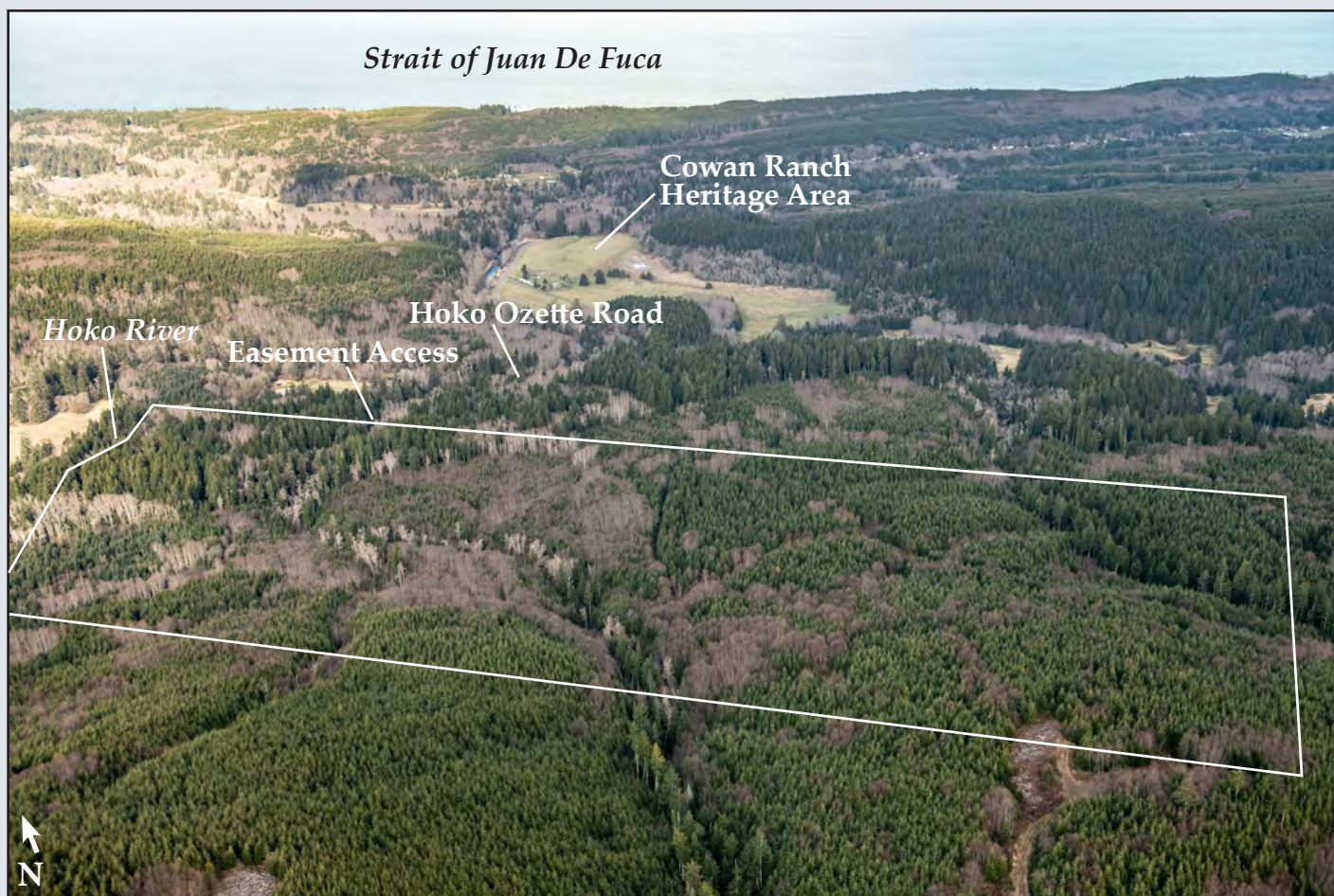


113± acre Hoko River Timber Tract by Hoko River State Park Clallam County, Washington



PUBLISHED RESERVE: \$335,500 / \$2,969 per Acre

LAST ASKING: First Time Offered

SIZE: 113± Acres

ELEVATION: 200 to 360± Feet

ZONING: CF – Commercial Forest

PROPERTY INSPECTION: Locked gate. Access Permit Required – Please Contact Auction Information Office at info@rmnw-auctions.com or 1-800-845-3524 for Access Permit and Gate Combination

FINANCING: None – All Cash

DESCRIPTION: This 113± acre timber tract is located at the north end of Hoko Ozette Road, two miles south of Highway 112, and is adjacent to Cowan Ranch Heritage Area, which is part of Hoko River State Park. There is an easement from Hoko Ozette Road to the northwest section of the tract. The property has moderate north facing slopes, and is bisected by a creek, which is tributary to Hoko River.

The tract has 23± acres of well stocked stands of 16 to 20 year old, and 68± acres of 21 to 25 year old Douglas-fir, western hemlock, and red alder. It is estimated that two-thirds of the younger reprod is primarily red alder. 17± acres of RMZ along the creek, in the northwest corner, has Hoko River frontage. The property is a Douglas-fir site class II.

Existing logging road will require replacement of a culvert to access the east half of the property. An alternate route is through lands to the south owned by the Seller, and is subject to a reciprocal road use agreement.

LOCATION: Township 32 North, Range 13 West, Section 22
APN# 133222 340000, 430000 and 440000

SEALED BIDS DUE NO LATER THAN 5:00 PM, JUNE 9, 2021

Preferred Lender
Northwest
FARM CREDIT SERVICES
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