

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 or 1-800-845-3524 for Access Permit and Gate Combination

FINANCING: None – All Cash

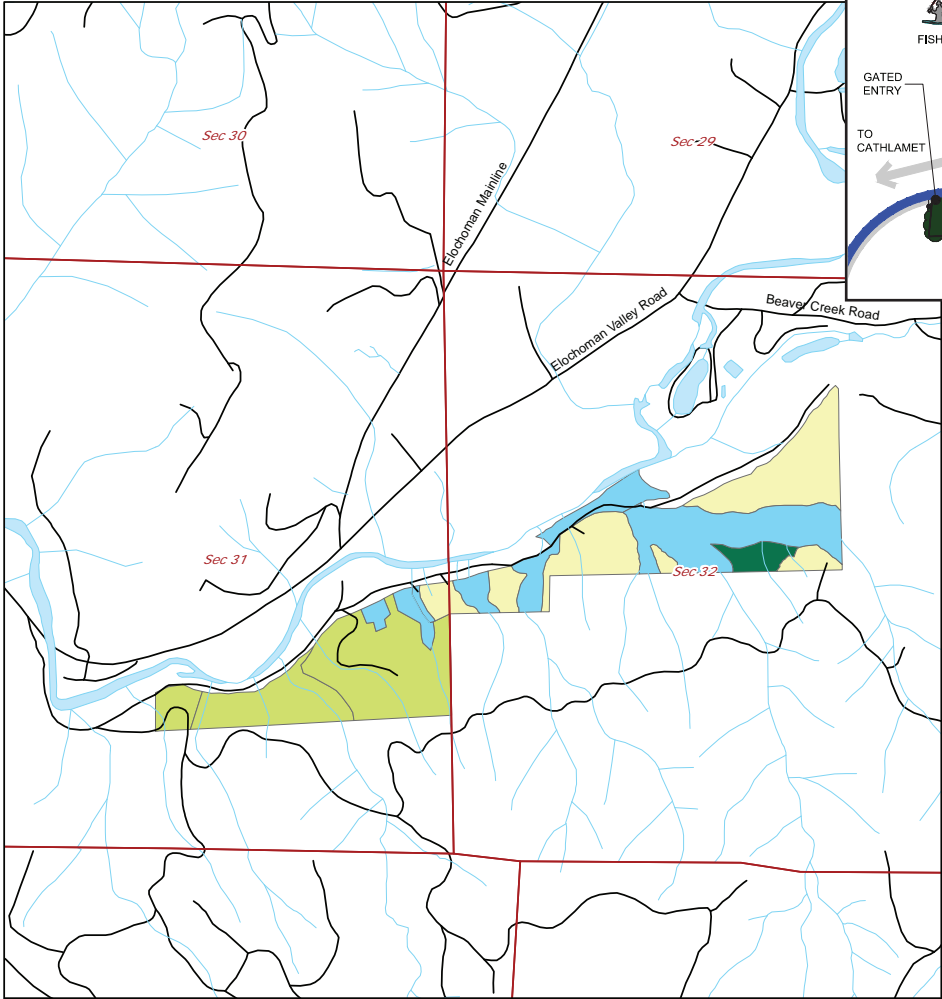
DESCRIPTION: This 101± acre tract has over 3,000 feet of frontage along the southern bank of the Elochoman River, and is within a five-minute drive of Cathlamet and Highway 4. There is access from Elochoman Valley Road to the western corner of the property. This long, irregular-shaped north-facing property 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



Section

Stream

Road

Age Class

1-10

11-20

21-35

36-40

41+

Clearcut

Non Forest

Leave Area

RMZ

Wahkiakum County

T9N R5W Sec 31,32

N

E

S

W

0 0.125 0.25 Miles

MB&G

Map Based on Aerial Imagery

This product is for informational purposes only and may not be suitable for legal, engineering, or surveying purposes. Information is provided with the understanding that one has been drawn are the responsibility of the user.

*Please Note: Sketch plan is conceptual only. Neither Seller, nor its agents, have submitted plan or made application to a public agency

Majority of property has well-stocked 6 to 15 year-old Douglas-fir reproduction

Projected 25 Year Growth*

Year	MBF
2019	98
2024	110
2029	325
2034	558
2039	917
2044	1,313

Significant asset growth within 20 to 25 years

*Source: MB&G
info@rmnw-auctions.com or call 1-800-845-3524

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