

51± Acre Grimm Road Residential Development Property with Views, and Proximity to I-5 - City of Kelso, Washington



PUBLISHED RESERVE:	Bulk	Parcel A	Parcel B
LAST ASKING:	First Time Offered	\$395,000*	\$300,000*
SIZE:	51.8± Acres	32.5± Acres	19.3± Acres
*Sale of Parcel A or B is subject to total bids to equal, or exceed, \$695,000			

ELEVATION: 200± to 390± Feet

ZONING: RSF-10 (Residential Single Family)

PROPERTY INSPECTION: At Any Time

FINANCING: Subject to Seller’s approval of Purchaser’s credit: A 30% down payment with balance secured by a first deed of trust, amortized over 25 years at 6% interest. Calling for monthly payments of principal and interest; all due and payable at end of 3 years

DESCRIPTION: This 51± acre tract is one of the largest residential development properties with views and proximity to I-5 available in the Kelso/Longview market. It is located at the crest of Davis Terrace east of I-5, and near Three Rivers Mall. It has excellent access south to Vancouver and north to Centralia / Chehalis, all less than a 45-minute drive.

The property has excellent views from the ridgetop west to the Columbia River and Longview. Lennar Homes plans to develop Mt. Solo Place, a 93 homesite development in Longview. Newrock Homes, based in Longview, has started development of West Place, a subdivision in Castle Rock nine miles north of Kelso. 11.5± acre proposed 25 homesite Barony Park Subdivision is adjacent to the auction property, currently listed for sale at \$849,000.

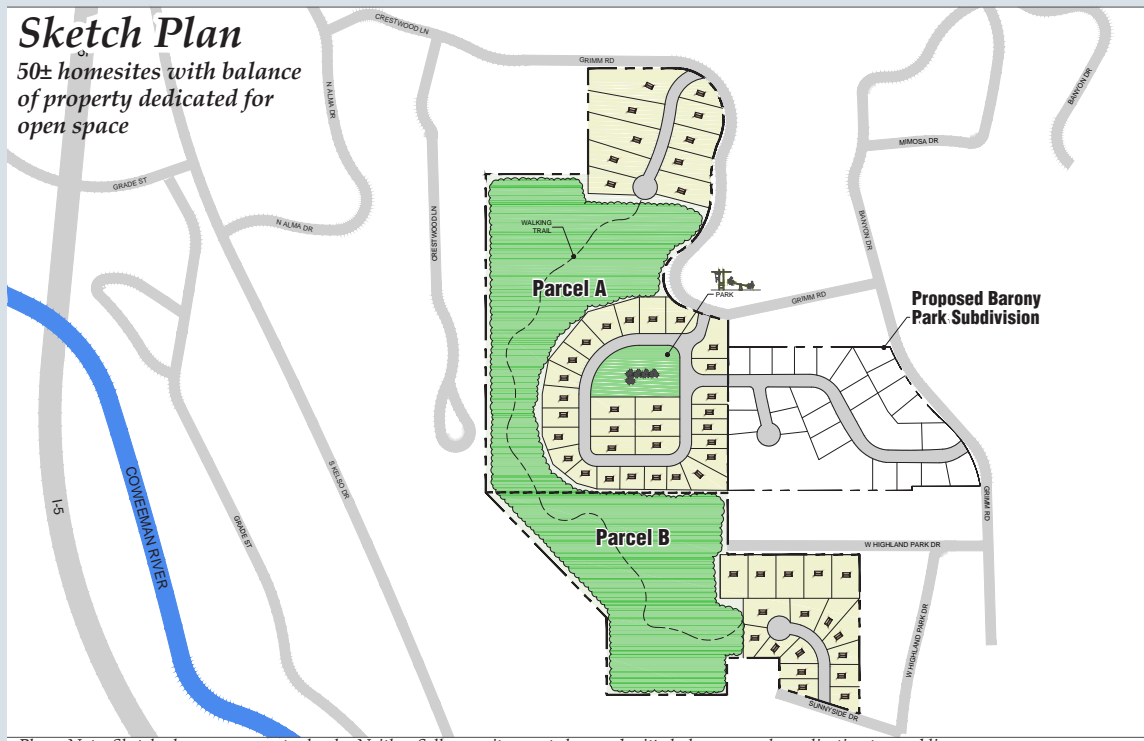
The RSF-10 zoning is a minimum lot size of 10,000 square feet. A Planned Unit Development can be accommodated under the zoning that encourages clustering and conservation of open space. As such, it is suitable for this property, as portions of the site have moderate, west-sloping topography that could be used as open space.

In addition, the combination of frontage along Grimm Road, West Highland Park Drive, and Sunnyside Drive, allows the property to be developed in phases.

There is water, sewer, and natural gas available to portions of the property. See Supplemental Information Package for detail.

Sketch Plan

50± homesites with balance of property dedicated for open space



Please Note: Sketch plans are conceptual only. Neither Seller nor its agents have submitted plans or made application to a public agency.



Grimm Road access to ridgetop



View from ridgetop

The Seller is offering the property in its entirety, with published reserve of \$695,000, or less than \$13,700 per acre, and with financing, as an added incentive to accelerate a sale in 2021. Additionally, there is the option to submit bids on either Parcel A or Parcel B separately. Parcel A – 32.5± acres, has a published reserve of \$395,000; Parcel B – 19.3± acres, has a published reserve of \$300,000. **The individual sale of either Parcel A or Parcel B is subject to total bids to equal, or exceed, the bulk published reserve of \$695,000.**

There is a .58 acre tax lot within Parcel B, along West Highland Drive, that could be split into two home sites in order to accelerate development of this portion of the property.

Supplemental Information Package includes: City of Kelso zoning, Geotechnical Engineering and Traffic Impact Reports prepared for the adjacent proposed Barony Park Subdivision, additional geotechnical information for the Auction Property, sketch plans, Longview/Kelso market information, aerial and site photos, preliminary title report, bid documents, and purchase and sale agreement. It is available by contacting Auction Information Office at 1-800-845-3524 or info@rmnw-auctions.com.

LOCATION: Grimm Road, Kelso, Cowlitz County, Washington

Parcel A – 32.48 acres

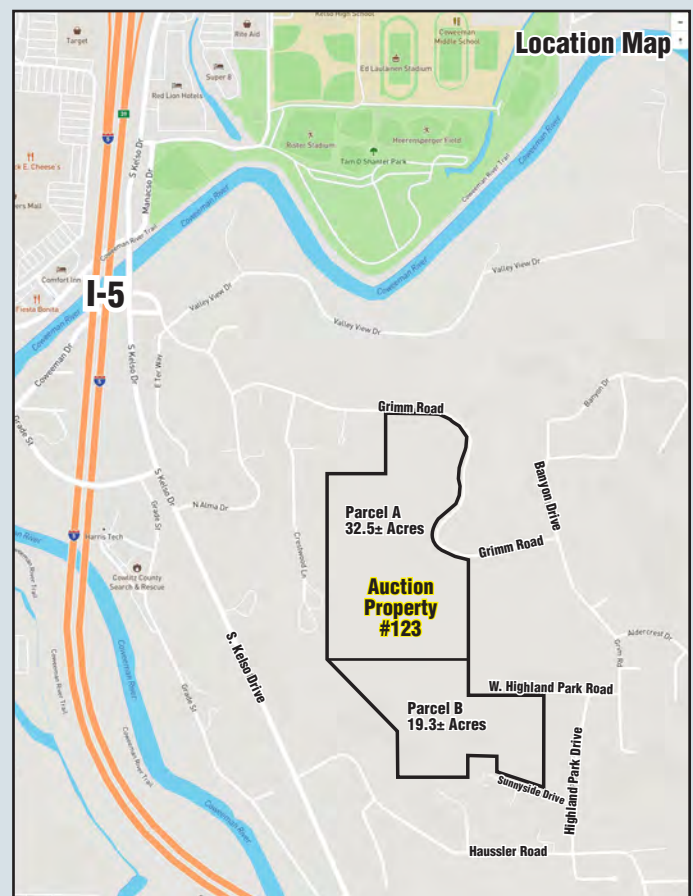
Parcel B – 19.28 acres

APN #24170

APN # 24178 – 12.53 acres

APN # 2418102 – 6.18 acres

APN #241810202 - .58 acres



Auction Property #123 has frontage along Grimm Road, Sunnyside Drive and West Highland Drive

SEALED BIDS DUE NO LATER THAN 5:00 PM, DECEMBER 3, 2021