



ACTIVE · SET PRICE

Lower Salmon Creek

± 65 Acres | Grays Harbor County | Washington | Near Cosmopolis

Homesite potential located within minutes of Raymond, WA

PRICE	PRICE / ACRE	ACREAGE
\$369,000	\$5,694	± 65

PROPERTY OVERVIEW

±64 acre timberland tract with homesite potential located within minutes of Raymond, WA. Zoning allows for 1 single-family residence per 5 acres. The property consists of 11-13-year-old Douglas Fir on ±28.30 acres and 72-80 Conifer on ±19 acres. The topography is level to rolling with internal roads established throughout. Buyer to do due diligence with the county in regards to homesite potential.

PROPERTY DETAILS

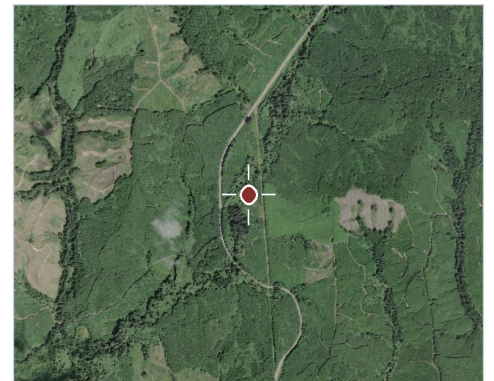
TYPE	ACCESS
Development (Residential) · Timberland (Conifer)	Legal Access · Paved Road
WATER FEATURES	VIEWS
Creeks / Streams	Timber

COUNTY TAX PARCEL IDS
150912100000

DOCUMENTS INCLUDED

Lower-Salmon-Creek-Photo-Map.pdf · Lower-Salmon-Creek-Location-Map.pdf · Lower-Salmon-Creek-Stand-Map.pdf · Lower-Salmon-Creek-Parcel-Map.pdf

LOCATION



Grays Harbor County, Washington


Kaitlin McFarland

Real Estate Broker, WA, OR

O: 425.820.3420 C: 360.861.1225

kaitlin.mcfarland@afmforest.com

Principal Broker: Colton Jacobson (Washington)

SCAN TO VIEW



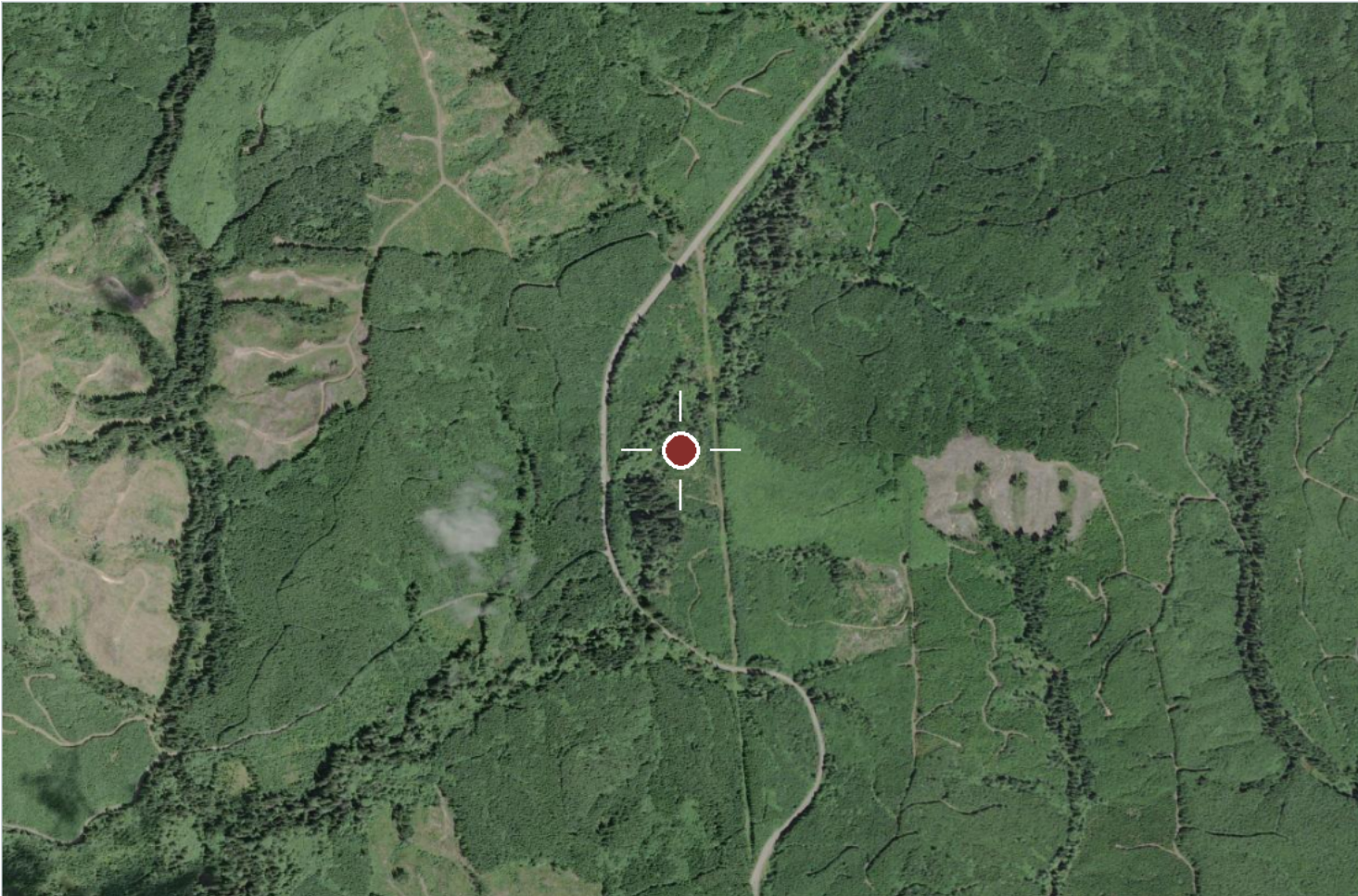
Property Photos

Lower Salmon Creek · Grays Harbor County · Washington · Near Cosmopolis



Location & Access

Lower Salmon Creek · Grays Harbor County · Washington · Near Cosmopolis



Aerial imagery centred on the tract. Boundaries shown elsewhere in this package are approximate and for illustration only.



Regional locator

COUNTY & STATE
Grays Harbor County, Washington

NEAREST CITY
Cosmopolis

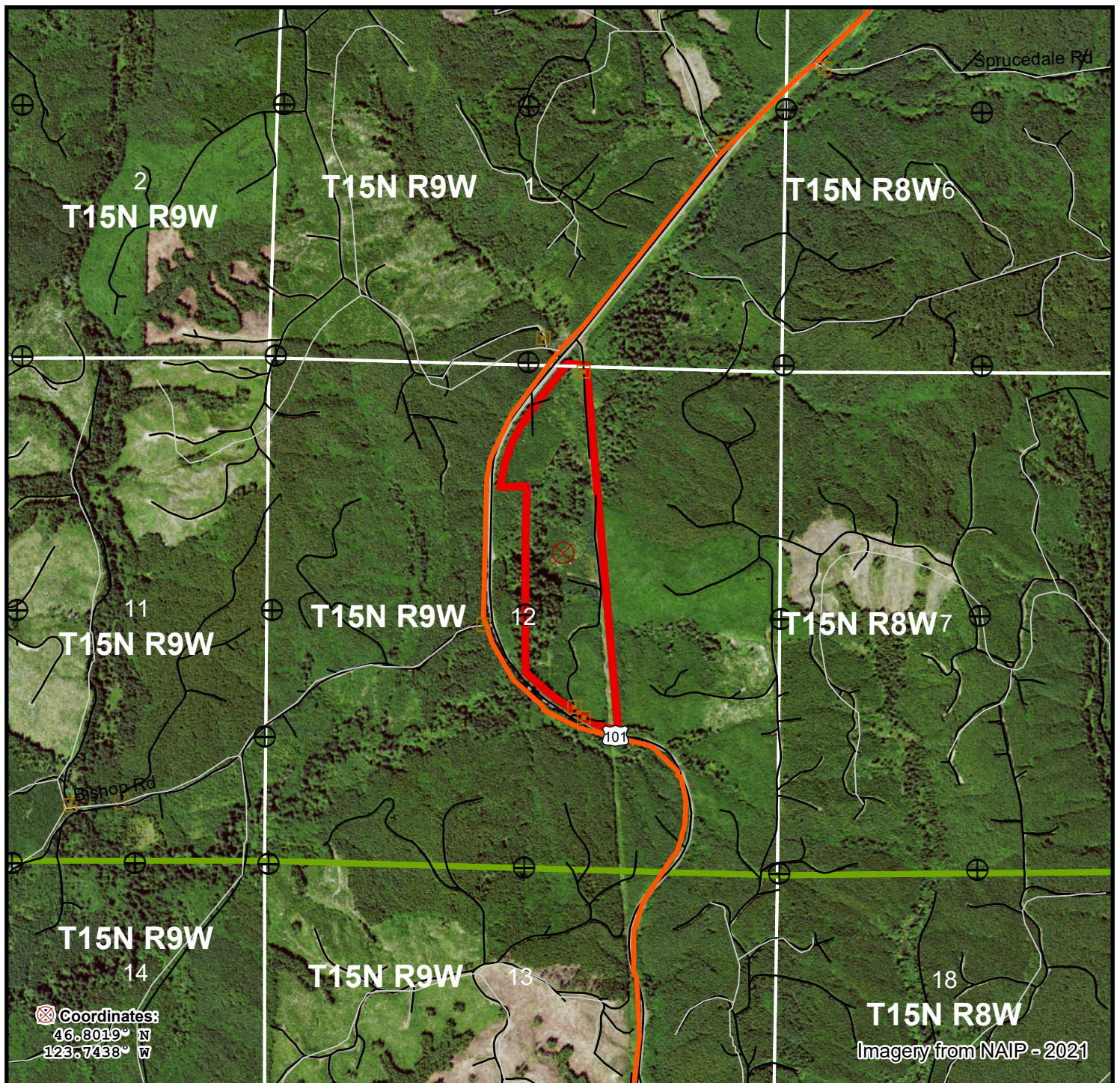
APPROXIMATE CENTRE
46.80251, -123.74397

COUNTY TAX PARCEL IDS
150912100000

INTERACTIVE MAP



<https://id.land/ranching/maps/03db85382550100081be51ff29ab3041/share>

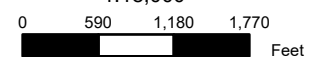


Hwy 101 Lower Salmon Creek - Photo Map
Parcel #53027Hb1001
 Grays Harbor County, WA - approx. 64.8 acres +/-

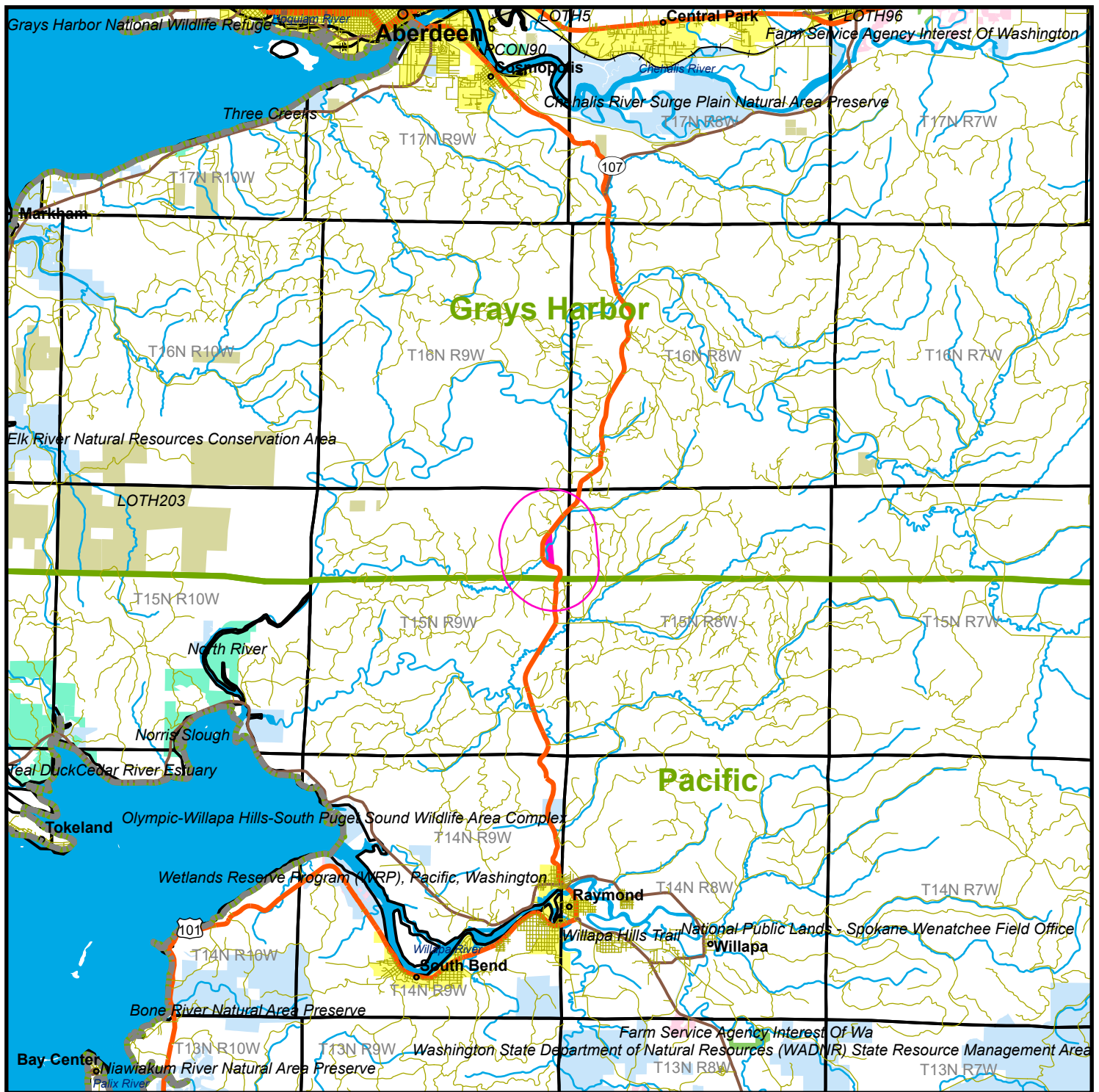
Property Listing	Barrier	Interstate	Found Corner	USFS	NGO/Private
County		Primary Highway		NPS	State
Lake/Reservoir		Secondary Highway		FWS	Unknown
Perennial River/Stream		Other Road (ESRI)		BLM	
Intermittent Stream		Other Road (WY)		Tribal	
Gate		Railroad		Other Federal	
				County/Local	



SCALE: 1:18,000



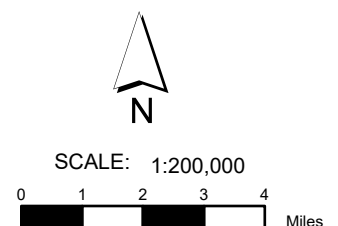
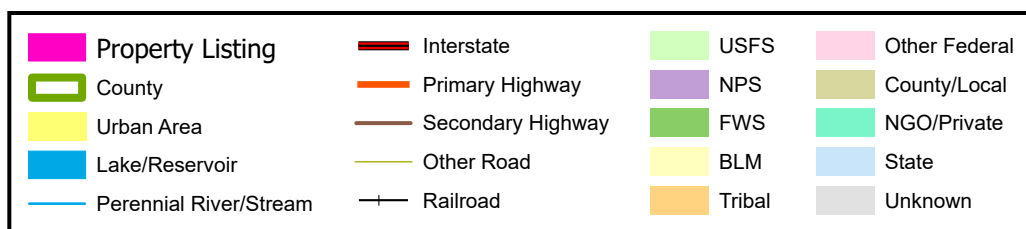
The property depicted on this map has not been surveyed. The acreage is an estimate based upon GIS data. The volume information in this report is based on current information in the seller's inventory system. The information is subject to change due to harvest activities and/or updates resulting from routine maintenance of the inventory system. Neither the owner nor its officers, directors, employees or agents represent or warrant the accuracy or completeness of the ownership acreage, the cover type acreage, timber inventory species, grade or volumes, legal or practical access to the property, or operability. 11/30/2023



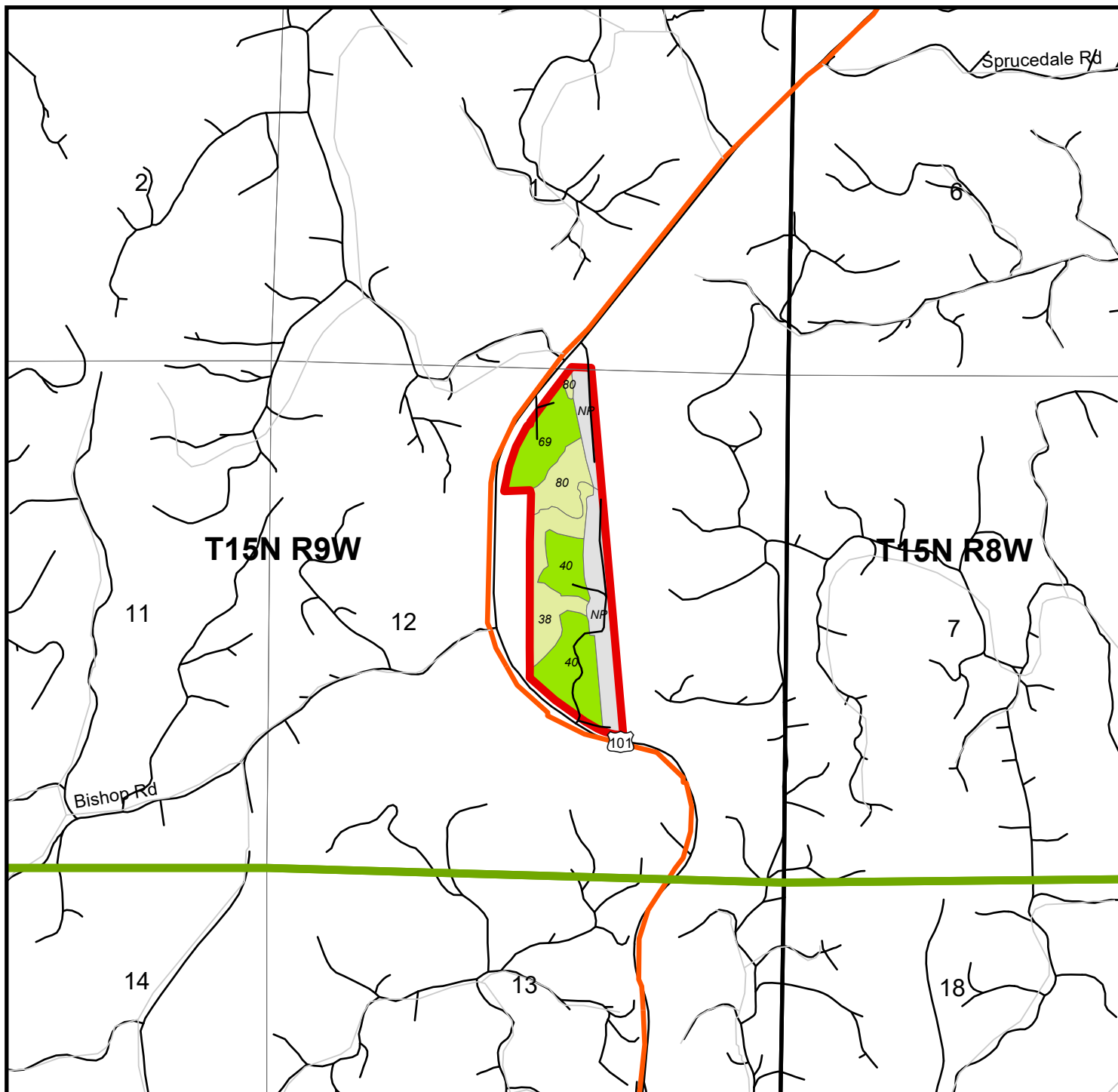
Hwy 101 Lower Salmon Creek - Location Map

Parcel # 53027Hb1001

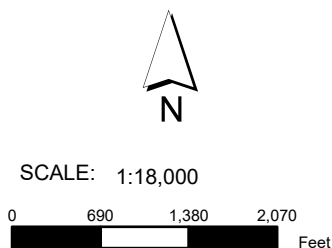
Grays Harbor County, WA - approx. 64.8 acres +/-



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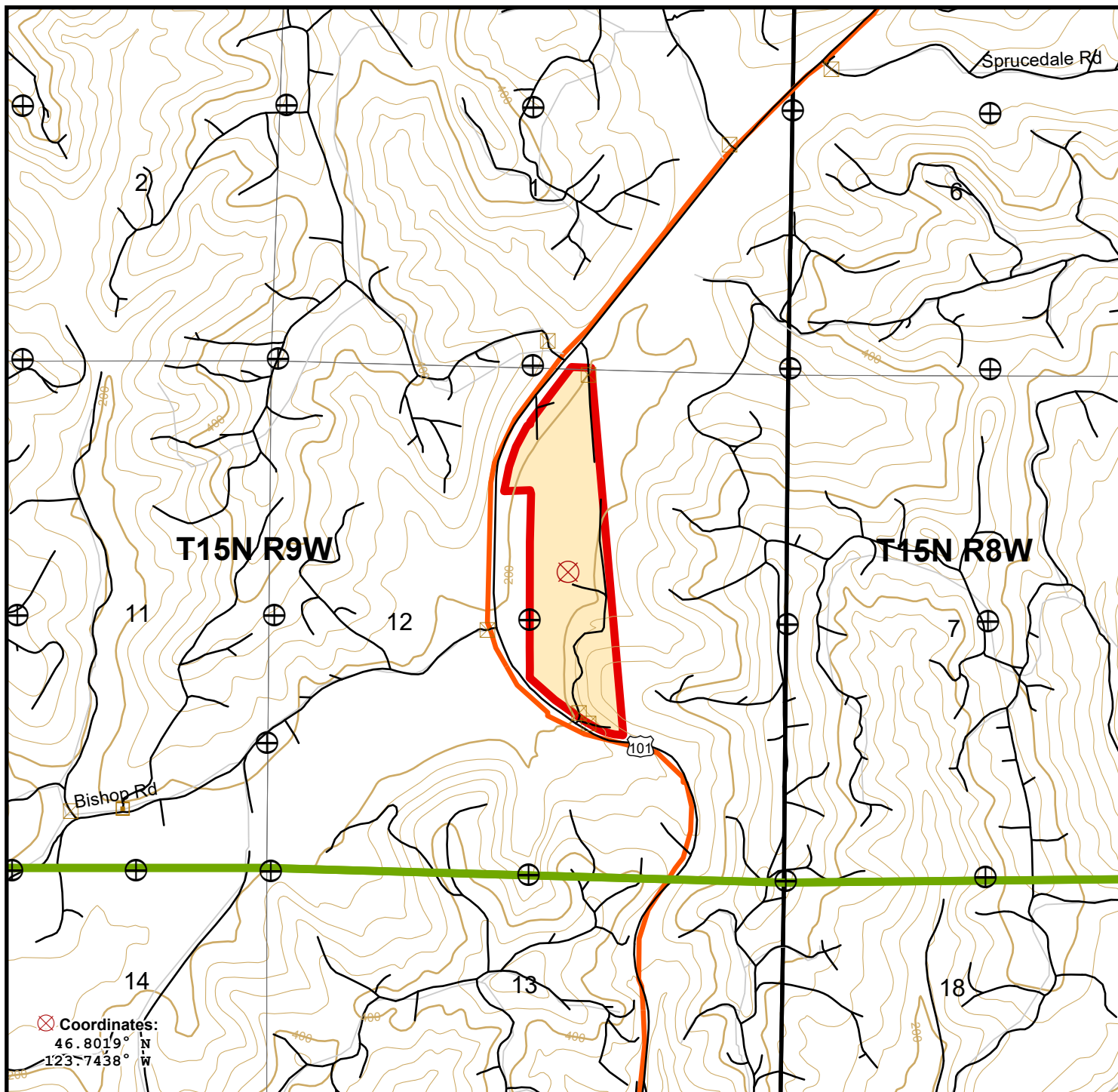


Hwy 101 Lower Salmon Creek - Stand Map
Hwy 101 Lower Salmon Creek
Parcel # 53027Hb1001
 Grays Harbor County, WA - approx. 64.8 acres +/-



Stand #	Cover Type	Age	Acres
NP	Non Productive	NA	16.8
21	Hardwood	27	0.6
38	Conifer Other	82	11.7
40	Douglas Fir	13	17.9
69	Douglas Fir	15	10.4
80	Conifer Other	74	7.3

Smaller stands have been excluded to fit in the allowable space



Hwy 101 Lower Salmon Creek - Parcel Map

Parcel #53027Hb1001

Grays Harbor County, WA - approx. 64.8 acres +/-

■ Property Listing	— Interstate	— 200' Contour	X Gate	■ USFS	■ County/Local
■ County	— Primary Highway	— 40' Contour	— Railroad	■ NPS	■ NGO/Private
■ Lake/Reservoir	— Secondary Highway	— Other Road (ESRI)	⊕ Found Corner	■ FWS	■ State
— River/Perennial Stream	— Other Road (WY)	X Barrier		■ BLM	■ Unknown
- - - Intermittent Stream				■ Tribal	
				■ Other Federal	



SCALE: 1:18,000

