124 — Recreation Parcel near Silver Lake, Seaquest State Park, and I-5 at Castle Rock - Cowlitz County, Washington

PUBLISHED RESERVE: $37,500

LAST ASKING: First Time Offered

SIZE: 5± Acres

ELEVATION: 540± to 680± Feet

ZONING: Unzoned – Designated as Remote in Comprehensive Plan

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This 5± acre recreation parcel is located near the west end of Silver Lake, known as one of the best largemouth bass lakes in Western Washington, and is along Spirit Lake Highway, a major tourist route to Mount St. Helens National Volcanic Monument. The I-5 exit at Castle Rock is a ten minute drive west of Silver Lake.

Seaquest State Park with its one mile of Silver Lake shoreline, and Mount St. Helens Visitor Center, are nearby. There is public boat launch at Silver Lake, and several year-round resorts with cabins, RV park, and boat rental along the north and east shores of the lake.

The 5± acre parcel is along West Shore Road – a private road with access from the end of Carnine Road which connects to Highway 504 (Spirit Lake Highway).

The property has a mix of 15 year old Douglas-fir, some hardwoods, and moderate east-facing slopes. It can be used for camping, RV, or a tiny home. There is power along West Shore Road. The property is below the minimum parcel size of 10 acres, and therefore cannot be approved for use as a home site.

There is an easement of record to Silver Lake along the water channel, just northwest of the property from West Shore Road, which can be used to access Silver Lake. See Supplemental Information Package for detail.

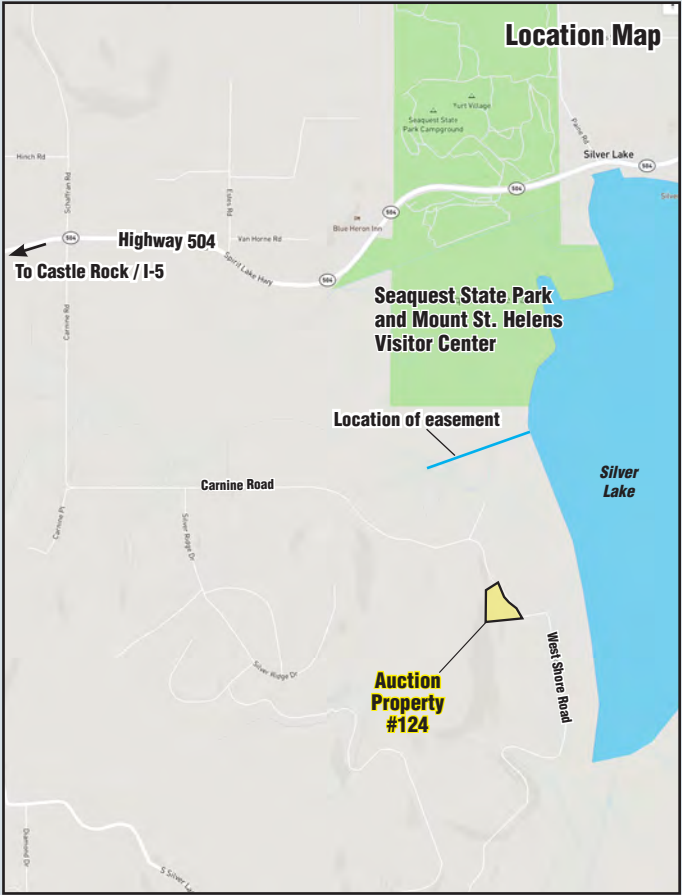The property is classified as Forest Land. Annual taxes are less than $100.

LOCATION: Section 9, Township 9 North, Range 1 West, Cowlitz County, Washington. APN #WF0903005

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

FOR SUPPLEMENTAL INFORMATION CALL 1-800-845-3524

Seaquest State Park

Silver Lake

Highway 504

Silver Lake Resort (boat launch)

Silver Lake

West Shore Road

Location of easement to lake (see title report)

N

West Shore Road begins at end of Carnine Road

Carnine Road

West Shore Road

Location Map

Highway 504
To Castle Rock / I-5

Seaquest State Park and Mount St. Helens Visitor Center

Location of easement

Silver Lake

Carnine Road

Auction Property #124

West Shore Road

Auction Property #124 has access from Highway 504 via Carnine Road, with frontage along West Shore Road

Auction property, left of road, has frontage along West Shore Road

E-MAIL info@rmnw-auctions.com