



PUBLISHED RESERVE: \$110,000 / \$2,750 per Acre

LAST ASKING: First Time Offered

ELEVATION: 1,000± to 1,600± Feet

SIZE: 40± Acres

ZONING: IF-NRL (Industrial Forest – Natural Resource Lands)

PROPERTY INSPECTION: At Any Time (Walk In)

FINANCING: None – All Cash

DESCRIPTION: This 40± acre timber tract is located along the Skagit River Valley, with access from South Skagit Highway. O'Toole Creek bisects the western portion of the tract. Marietta Falls is located on Green Crow property, just south of the highway. Green Crow Corporation is adjoining owner to the north. A logging road provides access to the southeast portion of the property.

There may be trees blocking portions of the logging road.

There is an estimated 374 MBF of 70 year-old Western hemlock located on 26± acres, with the balance in primarily 21 year-old Douglas-fir. Please see Supplemental Information Package for timber inventory.

LOCATION: Township 35 North, Range 7 East, Section 21, Parcel 43091, Skagit County, Washington



SEALED BIDS DUE NO LATER THAN 5:00 PM, JUNE 8, 2022