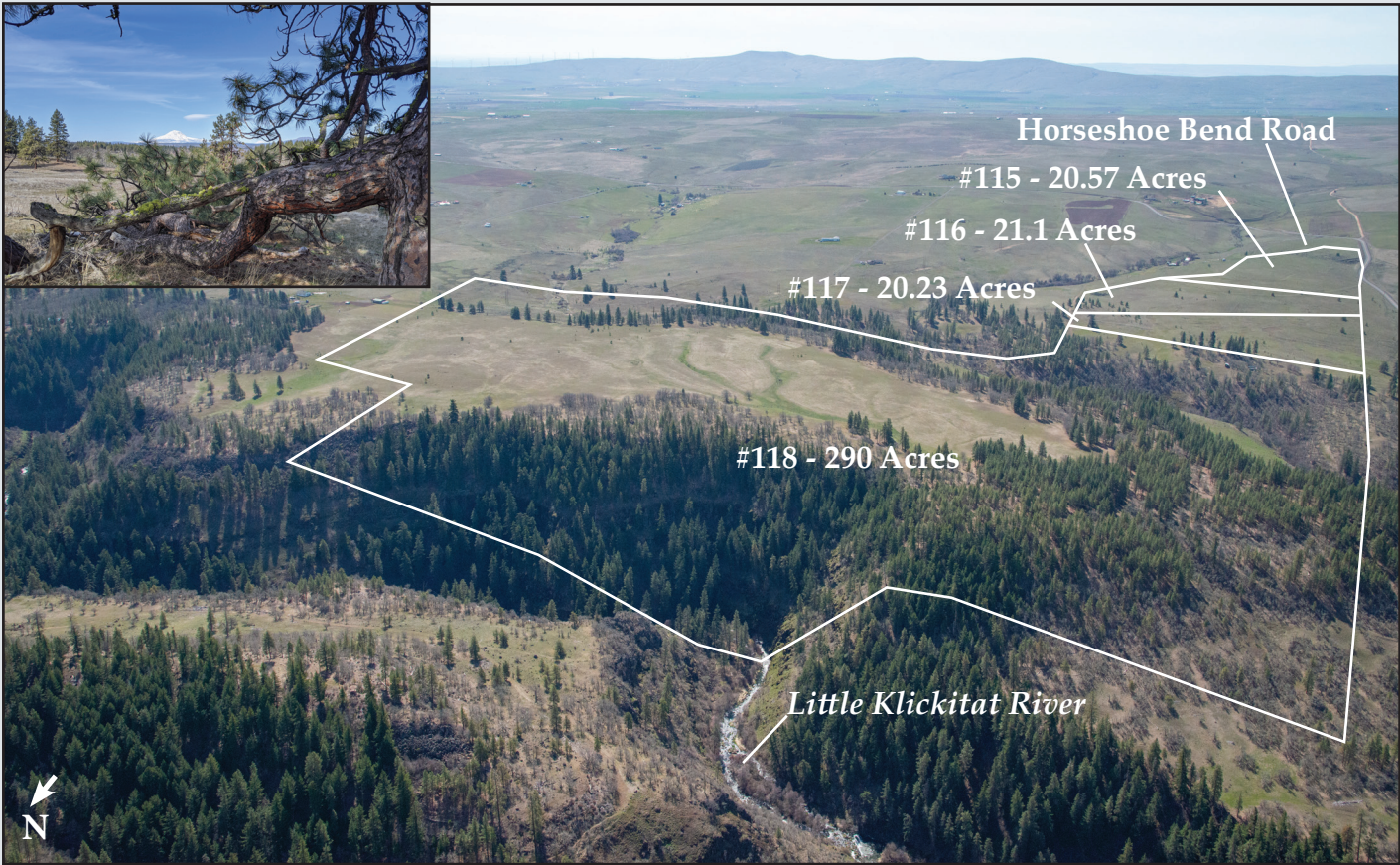


Golden Acorn Ranch with Views of Mt. Adams, Cabin, and Homesites - Klickitat County, Washington



	115	116	117	118
PUBLISHED RESERVE:	\$49,500*	\$49,500*	\$49,500*	\$446,500*
*Individual sales of Auction Properties 115 - 118 are subject to total bids in the aggregate to equal, or exceed, \$595,000				
LAST ASKING:	First Time Offered			
SIZE:	20.57± Acres	21.1± Acres	20.23± Acres	289± Acres

ELEVATION: 1,100± Feet to 1,800± Feet

ZONING: Extensive Agriculture

PROPERTY INSPECTION: Locked Gates – Call Auction Information Office for Combination

FINANCING: None – All Cash

**DESCRIPTION:** The 350± acre Golden Acorn Ranch, with spectacular views of Mt. Adams, as well as views of Mt. Hood and Mt. Rainier, is located ten miles west of Goldendale, Washington and Highway 97, in the northwest section of Klickitat Valley. Its location is at the transition from Simcoe Mountains along the eastern Cascades, to the Columbia River Gorge. The ranch is within a two-hour drive of Portland, and fifty-minute drive of The Dalles. It could be used for a private retreat, or as year-round residence.

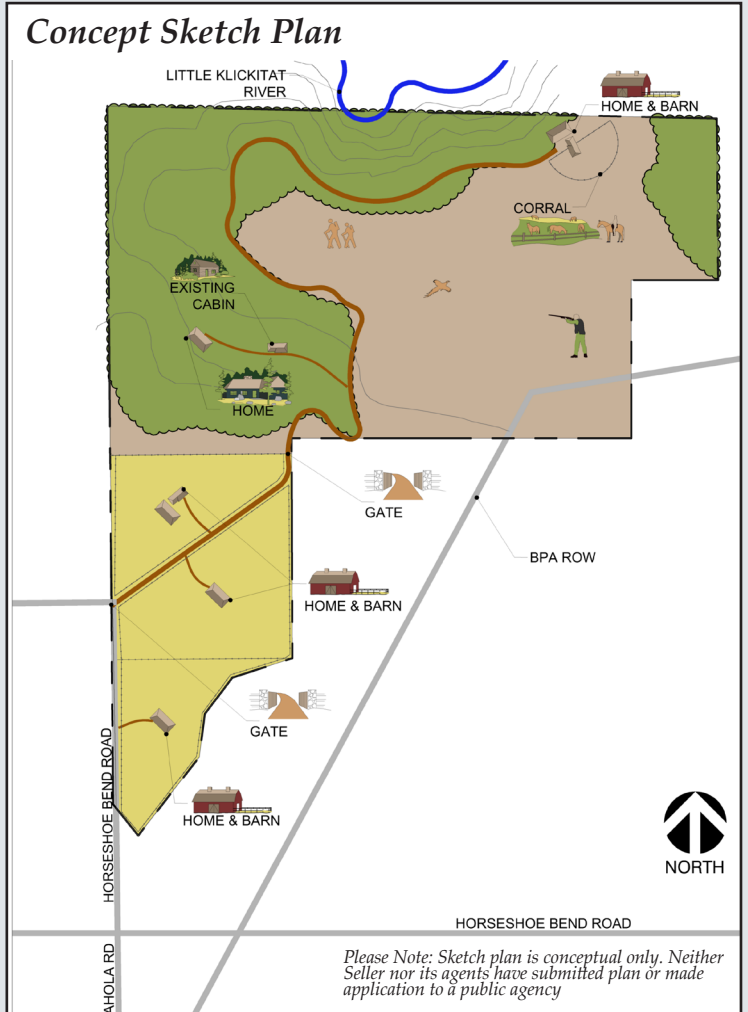
The property is being offered for the first time by the Seller both in its entirety, and in four parcels of three 20± acre tracts plus the 289± acre main block. Published Reserve prices start at \$1,545 per acre. Individual sales of Auction Properties 115, 116, 117, and 118 are subject to total bids in the aggregate to equal, or exceed, the bulk published reserve of \$595,000.

Golden Acorn Ranch was first homesteaded in the late 1890s. It is a combination of Little Klickitat River Canyon along the northern boundary, and large ridgetop with some rolling topography, and draws containing white oak woodlands, ponderosa and lodgepole pine, and grasslands used historically for dryland farming and grazing. The ranch has excellent habitat for blacktail deer, wild turkey and upland birds.

In both 1999 and 2005, prior owners obtained Conservation Easements with Columbia Land Trust which limit development to five home sites on the 350 acre ranch, and allow farming and grazing within specific management areas, to preserve and enhance habitat. The seller prepared a ten-year Forest Management and Stewardship Plan in 2018 which meets objectives of the Conservation Easements. Please see Supplemental Information Package for Conservation Easements, and Forest Management and Stewardship Plan.

The ranch has frontage along Horseshoe Bend Road at Aloha Road, with two gated entries. There is a designated easement along boundaries of Auction Properties 117 and 118 that provide access to Auction Property 119.





### Auction Properties 115, 116, 117

#### Published Reserve: \$49,500 each (\$2,475 per acre)

These three tracts, two at 20± acres, and one at 21.1± acres, were created by a short plat in 2000. Each can accommodate one homesite, with views west to Mt. Adams. All three have frontage along Horseshoe Bend Road, and are primarily grassland. On-site wells and septic will be required. There is perimeter fencing and two locked gates.

Auction Property 115, the southern parcel, is 20.57± acres, and could have its own access from Horseshoe Bend Road. There is an adjoining residence and small farm along its eastern boundary.

Auction Properties 116 and 117 are both triangle shape, and share access from Horseshoe Bend Road along their common boundary, which also serves as primary access to Auction Property 118. Auction Property 116 is 21.21± acres and Auction Property 117 is 20.23± acres. The northern boundary of Auction Property 117 is fenced.

### Auction Property 118

#### Published Reserve: \$446,500 (\$1,545 per acre)

Auction Property 118 is 289± acres and has frontage along Little Klickitat River Canyon on the northern boundary. It has the most diverse landscape of the entire ranch, with over one-half the property located on a large ridgetop which has been used for grazing, with a draw in the southeast section that contains a mix of primarily pine and white oak, and a small cabin with wood stove, and views of Mt. Adams. The grazing lease for Auction Property 118 is a year to year lease.

The 289± acres can accommodate two homesites under the Conservation Easement. One homesite has been designated near the cabin, and the other in the northeast section. There is secondary access to this portion of the property from Mustang Drive to the east.

An estimated 26 acres of Auction Property 118 was enrolled in the Conservation Reserve Program (CRP) in October 2017 for fifteen years, and could generate \$1,631 per year for an eligible applicant. Please see Supplemental Information Package for detail.

The property is classified as farmland and timberland. Annual taxes are less than \$500 per year.

Acquisition of the entire 350± acre Golden Acorn Ranch, within the Klickitat Valley and at \$1,700 per acre, provides rare ownership opportunity for combination of views, secluded location with proximity to Portland and Columbia River Gorge, spectacular landscape with conservation easement, and option to have five building sites -- all with views of Mt. Adams.

**LOCATION:** Township 4 North, Range 15 West, Sections 30 and 19. APNs: 04151900-0005, 04151900-0004, 04151900-0003, 04151900-0002, 0415-3000-003, 0415-1900-004.

**SEALED BIDS DUE NO LATER THAN 5:00 PM, JULY 10, 2020**