

### 109 - Elochoman Valley Road Timber Tract Wahkiakum County, Washington

**PUBLISHED RESERVE:** \$475,000 / \$3,393 per Acre  
**LAST ASKING:** First Time Offered  
**SIZE:** 140 Acres  
**ELEVATION:** 50 to 430± 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:** This 140± acre tract is located along Elochoman Valley Road, just north of Auction Property #108, and overlooks the upper Elochoman Valley. It has frontage along the eastern boundary from Elochoman Mainline logging road which is also used by other nearby owners. The tract has 92± acres of primarily well-stocked 13 year old Douglas-fir and 22± acres of 17 old Douglas-fir. There is 122± MBF of a mix of 40 year-old Douglas-fir, western hemlock, and red alder on 4± acres of the eastern boundary along Elochoman Mainline.

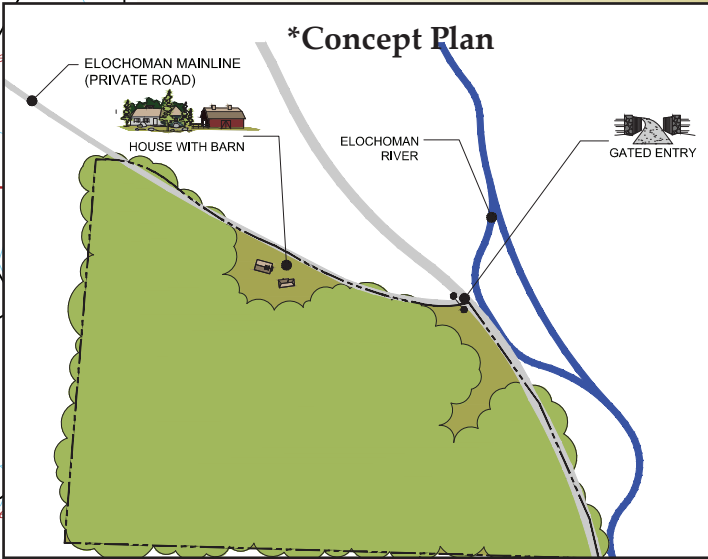
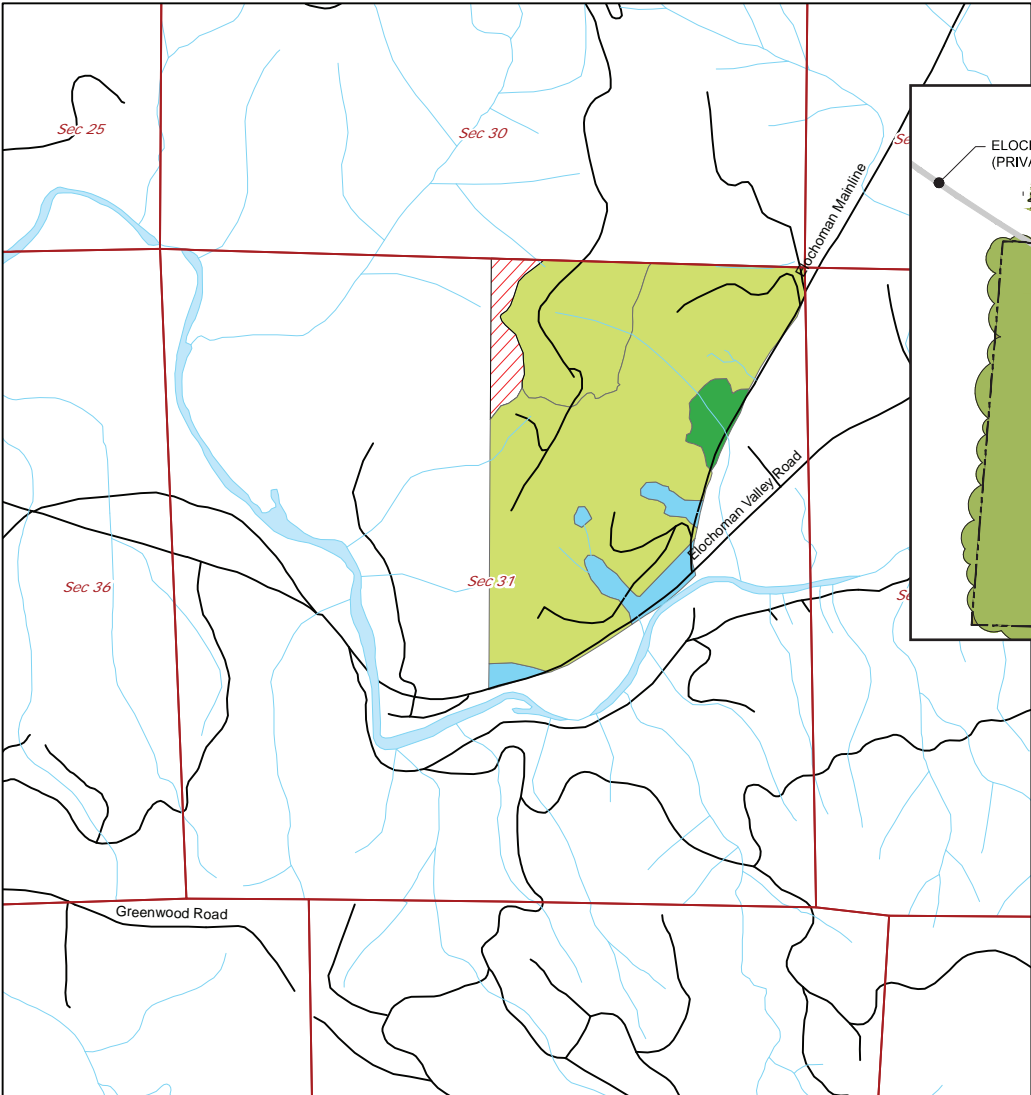
Ninety-five percent of the tract is Douglas-fir Site Class II. It is projected that in twenty-five years the property will have over 2,600± MBF, providing significant long-term asset growth. The balance of 12± acres is a combination of RMZ and Leave Trees. There is a rocky logging road system, which has access from the Elochoman Mainline, and access from the north via an easement from Hancock, and Weyerhaeuser. Adjoining owners to the west and east are multiple private parties.

The tract could easily accommodate a home site along the southern or eastern sections, with access from Elochoman Valley Road, and Elochoman Mainline. There is power along Elochoman Valley Road.

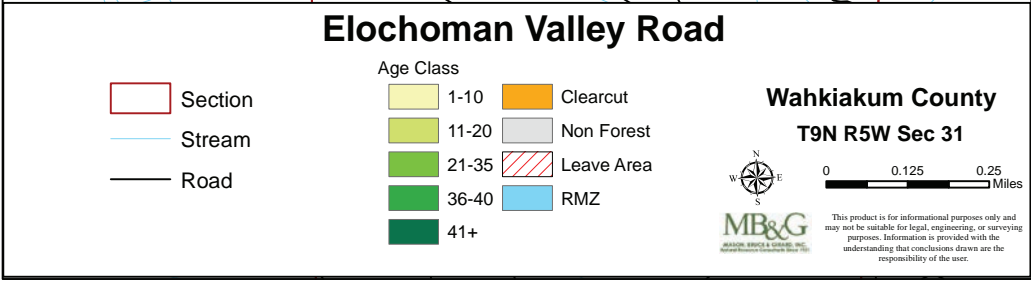
**LOCATION:** Township 9 North, Range 5 West, Section 31  
 Tax Account #310905130001, 310905140001, and 310905320006



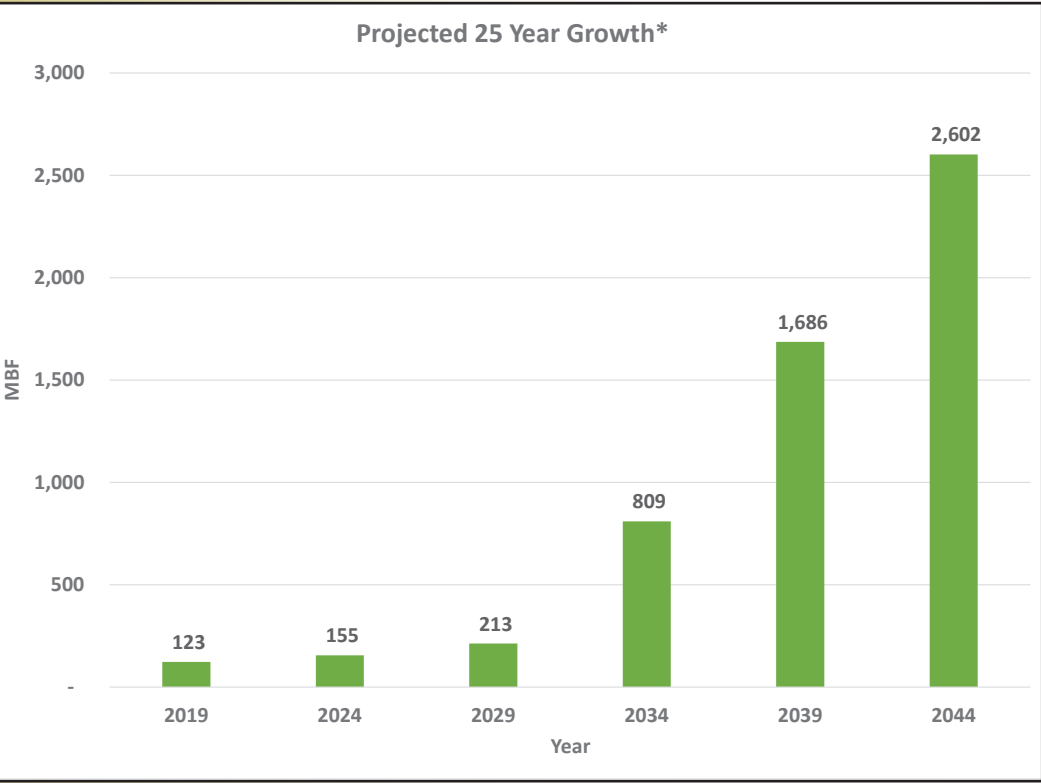
**SEALED BIDS DUE SEPTEMBER 12, 2019**



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



**114± well-stocked acres of 11 to 20 year-old Douglas-fir reproduction**



**Significant asset growth to 2,602± MBF within 25 years**