



REAL ESTATE AUCTION

40± Acre Larch Mountain Timber Tract

Clark County, Washington



- *Well-stocked with 22 year old Douglas-fir*
- *Located within Yacolt Burn State Forest*
- *Excellent access to log markets in Southwest Washington*

PUBLISHED RESERVE: \$97,500
SEALED BIDS DUE AUGUST 25, 2021

Broker Cooperation Invited

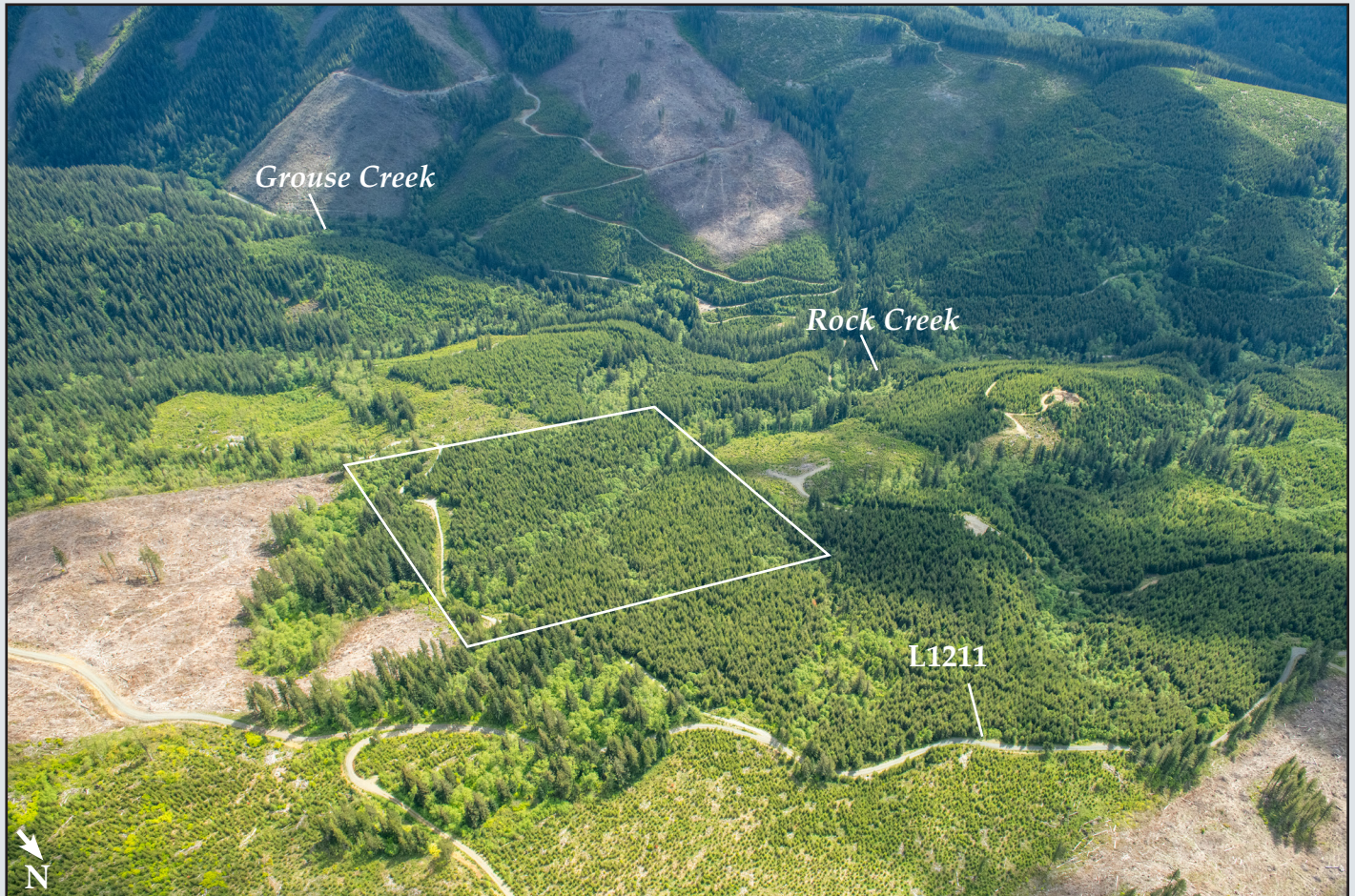
BID PACKAGE #2105 AVAILABLE BY CONTACTING:

1-800-845-3524

or info@rmnrw-auctions.com

Larch Mountain Timber Tract

Clark County, Washington



PUBLISHED RESERVE: \$97,500

LAST ASKING: First Time Offered

SIZE: 40± Acres

ELEVATION: 1,880± to 2,320± Feet

ZONING: FR-80 (Forest 80)

PROPERTY INSPECTION: Locked Gate. Please Contact Auction Information Office at info@rmnw-auctions.com or 1-800-845-3524 for access

FINANCING: None – All Cash

DESCRIPTION: This 40± acre timber tract is located in northeast Clark County, within the Yacolt Burn State Forest, between Silver Star and Larch Mountain. There is excellent access to the northeast portion of the property on a ridgetop logging road L1211. The property is part of the largest private inholding within the 90,000 acre Yacolt Burn State Forest, which extends into Skamania County.

The property is well-stocked with 22 year old Douglas-fir. It has moderate south-facing slopes. It will require a combination of ground-based and cable logging. Douglas-fir Site Class is III+.

It is projected that at age 40 years, the tract will have 20 MBF per acre. Some pre-commercial thinning could improve productivity.

The property is within a 25 minute drive of Vancouver, is 2.5 miles northeast of the Larch Corrections Center, and 3 miles southeast of Dole Valley.

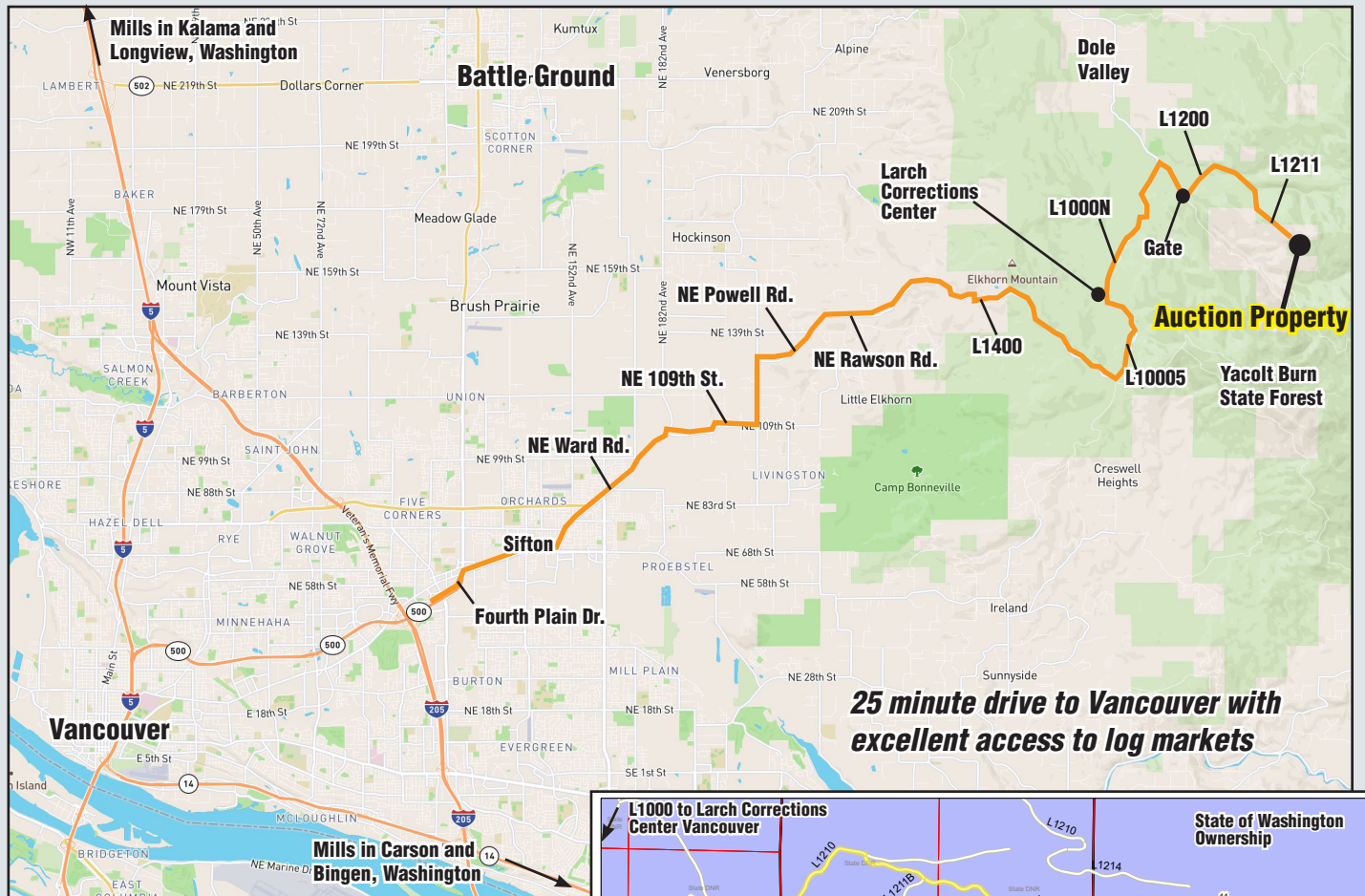
There is a locked gate two miles northwest of the property at the intersection of L1200 and L1210 maintained by the Washington Department of Natural Resources. Seller, other private parties, and Washington Department of Natural Resources all have keys to the gate.

Acquisition of this 40± acre tract provides opportunity for ownership of a well-stocked timber tract at less than \$2,500 per acre and within proximity to log markets in Southwest Washington in Kalama, Longview, and east to mills in Bingen, Carson, and Hood River.

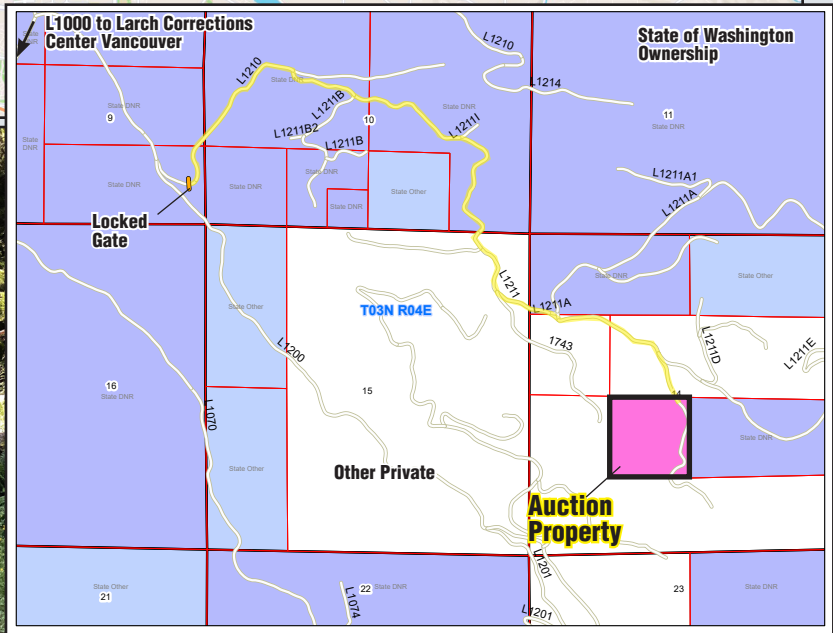
LOCATION: Township 3 North, Range 4 East, Section 14, APN 239695-000
Clark County, Washington

SEALED BIDS DUE NO LATER THAT 5:00 PM, AUGUST 25, 2021

Auction Property Location



Locked gate to auction property



Access map



Well-stocked stands of 22 year old Douglas-fir



View south to Larch Mountain



REAL ESTATE AUCTION

40± Acre Larch Mountain Timber Tract

Clark County, Washington



PUBLISHED RESERVE: \$97,500
SEALED BIDS DUE AUGUST 25, 2021

Broker Cooperation Invited

BID PACKAGE #2105 AVAILABLE BY CONTACTING:

1-800-845-3524

or info@rmnrw-auctions.com