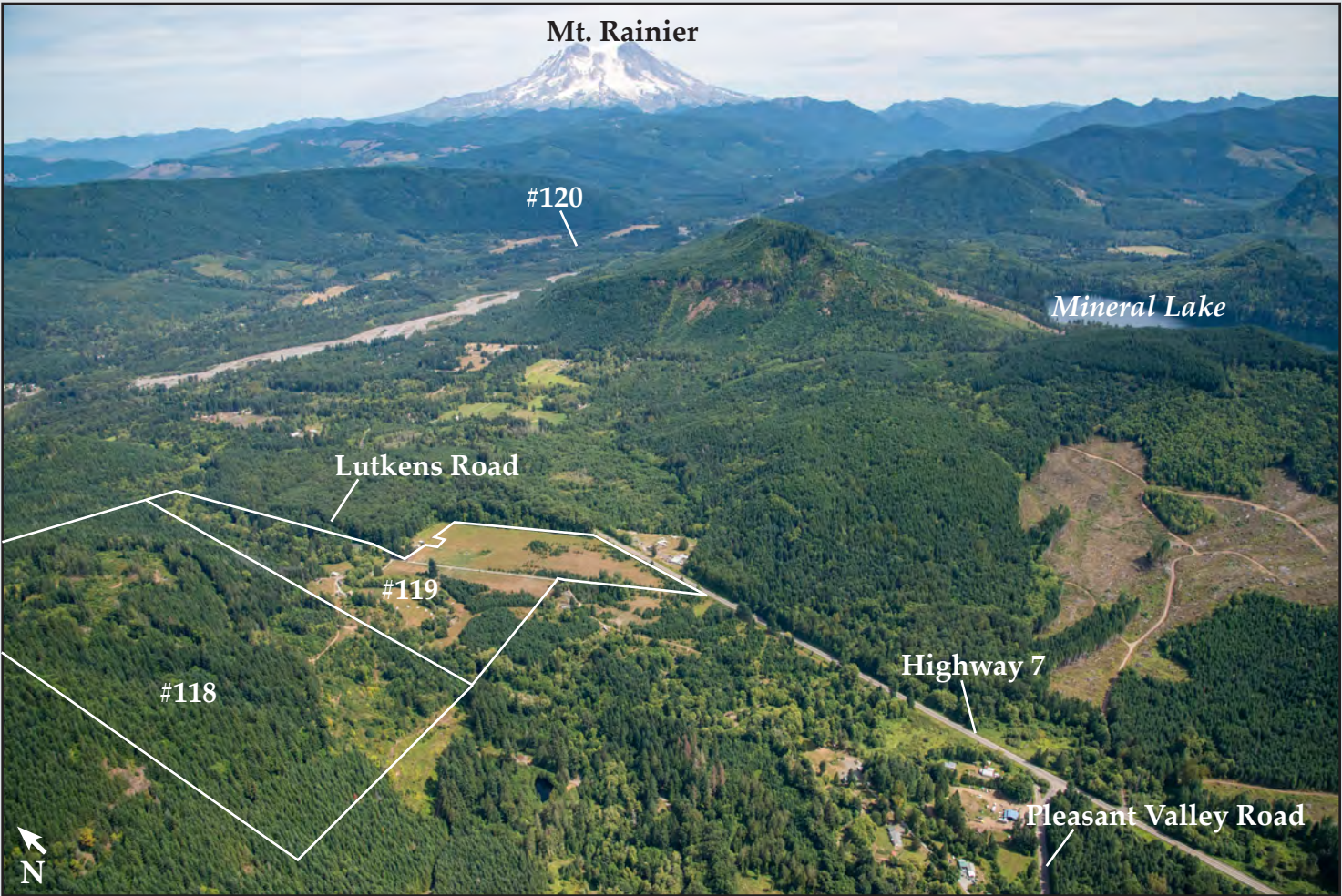


118
and
119

186± Acre Historic Lutkens Farm with View of Mt. Rainier and Tree Farm. Potential for Glamping, RV Park Development, and Private Estate - Elbe, Washington



	118	119
PUBLISHED RESERVE:	\$630,000	\$895,000
LAST ASKING:	\$695,000	\$1,002,500
SIZE:	106± Acres	80± Acres

ELEVATION: 1,200± to 1,800± Feet

ZONING: FR - Forest Resource

PROPERTY INSPECTION: Please Call Auction Information Office at 1-800-845-3524 or info@rmnvw-auctions.com

FINANCING: Subject to Seller approval of Purchaser's credit: A 35% down payment with balance secured by a first deed of trust, amortized over 25 years at 6% interest, calling for monthly payments of principal and interest; all due and payable at the end of 2 years

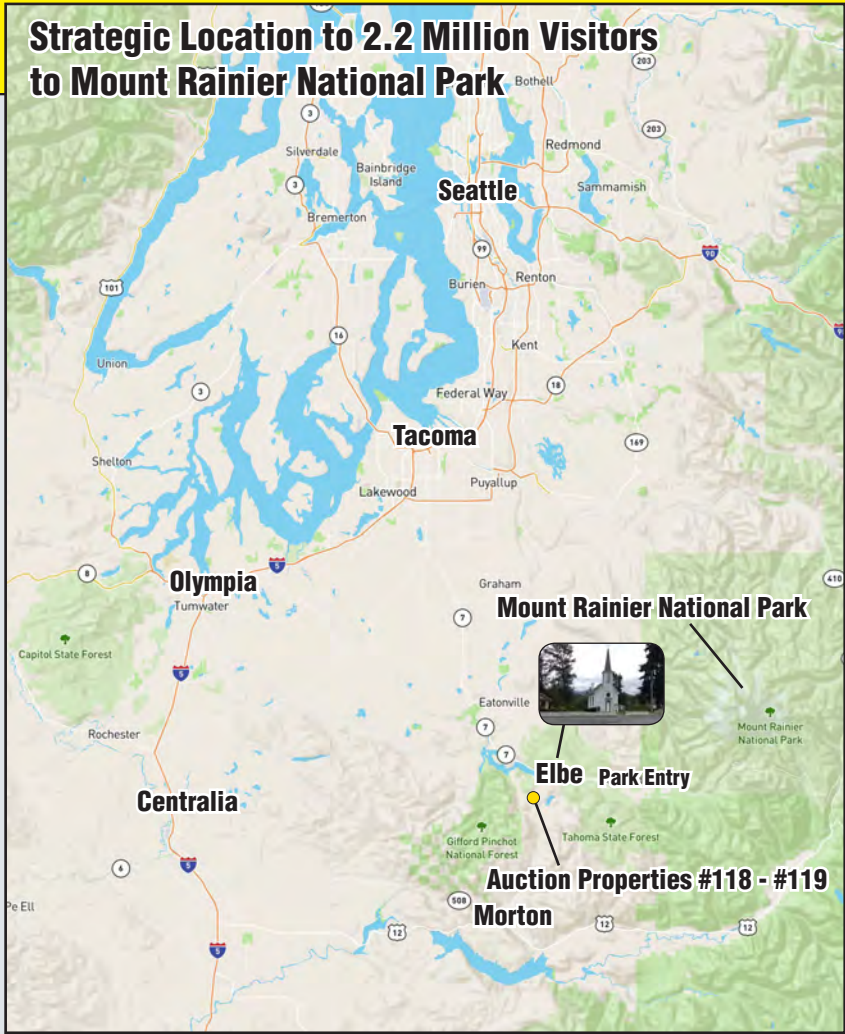
No timber on Auction Property 118 will be harvested until property is paid for in full.

DESCRIPTION: This portfolio of 186± acre Lutkens Farm, near the historic town of Elbe, is located within a twenty minute drive of Mount Rainier National Park main entrance. It is being offered in two parcels. One is a 106± acre timber tract with 2± million board feet. The other is an 80± acre recreation development property, with original farmstead. Lutkens Farm provides rare opportunity to develop a first class year-round glamping and RV park complex having RV sites, tiny homes, and camp sites, all with full range of amenities, to take advantage of the growth of visitors to Mount Rainier, and limited supply of year-round accommodations.

In 2019, over 2.2 million visitors traveled to Mount Rainier National Park, an increase of 100,000 or 6% over 2017.

This 186± acre portfolio of two parcels provides opportunity to acquire Lutkens Farm in bulk, or in two parcels.

Lutkens Farm has been in the same family ownership since the 1890s when it was homesteaded by Charles Lutkens of Todendorf, Germany. Charles and his father Henry Lutkens were one of the founders of the town of Elbe, and they built the historic Ev. Luth. KIRCHE Church by the Mt. Rainier Railroad and Logging Museum.



Property #118 is a 106± acre tree farm with estimated two million board feet of Douglas-fir.

Property #119 is 80± acres, and has the original farmhouse, cabin, and shop, and views of Mt. Rainier, with exposure along State Route 7, providing opportunity for glamping and RV Park complex, or use as a private estate.

Individual sales of Auction Properties #118 and #119 will be subject to lot line adjustment by Lewis County.

118

106± Acre Tree Farm with estimated Two Million Board Feet
Elbe, Washington



Auction Property 118

Published Reserve: \$630,000

This 106± acre timber tract would be created using a lot line adjustment with Auction Property #119. An easement for forest management will be provided, from Lutkens Road by the shop, to the existing rocked logging road system.

Timber cruise was conducted by Hopkins Forestry in July 2015. Please see Supplemental Information Package for Cruise Report. Total estimated volume was 1,780 MBF, with the following species mix:

Douglas-fir 16"+ DBH	594 MBF
Douglas-fir 10"+ DBH	352 MBF
Western hemlock 8" + DBH	187 MBF
Western red cedar	25 MBF
Red alder 12" DBH	192 MBF
Red alder 8" DBH	148 MBF
Big leaf maple 12" DBH	190 MBF
Pulp mix	92 MBF
Total	1,780 MBF



There is an estimated 15 acres of 15 year-old Douglas fir, and 3.5 acres of 35 year-old noble fir, in the northwestern portion of the property.

There has been no harvest on the tract since 2015. It is estimated that 2019 volume was 2,000 MBF. The tract has proximity to domestic log markets south to Morton at Hampton Lumber, and west to Tacoma to both domestic and export log markets.

Elevation ranges from 1,200 to 1,800 feet. One-half the tract can accommodate ground-based logging, and one-half would use cable logging.

There is a rock pit on the property. Some work to improve existing road system will be required. The Douglas-fir Site Index is III, with combination of east- and north-facing slopes. Washington Department of Natural Resources is adjoining owner to the north, and west, of the property.

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

80± Acre Potential Glamping and RV Park Development Tract
Elbe, Washington

Auction Property #119

Published Reserve: \$895,000

This 80± acre property has a strategic location for development of a year-round glamping and RV park complex. It has exposure along State Route 7 - the major I-5 South link to Portland - and proximity from State Route 7 west at Elbe to Tacoma and Seattle. It is less than a twenty-minute drive to an entrance to Mount Rainier National Park.

Property landscape is a combination of 35 acres of meadow bisected by East Creek, a fish-bearing stream.

The circa 1920 five bedroom two bath home, with shop and pioneer cabin, is located on a hillside above East Creek, and has additional land that could be incorporated into the park complex for a trail system and campsites.

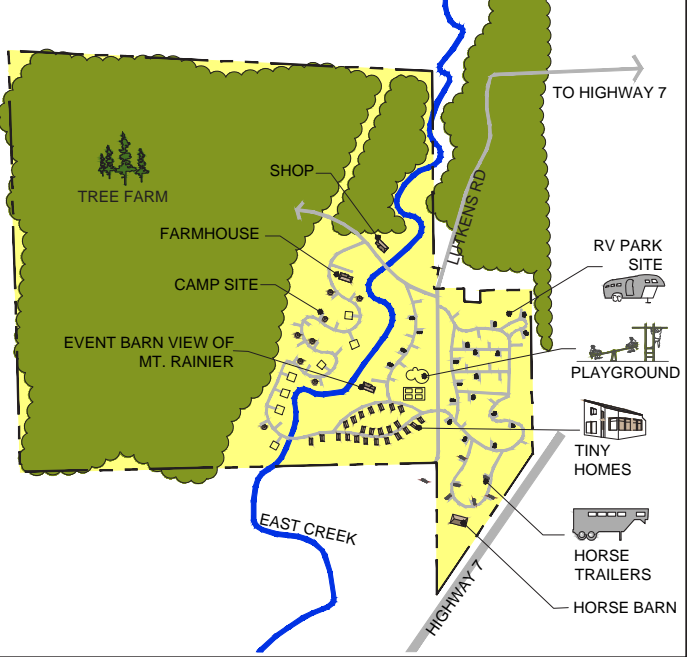
Forest Resource (FR) zoning will allow development of an RV park, with conditional use and site plan approval. A community water and septic system will be required. Please see Supplemental Information Package.

Additional options are as private retreat with construction of a new owner residence, use of ample fenced field for horses, development of horse facilities including indoor arena, and development of additional home sites as allowed under FR zoning.

LOCATION: 206 Lutkens Road, Elbe, Washington. Township 15 North, Range 5 East, Section 32, APNs Parcels 038922-000-000, 038920-002-000, and 038927-000-000, Lewis County, Washington

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Conceptual Sketch Plan



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

