



PUBLISHED RESERVE: \$350,000 / \$4,375 per Acre

LAST ASKING: First Time Offered

SIZE: 80± Acres

ELEVATION: 300± Feet

ZONING: R5A (Residential Rural) – 5 acres, R10A – 40 acres, RF (Rural Forestry) – 40 acres

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

Easement to property



DESCRIPTION: The 80± acre Breckenridge Creek Timber Tract is located along South Pass Road at the northern base of Sumas Mountain, and is less than a 45 minute drive to Bellingham, with zoning that will allow residential development. R5A and R10A zoning covers 45± acres of the western portion of the tract, which could allow up to five homesites. This portion of the property has rolling to moderate west facing slopes which could provide some view homesites. Breckenridge Creek is along the northern and southwest portion of the property.

There is a gated easement for South Pass Road that provides access to the southwest section of the property. The existing logging road could be used in the planning of the homesites.

The eastern 40± acres are zoned Rural Forestry and could easily be managed as a tree farm. The bulk of this portion has well-stocked 18 year-old Douglas-fir that provides long term asset growth. Douglas-fir Site Index is 112.

This portion of South Pass Road has seen some new construction due to a combination of zoning and proximity to Nooksack River Valley communities of Lynden, Nooksack, Everson, and access to Bellingham along Mt. Baker Highway.

Bellingham and Whatcom County have continued to grow due to location along I-5 corridor within 20 miles from Canada, affordable housing, boating and fishing on the Strait of Georgia, and proximity to Mt. Baker National Recreation Area. Bellingham has a commercial airport and is home to Western Washington



University. According to Whatcom County, annual growth has been just under 2%.

Acquisition of this 80± acres provides opportunity for development of up to five rural homesites, with balance of the property used as a tree farm having combination of near-term cash flow from homesite sales, and long-term asset growth from the 40± acre tree farm.

LOCATION: Township 40 North, Range 4 East, Section 26, Parcel 138414, Whatcom County, Washington

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

