

SW WASHINGTON



An early 1900's Farm Homestead of over 100 acres, the entire tract from the 1878 U.S. patent granting ownership. This one-of-a-kind property located in Skamokawa, Washington's East Valley, includes a small pictorial history as well as unique and diverse features, not often found anywhere today.

Parcel 1: 24.91 acres consisting of approx 20.5 acres of appraised marketable timber. The remaining land is homestead grounds with fenced pastures and several buildings, including:

- Original two-story farmhouse
- Garage with carport
- Guest cabin
- Large early-1900's loft barn
- Two-stall horse barn
- Steel equipment building, storage buildings

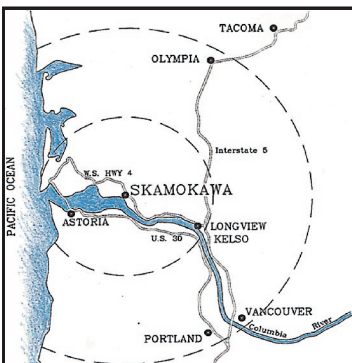


Parcel 1 overlooks Parcels 2 and 3.

Parcel 2: 36.37 level acres of lush grazing and hay fields for cattle and/or horses with year round trout creek. 40 x 42 metal pole barn and paddocks used for horses. Abundant wildlife including large herds of elk. Has been additionally recorded-surveyed into 5 lots from 5+ acres to 9+ acres. Each has building sites and creek frontage.

Parcel 3: 41.56 hillside acres with 38.6 cruised/appraised marketable timber acres. Property has private rock road access from East Valley Road. Several building sites with beautiful views of the valley and beyond. Horseback riding trails throughout which connect to bordering timber companies' properties.

2004 Real Estate taxes \$2,314. Offered at \$675,000 for 3 parcels . Separate sales of parcels might be considered. Serious, qualified buyers only, please. Property is shown by prearranged appointment.



- 34 miles west of I-5
- 158 miles from Seattle
- 80 miles from Portland (46 on Interstate 5)
- 90 miles from Olympia (55 on Interstate 5)
- 30 miles to ocean beaches
- 2.5 miles to the Columbia River

497 East Valley Road, Skamokawa, WA 98647

For More Information: (360) 795-8074 or swisherannie@hotmail.com