



## 105 - Altoona Road Timber Tract with Columbia River Frontage and View Home Site Potential Wahkiakum County, Washington

**PUBLISHED RESERVE:** \$345,000 / \$2,103 per Acre  
**LAST ASKING:** First Time Offered  
**SIZE:** 164± Acres  
**ELEVATION:** 100 to 660± Feet  
**ZONING:** None - See Supplemental Information Package

**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

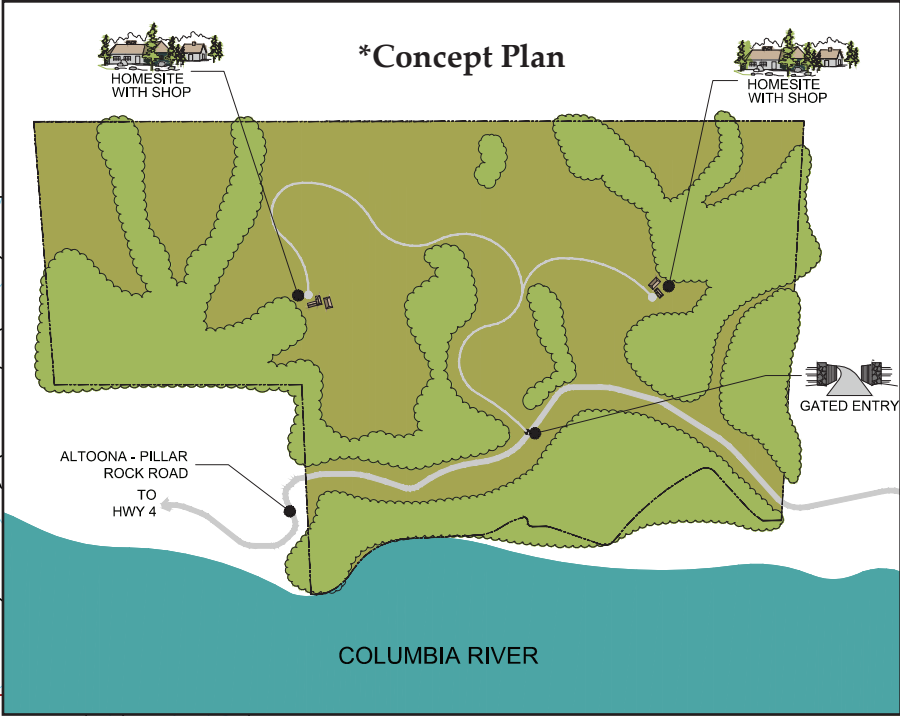
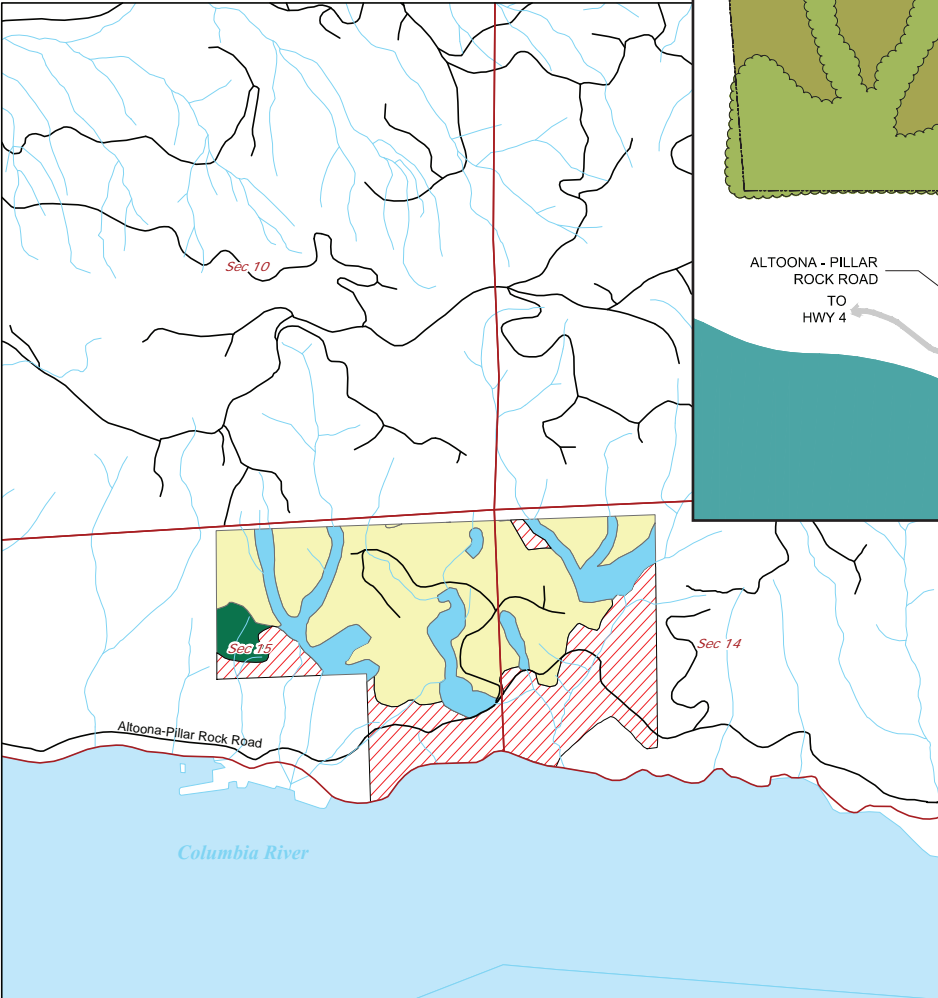
**DESCRIPTION:** The 164± acre Altoona Road Timber Tract is located along the Columbia River, about six miles northeast of Astoria, in Wahkiakum County, Washington. The tract is near the small historic riverfront community of Altoona which, in the early 1900s, had the fourth largest salmon cannery within the Columbia River area. The cannery ceased operation in 1947.

Altoona-Pillar Rock Road provides access through the property from Highway 4 at the community of Rosburg. There is 1,200± feet of Columbia River frontage. Longview and I-5 are a one-hour drive from the property, and Astoria is forty-five minutes. The property is a Douglas-fir site class II, with 74± acres of a well-stocked mix of 6 to 7 year old Douglas-fir and western hemlock which is projected within 25 years that it will contain 1,200± MBF. The balance of the property has steep slopes and contains RMZ along the year-round creek, which bisects the eastern section of the tract. There is a good rocky road system from Altoona-Pillar Rock Road, with several landings providing spectacular potential view home or cabin sites toward Astoria, or east to Skamokawa and Cathlamet. Based on existing Wahkiakum land use regulations, the tract could be divided into multiple home sites. There is power along Altoona-Pillar Rock Road.

There are 77± MBF of 41± year old Douglas-fir, red alder and other hardwoods located on 4± acres in the southwest section. A timber fund managed by Hancock Timber Resource is the adjacent owner to the north. Multiple private owners are to the west and east.

**LOCATION:** Township 9 North, Range 8 West, Sections 14, 15  
Tax Account #150908110001, 140908220001, 140908230001,

**SEALED BIDS DUE SEPTEMBER 12, 2019**



*\*Please Note: Sketch plan is conceptual only. Neither Seller, nor its agents, have submitted plan or made application to a public agency*

**Altoona Road Columbia River**

Section

Stream

Road

Age Class

1-10

11-20

21-35

36-40

41+

Clearcut

Non Forest

Leave Area

RMZ

**Wahkiakum County**  
**T9N R8W Sec 14,15**

0

0.125

0.25

Miles

**MB&G**

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.

**Well-stocked 6 to 7 year-old Douglas-fir**

Year	MBF
2019	77
2024	88
2029	99
2034	111
2039	636
2044	1,213

**A total of 1,213± MBF projected within twenty-five years will provide significant asset growth**

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

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