



Note: Photo 2011

PUBLISHED RESERVE: \$85,000 / \$1,808 per acre

LAST ASKING: First Time Offered

SIZE: 47± Acres

ELEVATION: 1,200± to 1,500± Feet

ZONING: Commercial Forest

PROPERTY INSPECTION: At Any time. Please see Supplemental Information Package for map, with directions

FINANCING: None – All Cash

DESCRIPTION: This 47± acre timber and recreation tract, at foothills of Olympic Mountains, is located in Jefferson County between Hood Canal communities of Brinnon, and Eldon. The property is accessed by existing forest roads by use of a reciprocal road use agreement. Copies of the Reciprocal Road Use Agreement are contained in the Supplemental Information Package. A small section of this road, estimated at one-quarter mile, is across USFS ownership.

Topography is moderate to steep south-facing slopes with Douglas-fir site class IV. Tract is well-stocked, with a 25± year old stand of primarily Douglas-fir on south-facing slopes, and with a component of western hemlock and red alder along north-facing and ridgetop areas. Timber will be ready to harvest within 15 years.

Adjoining owners include Rayonier and Washington Department of Natural Resources.

LOCATION: Township 25 North, Range 2 West, Section 20, Parcel No 502202002

SEALED BIDS DUE NO LATER THAN 5:00 PM, NOVEMBER 15, 2023