



113 - HUNTING CAMP WITH CABINS, RESTROOM/SOWER BUILDING BY WENAHA-TUCANNON WILDERNESS THREE FORKS TRAILHEAD GARFIELD COUNTY, WASHINGTON

PUBLISHED RESERVE: \$350,000

LAST ASKING: First Time Offered

SIZE: 40± Acres

ELEVATION: 3,800± to 4,000± Feet

ZONING: AG (Agricultural)

PROPERTY INSPECTION: Entry Permit Required – Contact Auction Information Office at info@rmnw-auctions.com or 1-800-845-3524

FINANCING: None – All Cash

DESCRIPTION: This hunting camp with two cabins and restroom/shower building has strategic location within walking distance to Wenaha-Tucannon Wilderness Three Forks Trailhead, which has a reputation for excellent hunting. The 40± acre tract has frontage along Kessler Mill Road and is one mile from Auction Property #112.

The cabin, with spectacular views to the west, is at the north end of the property. The cabin is in good condition with kitchen, two bedrooms, wood stove, and electric heat – allowing for year-round use. The building with showers and bathroom is located between the two cabins.

The second cabin also has views west to the Wenaha River Valley and Wenaha-Tucannon Wilderness. There are other private cabins south of the property.

Annual taxes are less than \$300.

LOCATION: T7N, R42E, Section 10, APN 200642010208, Garfield County, Washington

SEALED BIDS DUE NO LATER THAN 5:00 PM, JUNE 7, 2023



Cabin



Inside of cabin



View south to adjoining property with home



Restroom / shower building



Second cabin requires some repair



Nearby Wenaha Wilderness Three Forks Trailhead is within walking distance