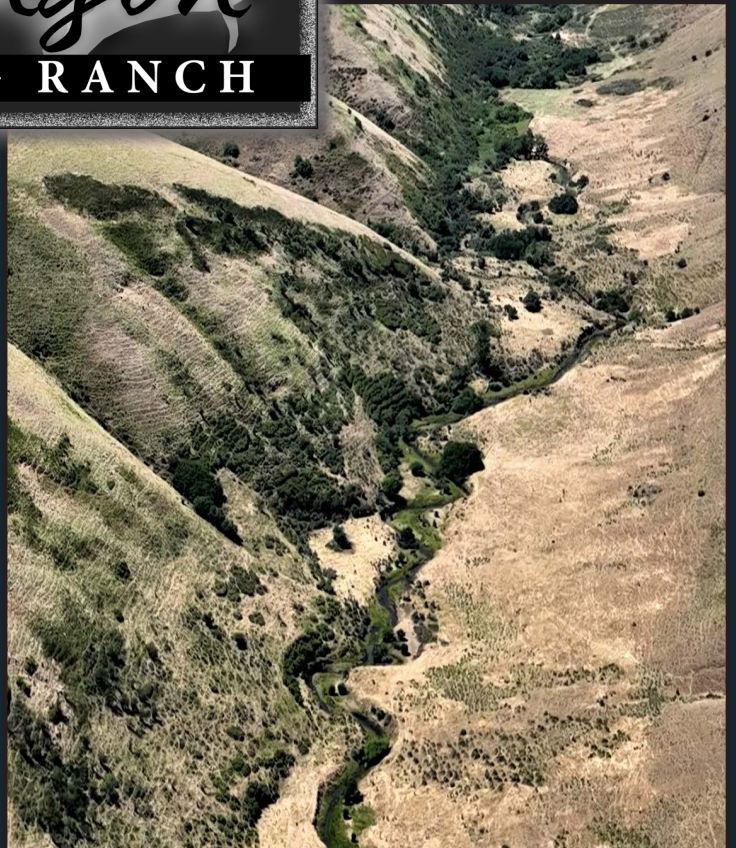
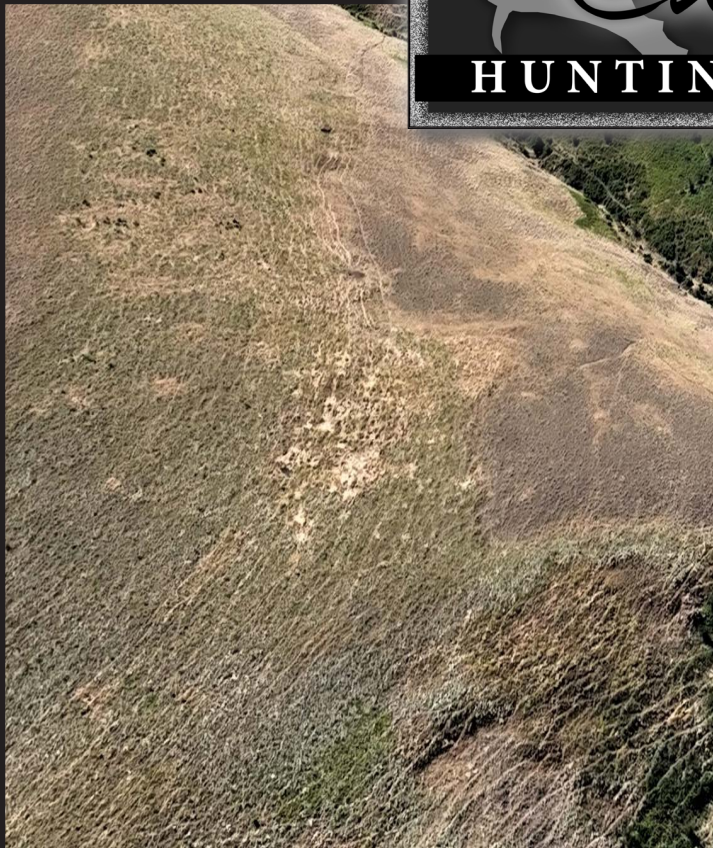
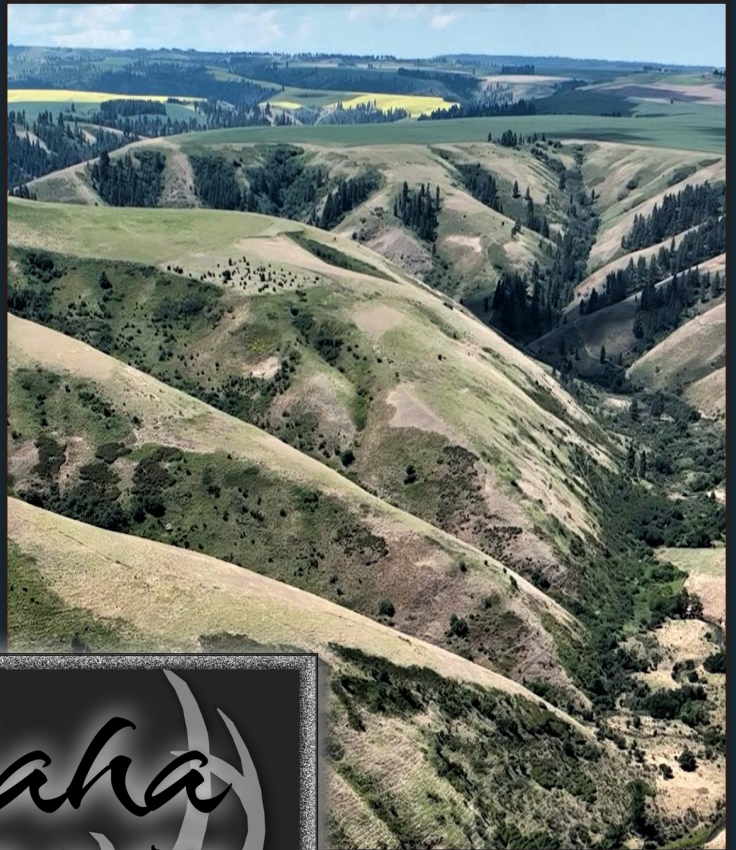
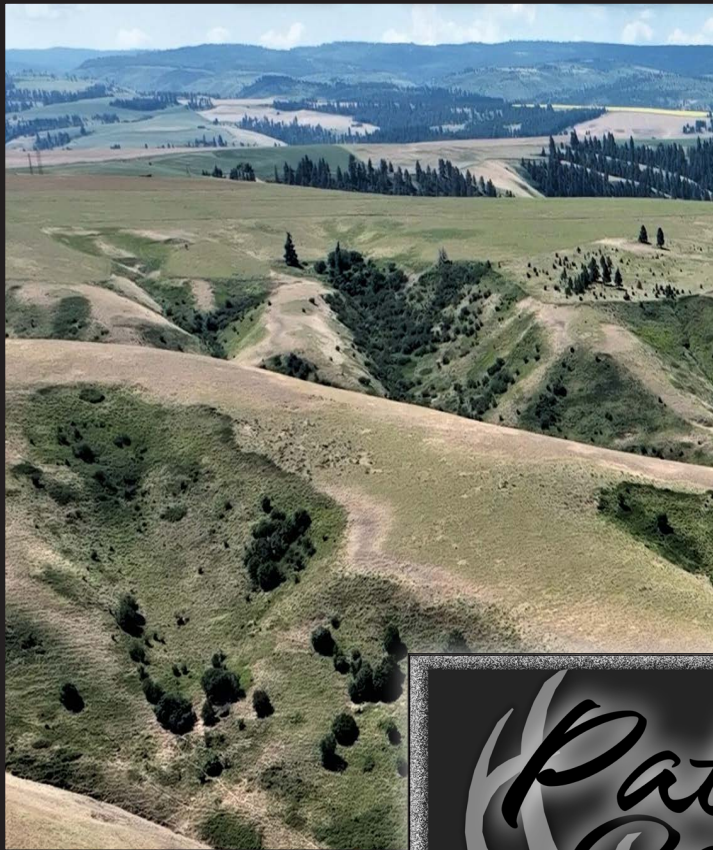


WASHINGTON STATE HUNTING RANCH

347.55 +/- ACRES | GARFIELD COUNTY | ASKING PRICE \$315,000



OVERVIEW





This family-owned hunting ranch lies approximately seven miles east of Pomeroy, Washington. Access to the property is gained via two private easements from Rickman Gulch Road. There are 347.55 +/- deeded acres, across six tax parcels, per the Garfield County Assessor. There are two 120 +/- square foot hunting shelters on the property which are included in the sale of this asset.

Many species of game animals call this property home, including white-tail and mule deer, black bear, cougar, pheasant, quail, chukar, Hungarian partridge, turkey, and even the occasional elk! Pataha Creek runs for 1,100 yards through portions of the property and provides a year-round source of trout fishing and recreation, as well as a source of water for wildlife.

The property consists of rolling topography with tall grasses and brushy patches that provide diverse cover opportunities for the bountiful game animals. The ranch is also bordered by other large farms and similar ranches that provide additional sources of food and cover for the area's wildlife that have free range over this wide-open portion of Washington.

This is a rare chance to own a sizeable piece of recreational ground in Washington State.



OVERVIEW DETAILS

TOTAL ACRES

- Per the Garfield County Assessor, there are 347.55 +/- deeded acres included in the sale of this asset.
- The property consists of six tax parcels. See Exhibit A for a full list of tax parcels and associated information.
- The total property taxes for 2023 are \$1,139.

WATER RIGHTS

- There are no water rights included in this sale.

ZONING

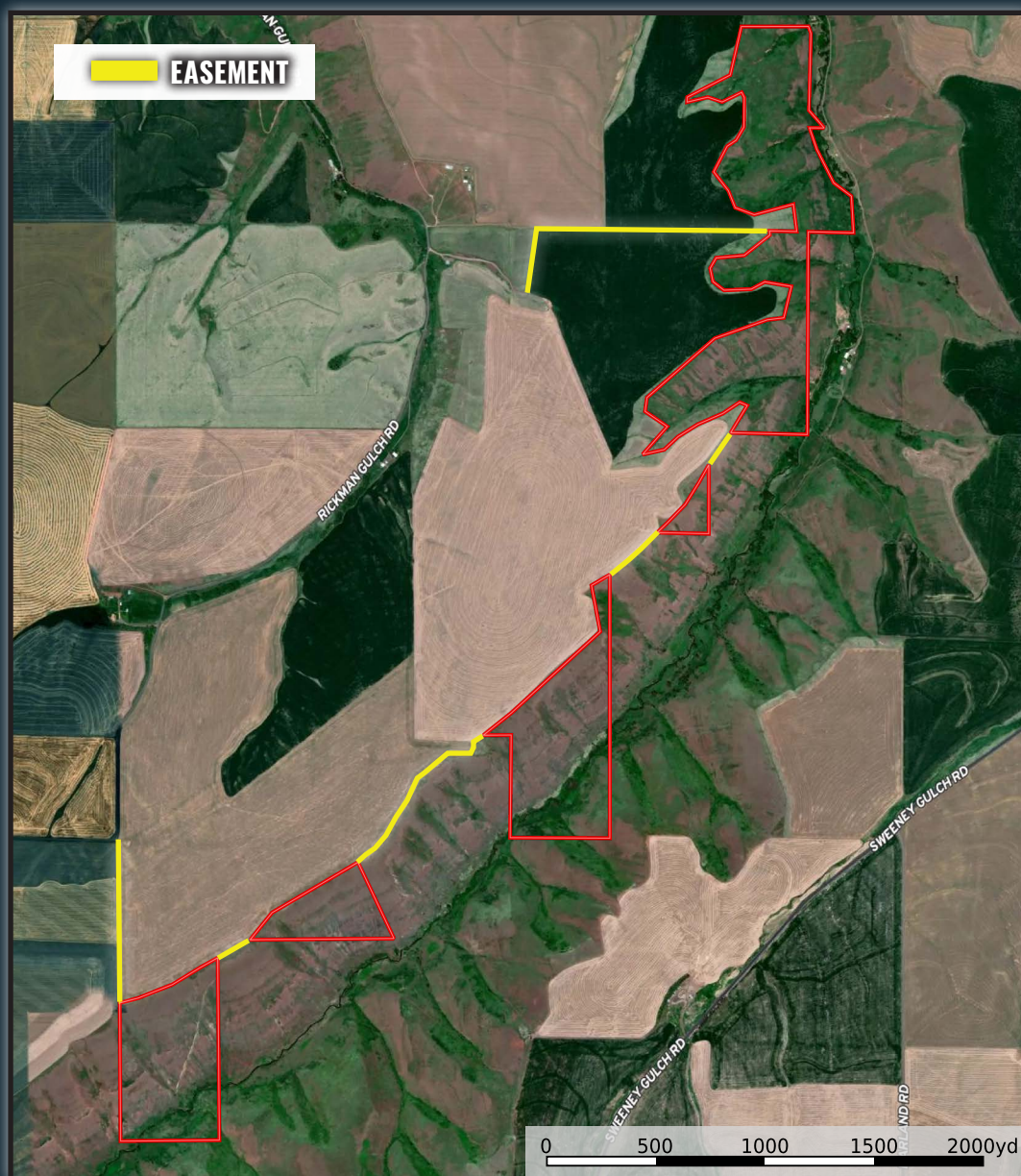
- Per the Garfield County Zoning Ordinance, the property is zoned 'Agricultural' with a 20-acre minimum parcel size.

STRUCTURES

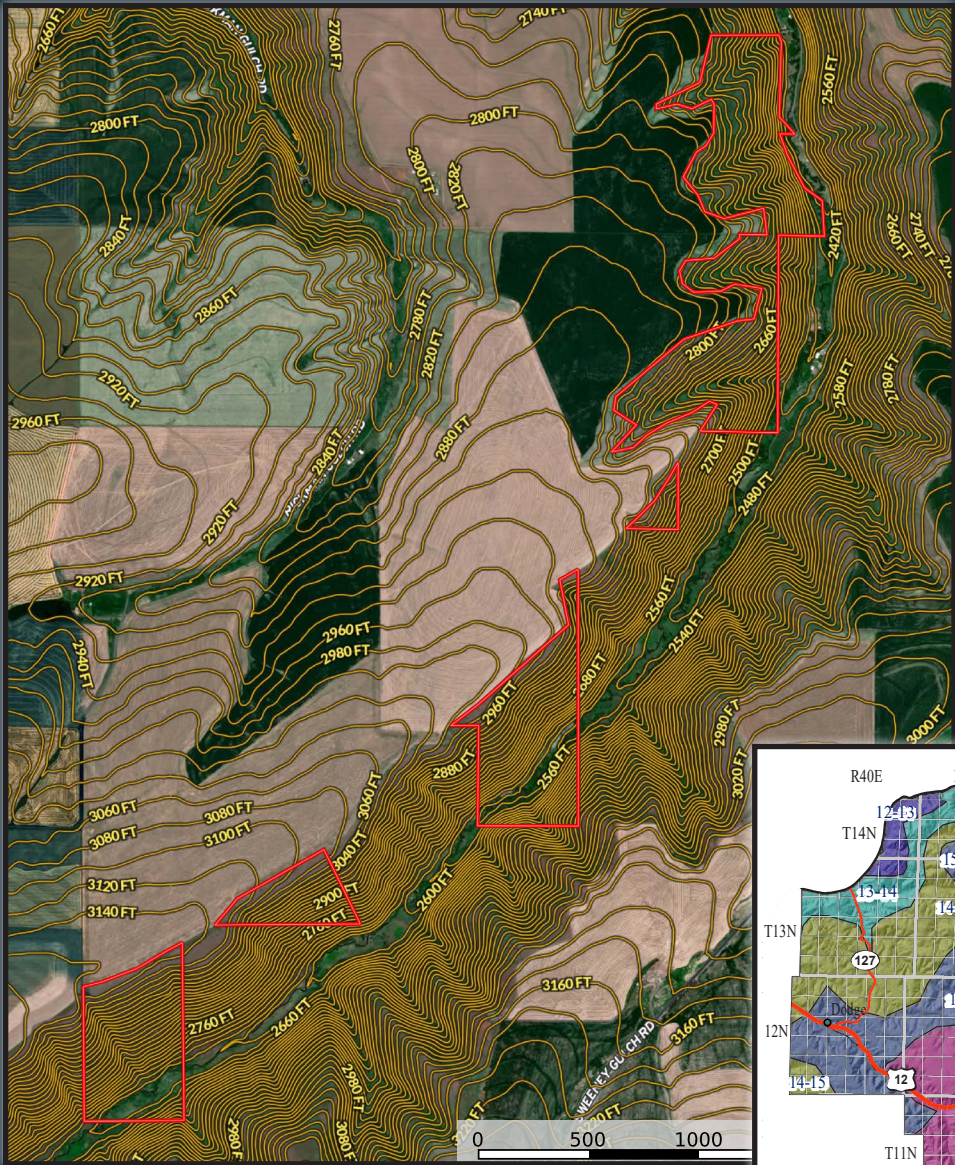
- The property has two 120 +/- square foot hunting shelters located on the property and included in the sale of this asset.

ANIMALS HARVESTED

- Over the last few years, the owners and their families have had great success harvesting white-tail, mule deer, black bear, and turkey.



TOPOGRAPHY



PRECIPITATION

