



PUBLISHED RESERVE: \$450,000

LAST ASKING: First Time Offered

SIZE: 312± Acres

ELEVATION: 200± Feet to 800± Feet

ZONING: RF-40 (Rural Forest) and CF-80 (Commercial Forest)

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash



DESCRIPTION: This 312± acre timber and recreation tract is located along the Lower Clearwater River Corridor near Copper Mine Park, operated by Washington Department of Natural Resources. Christmas Creek, tributary to Clearwater, runs along the southeast section of the tract. Clearwater, or HOH Mainline Road, provides access from Queets and Highway 101, sixteen miles southeast of the property.

The property is adjacent to The Nature Conservancy Clearwater River Preserve, which totals over 5,800 acres along 38 miles of Lower Clearwater River.

Clearwater River is a critical salmon spawning and rearing habitat. The Nature Conservancy Clearwater River Preserve focuses on a long term plan that includes planting trees, restoring important salmon and wildlife habitat, and implementing sustainable long-rotation timber harvest.

The property has been managed for commercial timber production with an estimated 141 acres of well-stocked two to seven year-old Douglas-fir reproduction. Douglas-fir site index is primarily 115 to 125. Balance of the tract, or 125± acres, is within riparian management zones and is not available for harvest, providing excellent habitat for wildlife, and locations for a base camp.

This part of Jefferson County, within Clearwater Game Management Unit, is known for elk herds that remain year round at lower elevations. Adjoining owner in addition to The Nature Conservancy is



Washington Department of Natural Resources. Elevations range from 200± feet in the south to 800± feet in the north.

Access to the lands north of Christmas Creek is by C-2400 DNR Road. The route from the southwest section of the property has been abandoned by DNR, with alternative access from C-2400 Road north of the property.

LOCATION: Township 25 North, Range 12 West, Sections 22, 23, 14, Jefferson County, Washington, APNs: 512221002, 512142000, 512232001



Christmas Creek



141± acres of young reproduction

**SEALED BIDS DUE NO LATER THAN 5:00 PM,
NOVEMBER 18, 2020**