



PUBLISHED RESERVE: \$200,000

LAST ASKING: First Time Offered

SIZE: 15.5± Acres

ELEVATION: 300± to 350± Feet

ZONING: Forestry

PROPERTY INSPECTION: At Any Time – Walk-In Only

FINANCING: None – All Cash

DESCRIPTION: This 15.5± acre tract is located along the North Stillaguamish River Valley, 3± miles west of Darrington, with access from Highway 530 and 435th Avenue NE. Whitehorse Trail, which extends 27± miles from Arlington to Darrington, follows the path of the former BNSF Railroad, and is located along the southern boundary. Whitehorse Trail is used for hiking, horseback riding, and bicycling. There is a gated entry. The new owner will be provided with a key to the gate.

The property is well-stocked with 28 year-old Douglas-fir with an estimated 128 MBF. It is projected to have over 200 MBF in 12± years. Douglas-fir Site Index is 111. Topography is mostly level, with moderate slopes to the east. Please see Supplemental Information Package for detail.

Under the property's forestry zoning, one home site, or a cabin, might be allowed, which could take advantage of its location near North Fork Stillaguamish River and Highway 530. On-site septic and well will be required, and power will need to be extended.

Adjoining owner to the north is RD Merrill Company and a gravel road along the western boundary provides access to their property. There is a private owner to the west, and Sauk-Suiattle Tribe has ownership south of Whitehorse Trail to Highway 530.

The property is classified as forestland, and has annual taxes of less than \$50.

LOCATION: Township 32 North, Range 9 East, Section 10, Parcel 32091000300200, Snohomish County, Washington

SEALED BIDS DUE NO LATER THAN 5:00 PM, NOVEMBER 16, 2022

Sketch Plan

