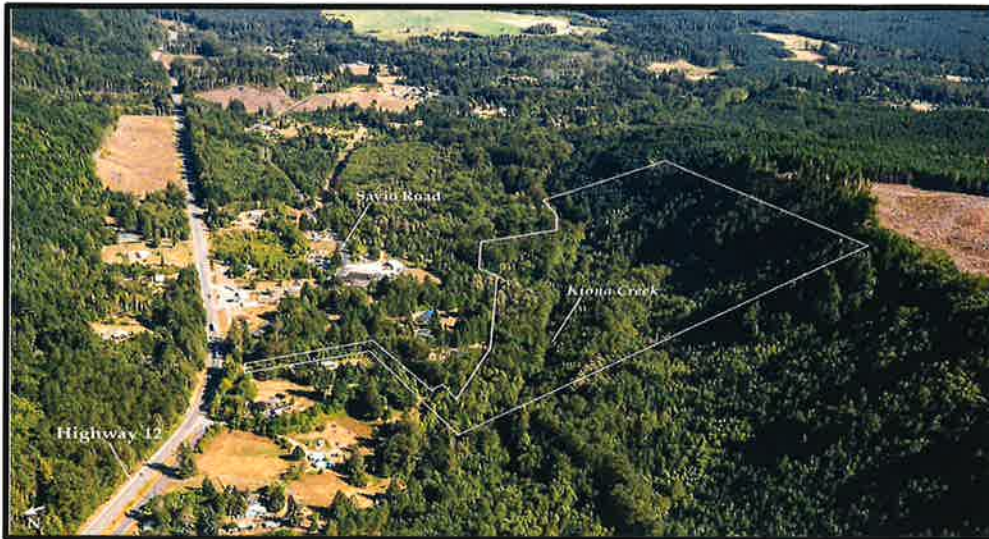


# SUPPLEMENTAL INFORMATION PACKAGE

**122**

## Highway 12 Timber Tract near Randle Lewis County, Washington



<b>PUBLISHED RESERVE:</b>	\$67,500 / \$2,750 per acre
<b>LAST ASKING:</b>	First Time Offered
<b>SIZE:</b>	25.7± Acres
<b>ELEVATION:</b>	1,000± to 1,575± Feet
<b>ZONING:</b>	RDD – Rural Development 10 Ac Minimum / STMV – Small Town Mixed Use
<b>PROPERTY INSPECTION:</b>	At Any Time
<b>FINANCING:</b>	None – All Cash

**DESCRIPTION:** The 25.7 acre timber tract has access from Highway 12 along a 30-foot strip of land that zigzags to Kiona Creek to the main block of land that extends up to a steep hillside to private forestland owned by Port Blakely and Manke Lumber. Surveys are included in the Preliminary Title Report.

According to the Seller, the property was logged in the early 1990's and replanted with Douglas-fir . Access for logging was from Port Blakely land. There has not been any active forest management and the property contains a mix of conifer and hardwoods.

Portions of the original holding were sold in parcels by the Seller, which reflects the current configuration. Kiona Creek bisects the property along the northern portion of the main block.

The RDD zoning has a minimum lot size of 10 acres and residential use is allowed, subject to septic approval. Power is available along Highway 12. There are a number of homes located to the north, east, and west of the property. Prospective bidders are encouraged to evaluate the property for any non-forestry use.

The property is designated as Forest Land by Lewis County Assessor and 2023 taxes are \$48.

**LOCATION:** Township 12 North, Range 6 East, Section 10, Parcel No 031087003002, Lewis County, Washington

**SEALED BIDS DUE JULY 19, 2023**

**Realty Marketing/Northwest, Broker**