

102 - Big River Timber and Recreation Tract near Lake Ozette Clallam County, Washington

PUBLISHED RESERVE: \$465,000 / \$1,913 per Acre
LAST ASKING: First Time Offered
SIZE: 243± Acres
ELEVATION: 70 to 110± Feet
ZONING: Commercial Forest (CF)

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

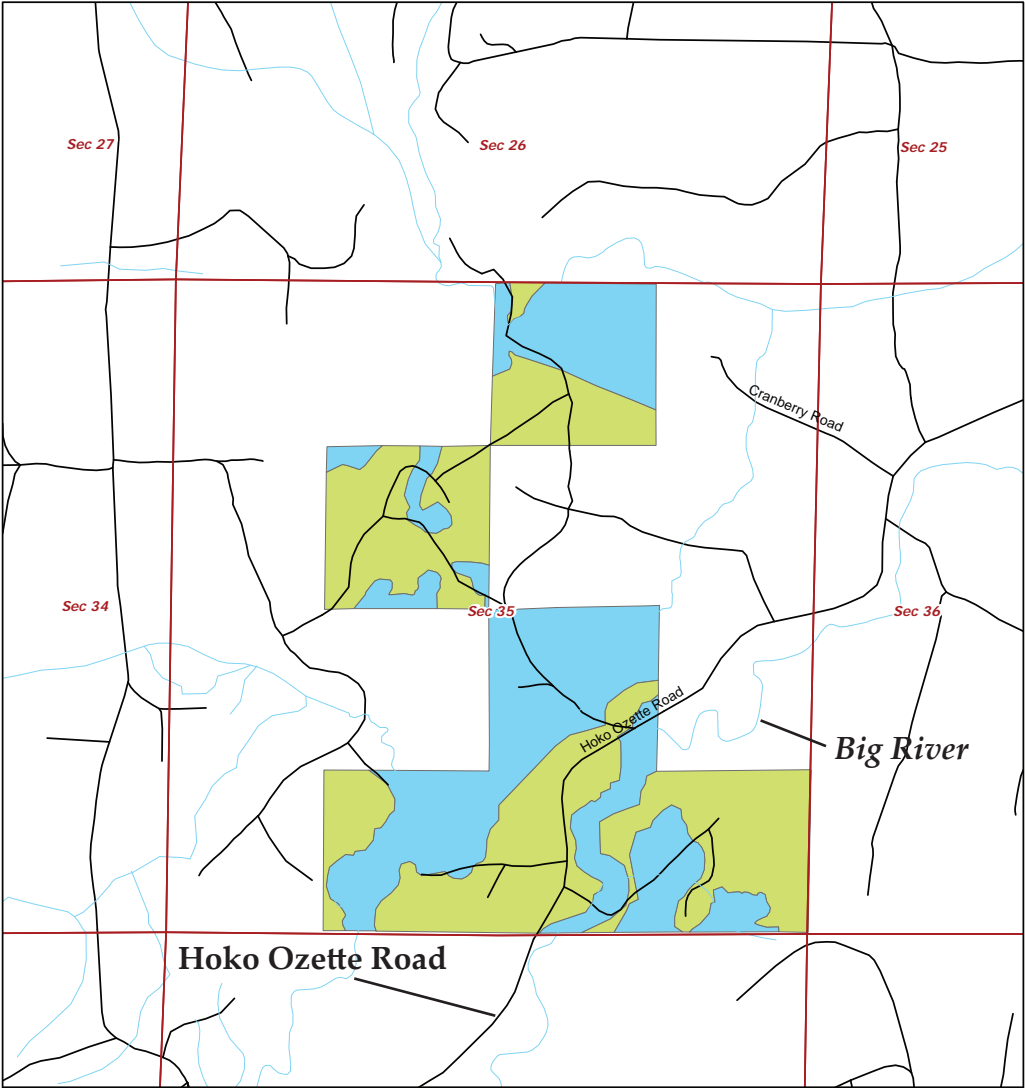
DESCRIPTION: The 243± acre Big River Timber and Recreation Tract is located along the Olympic Peninsula's remote western rim, three miles northwest of Ozette Lake. It has road frontage along Hoko Ozette Road, which connects north to Highway 112 at Clallam Bay, and Big River and Trout Creek. Both are tributaries to Ozette Lake, Washington's third largest natural lake.

There are 120± acres of primarily well-stocked 16 to 20± year old western hemlock, which is projected to contain an estimated 2,180 MBF within 20 years, providing significant long-term asset growth. An estimated 50% of the property is mostly RMZ, and unavailable for timber management. There are no RMAP obligations for the Big River Tract. The entirety of the tract, 100%, is western hemlock Site Class III.

The tract has some recreation and conservation potential due to frontage on Big River and Trout Creek, including potential camping or RV sites between Hoko Ozette Road and Big River in the southeast section of the ownership. Clallam County zoning on adjoining lands east of the ownership is R-20. North Olympic Land Trust is an adjacent owner to the east, along with private owners. Green Crow and the Makah Indian Tribe are also adjoining owners.

LOCATION: Township 31 North, Range 15 West, Section 35
 Tax Account 153135120000

SEALED BIDS DUE SEPTEMBER 12, 2019



Section

Stream

Road

Age Class

1-10

11-20

21-35

36-40

41+

Clearcut

Non Forest

Leave Area

RMZ

Clallam County

T31N R15W Sec 35

0

0.125

0.25

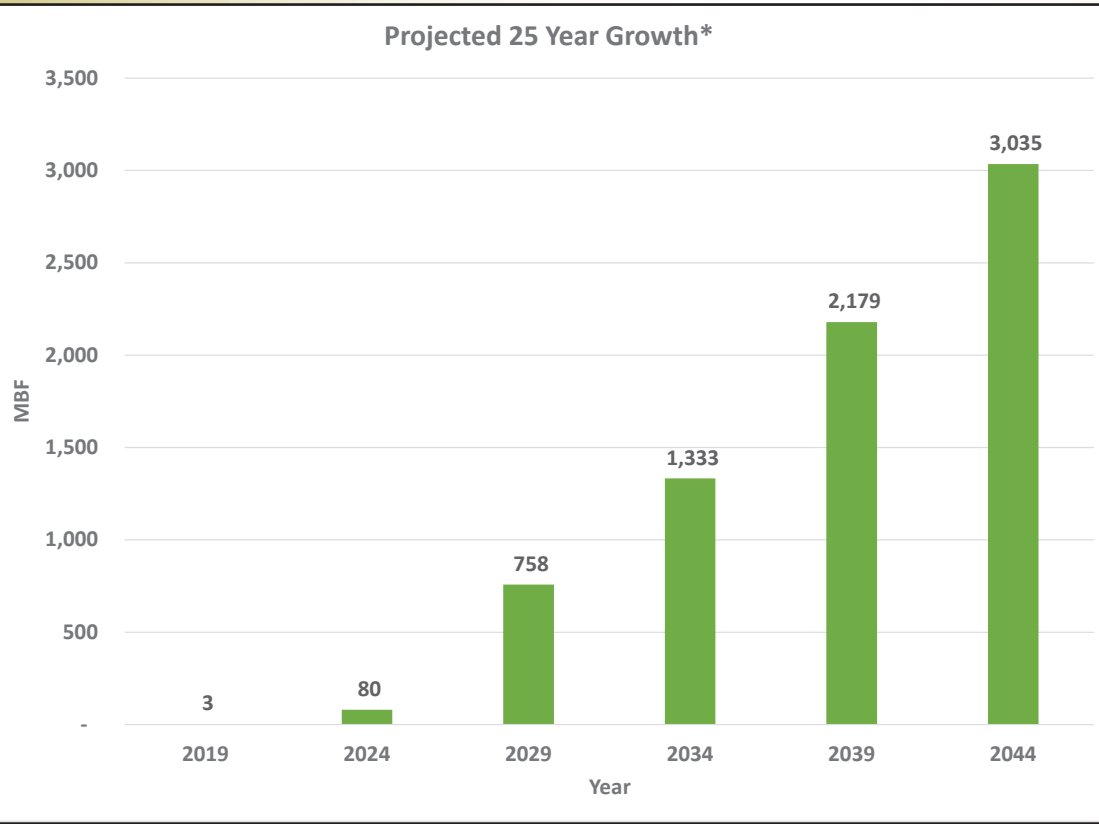
Miles

MB&G

Map & GIS

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Well-stocked 16 to 20 year-old hemlock provides long-term asset growth



A total of 2,179± MBF is projected within twenty years