

ACREAGE FOR SALE

43+/- Acres • Columbia County, Washington
Offered at \$45,000

Highlights:

- Hunters and packers dream!
- Gorgeous views and private area behind the mountain shadow
- Close to Tucannon Road
- Great hunting and fishing in the area
- Power nearby; and buildable

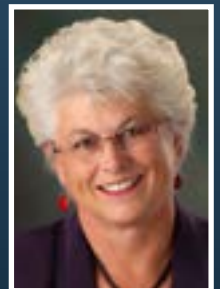
L-2000396

Property Location: Highway 12 east from Dayton; South on Tucannon Road to the Last Resort; continue a short distance and left towards the shooting range; a few hundred feet go left and park. Walk, take 4-wheeler or horse up the trail to the property (north and behind the Last Resort store on the hill.) Northwest of Goat Mountain. Look for yellow FNC signs.

For additional information, please contact:

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Property Information

Legal Description:

SE¼SE¼ 9-10-41E, Columbia County, Washington.

Property Description:

THE PRICE IS RIGHT! Stunning panoramic view from the top of the peak! Property sits on the hill southeast of the Last Resort Campground on the Tucannon Road in Columbia County. Fenced on the south and east with wire fence. Lush grass for grazing and for horse feed. Fishing is just up the road in the Tucannon River and there is abundant big game passing and frequenting the property. Deer, elk, moose, bear, big horned sheep and an occasional cougar, plus chukkar and a few turkey. Goat Mountain is just beyond the southeast property boundary.

There is a gentle flat spot behind the peak suited for a cabin. The road to the property is not maintained, but easily accessed with ORV's. The road can be improved for 4-WD vehicles with a little work. Paved roads all the way to the campgrounds make this an easy access, yet secluded hideaway! If you want a little place in the mountains for a cabin, hunting or packing base camp, or just a place to RV camp and play, don't miss this one!

Farm Data:

Pasture	40 acres
Non-crop	<u>3 acres</u>
Total	43 acres

2019 Taxes: \$429

Price: \$45,000



Information provided was obtained from sources deemed reliable, but the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw the property from offering without notice. Farmers National Company and its representatives on the reverse side are the Designated Agents for the seller.