



ACTIVE · SET PRICE

Monohon Landing

± 11 Acres | Pacific County | Washington | Near Raymond

±10.81 Acres of Beautiful Pacific Northwest Timberland – Minutes from Raymond, WA

PRICE	PRICE / ACRE	ACREAGE
\$162,150	\$15,000	± 11

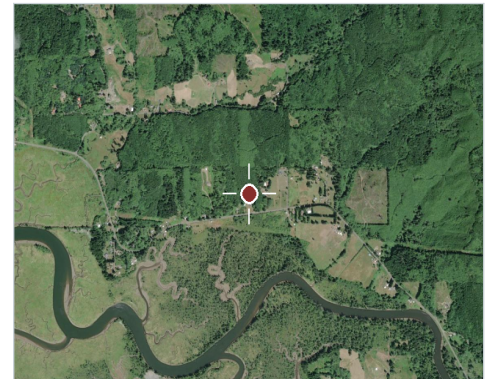
PROPERTY OVERVIEW

Your own slice of Pacific Northwest paradise awaits! Discover ±10.81 acres of beautiful, wooded countryside just minutes from Raymond, Washington! With level to gently rolling terrain, a thriving stand of approximately 30-year-old Douglas fir, and Rural Lands (RL) zoning, this property offers an exciting opportunity to enjoy the beauty of nature while investing in your future. A recent professional timber assessment estimated approximately 108,000 board feet of Douglas fir, with an estimated net stumpage value of \$60,264 before timber taxes and reforestation costs. The timber stand is healthy, well-established, and growing nicely, providing an attractive natural setting along with valuable timber assets. With its desirable RL zoning, the property offers flexibility for a variety of rural uses, whether you're dreaming of a private getaway, exploring the possibility of building your dream home, or looking for a rewarding land investment....

PROPERTY DETAILS

TYPE	ACCESS
Timberland (Douglas Fir Plantation)	Gravel Road · Legal Access
WATER FEATURES	VIEWS
Creeks / Streams	Timber
COUNTY TAX PARCEL IDS	
14082122052 14082011070	
DOCUMENTS INCLUDED	
Timber Estimate	

LOCATION



Pacific County, Washington


Kaitlin McFarland

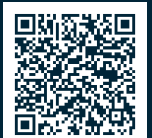
Real Estate Broker, WA, OR

O: 425.820.3420 C: 360.861.1225

kaitlin.mcfarland@afmforest.com

Principal Broker: Colton Jacobson (Washington)

SCAN TO VIEW



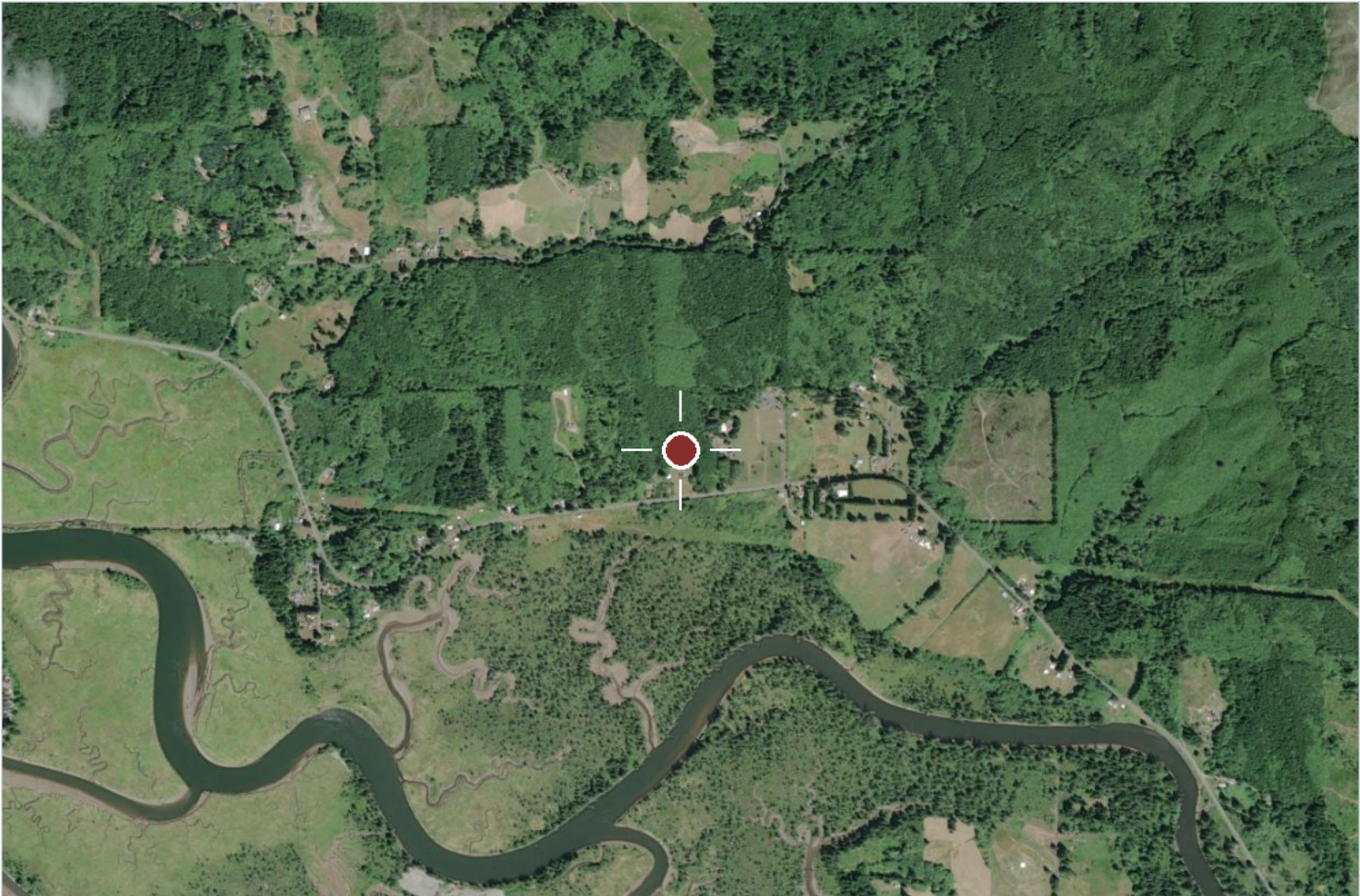
Property Photos

Monohon Landing · Pacific County · Washington · Near Raymond



Location & Access

Monohon Landing · Pacific County · Washington · Near Raymond



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

COUNTY & STATE
Pacific County, Washington

NEAREST CITY
Raymond

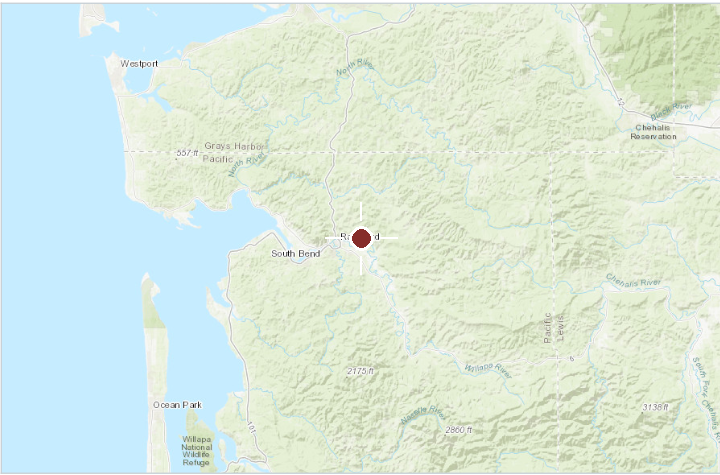
APPROXIMATE CENTRE
46.69202, -123.6942

COUNTY TAX PARCEL IDS
14082122052 14082011070

INTERACTIVE MAP



<https://id.land/maps/b26c9302eee972c3b5fade3ca8a48fa4/share>



Regional locator



September 17, 2026

Cindy and Vince Konigsberger
837 W Arbor Ridge Dr
Green Valley AZ 85614

RE: Pacific Co WA PN 14082125052

Dear Cindy and Vince,

Per your request I made a visit to your property on 9-15-26 to assess the timber value in preparation for a potential sale. I walked the parcel, measured trees per acre and stand age of the primary stand component. The stand is made up of primarily Douglas fir planted around 30+/- years ago. I visually estimated the volume of timber based on size stocking and height. I applied the value from the Stumpage Value Tables published by the Department of Revenue which give an average of NET value after normal logging expenses.

My estimated value of the timber based on my estimate of 10 mbf of Douglas fir per acre is
 $10.8 \text{ ac} \times 10 \text{ mbf/ac} = 108 \text{ mbf} \times \text{stumpage value of } 558.00 = \text{Net timber value of } 60,264.$
Additional consideration 5% timber tax 3,013.2
Reforestation cost 800.00 per acre 8,000.00

The stand is nice, well growing and for the most part healthy. It is overstocked at 425 trees per acre. My recommendation would be to either clearcut harvest in a strong domestic log market (not currently our situation) or conduct a thinning where the smaller under performing trees are removed to provide additional resources to your crop trees. The spacing after the thinning should be 15-20 feet between your leave trees or 190-110 trees per acre.

There is a stream on the west edge of the property. Current DNR regulations would consider this a non-typed water due to the fact 1) it dries up and 2) it does not have a connecting above ground channel to a higher class stream.

Let me know if there are any questions or if I can be of further assistance

Thank you,
Byron Hinners
Forester-Hadaller Logging
360-601-8168