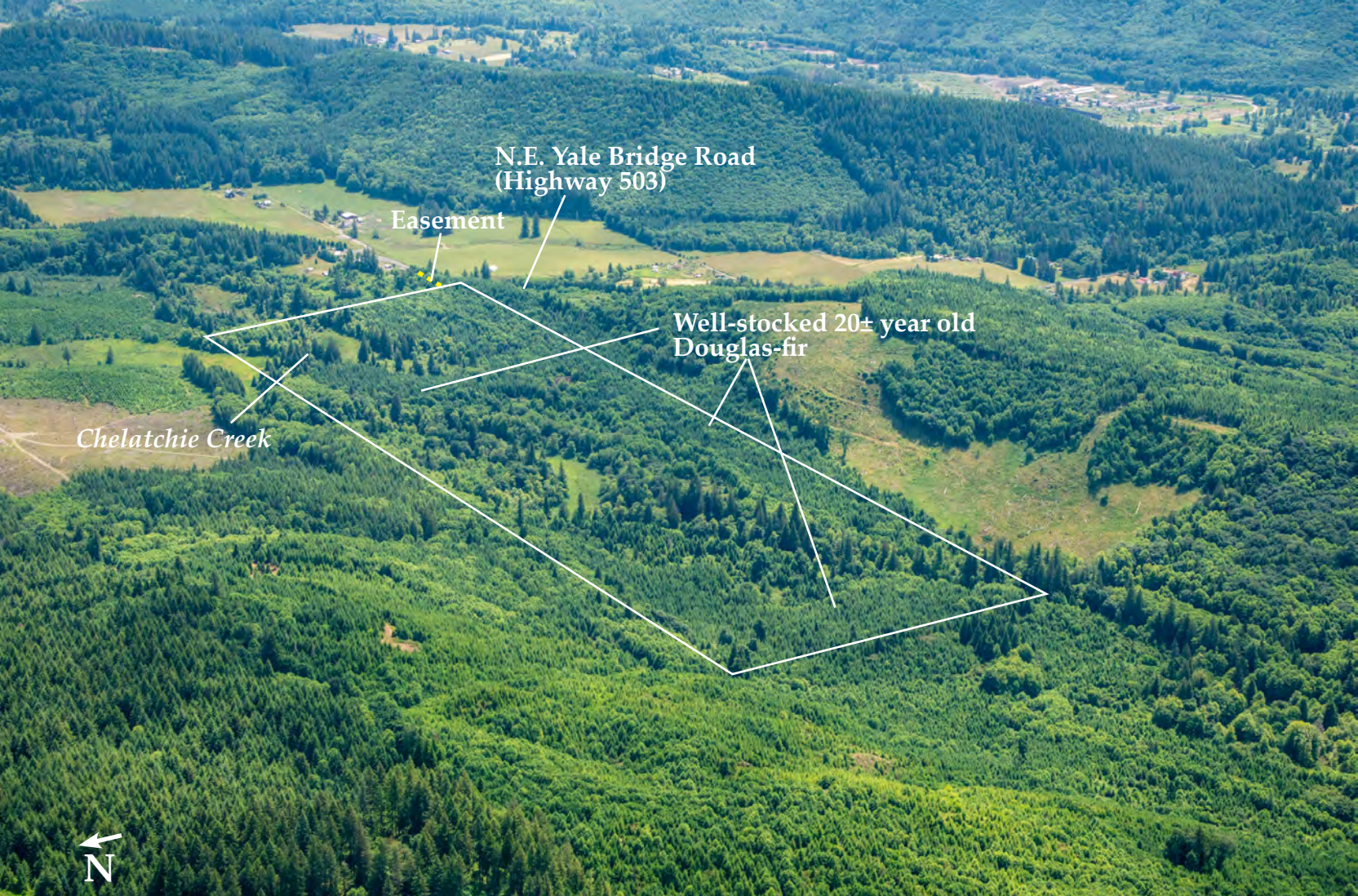
Chelatchie Creek, tributary to the Lewis River, bisects the northwest section of the property. An estimated 34 acres is a combination of creek, wetlands, and Riparian Management Zone. Under the FR-80 zoning, there is a potential homesite in the southern section overlooking the area along Chelatchie Creek, with access from N.E. Yale Bridge Road. There is power available along N.E. Yale Bridge Road. On- site septic and well are required. Please see Supplemental Information Package for detail.

LOCATION:

Township 5 North, Range 3 East, Section 1, APN #27202900

or call 1-800-845-3524





Gate to easement from NE Yale Bridge Road



*73± acres are well-stocked with 20 year
old reprod*



Riparian area along Chelatchie Creek