



**104 - Clearwater Timber Tract Northwest of Hoh Clearwater State Forest  
Jefferson County, Washington**

**PUBLISHED RESERVE:** \$300,000 / \$1,984 per Acre  
**LAST ASKING:** First Time Offered  
**SIZE:** 151± Acres  
**ELEVATION:** 500 Feet  
**ZONING:** Commercial Forest (CF-80)

**PROPERTY INSPECTION:** Access Permit Required - Please Contact Auction Information Office at [info@rmnw-auctions.com](mailto:info@rmnw-auctions.com) or 1-800-845-3524 for Access Permit and Gate Combination

**FINANCING:** None – All Cash

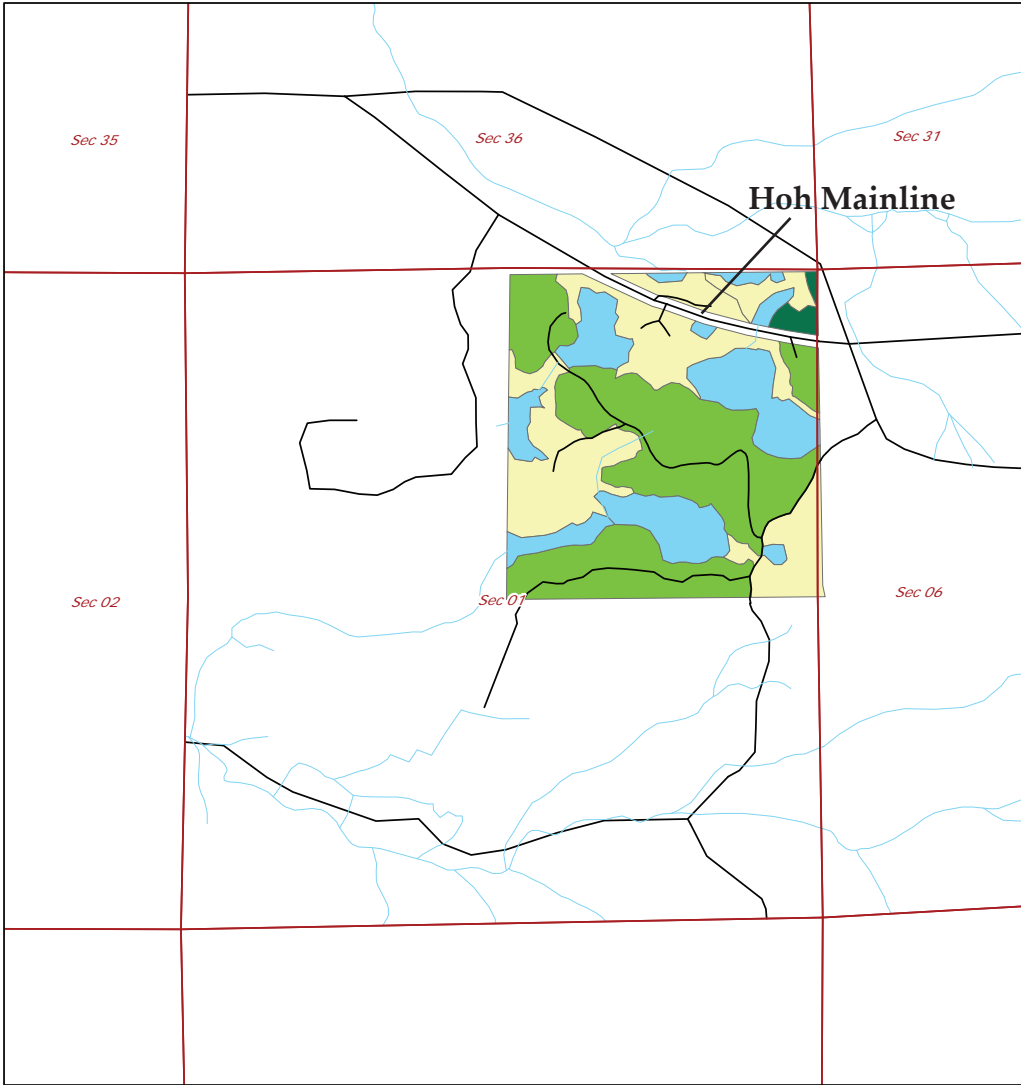
**DESCRIPTION:** The 151± acre Clearwater Timber Tract is located five miles east of auction property #103, and 2.5 miles east of Highway 101, northwest of the Hoh Clearwater State Forest. There is access from Hoh Clearwater Road, which is paved, in the northern portion of the property.

There are 47± acres of a 1 to 5± year old western red cedar and western hemlock mix, and 61± acres of primarily 21 year old Douglas-fir and western hemlock. It is projected that within 20 years there will be an estimated 1,962± MBF. There are 41± acres of RMZ along tributaries to Elk Creek to the north, and Winfield Creek to the south. All are tributary to the Hoh River.

The property is 65% western hemlock Site Class III with the remainder Site Class IV. The Nature Conservancy is the adjoining owner to the west, Washington Department of Natural Resources to the north and east, and Fruit Growers to the south, and at the northeast corner.

**LOCATION:** Township 26 North, Range 12 West, Section 1  
 Tax Account 613012004

**SEALED BIDS DUE SEPTEMBER 12, 2019**



**Clearwater**

Section

Stream

Road

Age Class

1-10

11-20

21-35

36-40

41+

Clearcut

Non Forest

Leave Area

RMZ

**Jefferson County**  
**T26N R12W Sec 1**

0

0.125

0.25

Miles

This product is for informational purposes only and may not be suitable for legal, engineering, or surveying purposes. Information is provided with the understanding that conclusions drawn are the responsibility of the user.

61± well-stocked acres of 21 to 25 year-old hemlock reproduction provides near-term growth

Projected 25 Year Growth\*

| Year | Projected 25 Year Growth (MBF) |
|------|--------------------------------|
| 2019 | 463                            |
| 2024 | 819                            |
| 2029 | 1,261                          |
| 2034 | 1,605                          |
| 2039 | 1,962                          |
| 2044 | 2,499                          |

Twenty year projected growth is 1,962± MBF

\*Source: MB&G  
info@rmnw-auctions.com or call 1-800-845-3524

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