

PUBLISHED RESERVE: \$150,000

LAST ASKING: First Time Offered

SIZE: 39± Acres

ELEVATION: 100 to 400+/- Feet

ZONING: Unzoned (5 acre Minimum Parcel Size)

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This 39+/- acre property is located along Hazel Dell Road, near the cities of Longview and Kelso, Washington. It is along the south facing hillside. The majority of the auction property contains well-stocked 25+/- year old Douglas-fir, providing near-term asset growth, and cash flow within the next 10 to 15 years.

Weyerhaeuser is adjoining owner to the north.

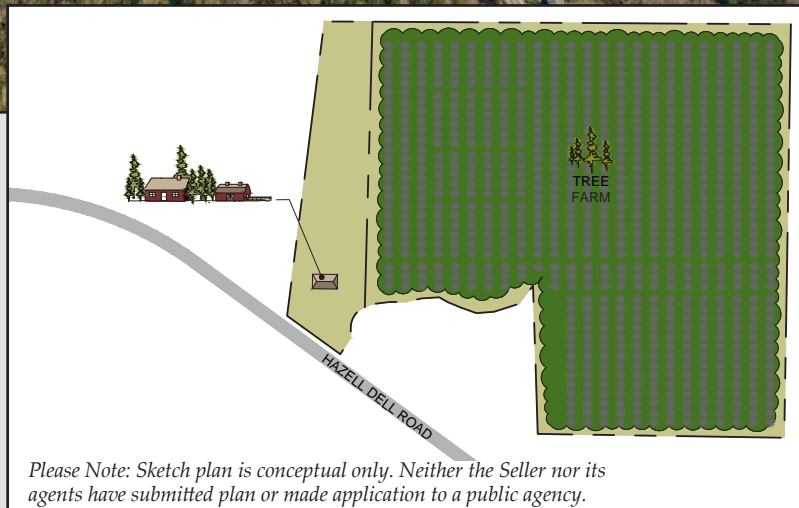
There are homes located along Hazel Dell Road both north and south of the property, which contains two tax lots, of 4.69+/- and 35+/- acres. The 4.69+/- acre tax lot has frontage on Hazel Dell Road, and potential for development of up to two homesites through a short plat, or could provide access to the adjoining tax lot, for management of the tree farm, or development of additional homesites, as allowed under the 5 acre minimum parcel size.

There is power, and public water, along Hazel Dell Road. On site septic will be required.

The auction property has excellent access south to Highway 411, and to I-5 Exit 42, providing an easy commute south to Woodland and Vancouver, and north to Centralia and Chehalis, Washington.

The property is currently classified as forestland, with annual taxes of \$260.

LOCATION: Township 9 North, Range 2 West, Section 34,
APN #WJ3412002 and #WJ3316006



SEALED BIDS DUE NO LATER THAN 5:00 PM, MAY 19, 2021