

Grouse Flats Timber Tract
TBD Kessler Mill Rd
Pomeroy, WA 99347

\$700,000
280± Acres
Garfield County



Grouse Flats Timber Tract
Pomeroy, WA / Garfield County

SUMMARY

Address

TBD Kessler Mill Rd

City, State Zip

Pomeroy, WA 99347

County

Garfield County

Type

Timberland, Hunting Land, Recreational Land

Latitude / Longitude

46.020975 / -117.505478

Taxes (Annually)

191

Acreage

280

Price

\$700,000

Property Website

<https://www.landleader.com/property/grouse-flats-timber-tract-garfield-washington/47971>



PROPERTY DESCRIPTION

The North 280 Timber Tract is a great opportunity to acquire prime timberland in the Grouse Flats Area of Southeast Washington. This property appears to be a phenomenal growing site with a significant stocking of merchantable timber with a strong composition of desirable species. No timber cruise is available and all prospective buyers must do their own due diligence related to timber harvest and value.

The Grouse Flats Area is a remote corner of the world on the edges of the Wenaha-Tucanón Wilderness Area. The property is located in Garfield County of Washington but is primarily accessed through Oregon above the town of Troy. Troy is often looked at as an outpost versus a town and sees most of its economic value from hunters, fishermen, rafters, and agriculture. Bordering the North 280 Timber Tract is the Grouse Flats Wildlife Area, the United States Forest Service, and other private landowners.

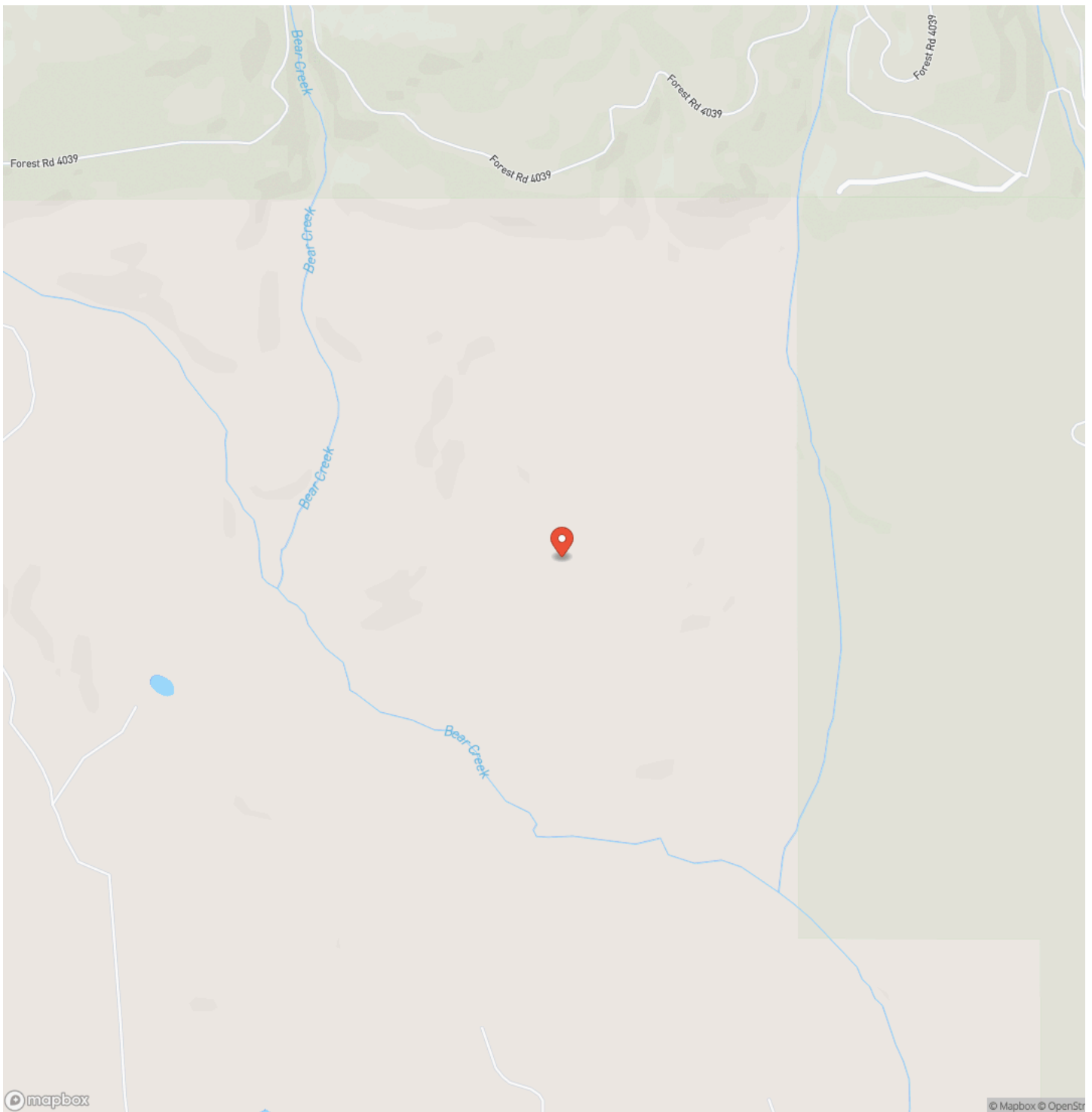
There is no legal access to the North 280 Timber Tract. However, physical access comes through a neighboring landowner who has traded access for the grazing rights on the subject property. This has worked well for both parties the past several decades. The property is guarded by locked gates and is not accessible without the listing agent present. Do not try to view the property without the listing agent present.

This is a great opportunity to purchase a well-stocked timbered parcel in a very desirable area. Contact the listing agent to schedule a showing today. All prospective buyers must show verifiable proof of financial capability to purchase this property before allowed entry.

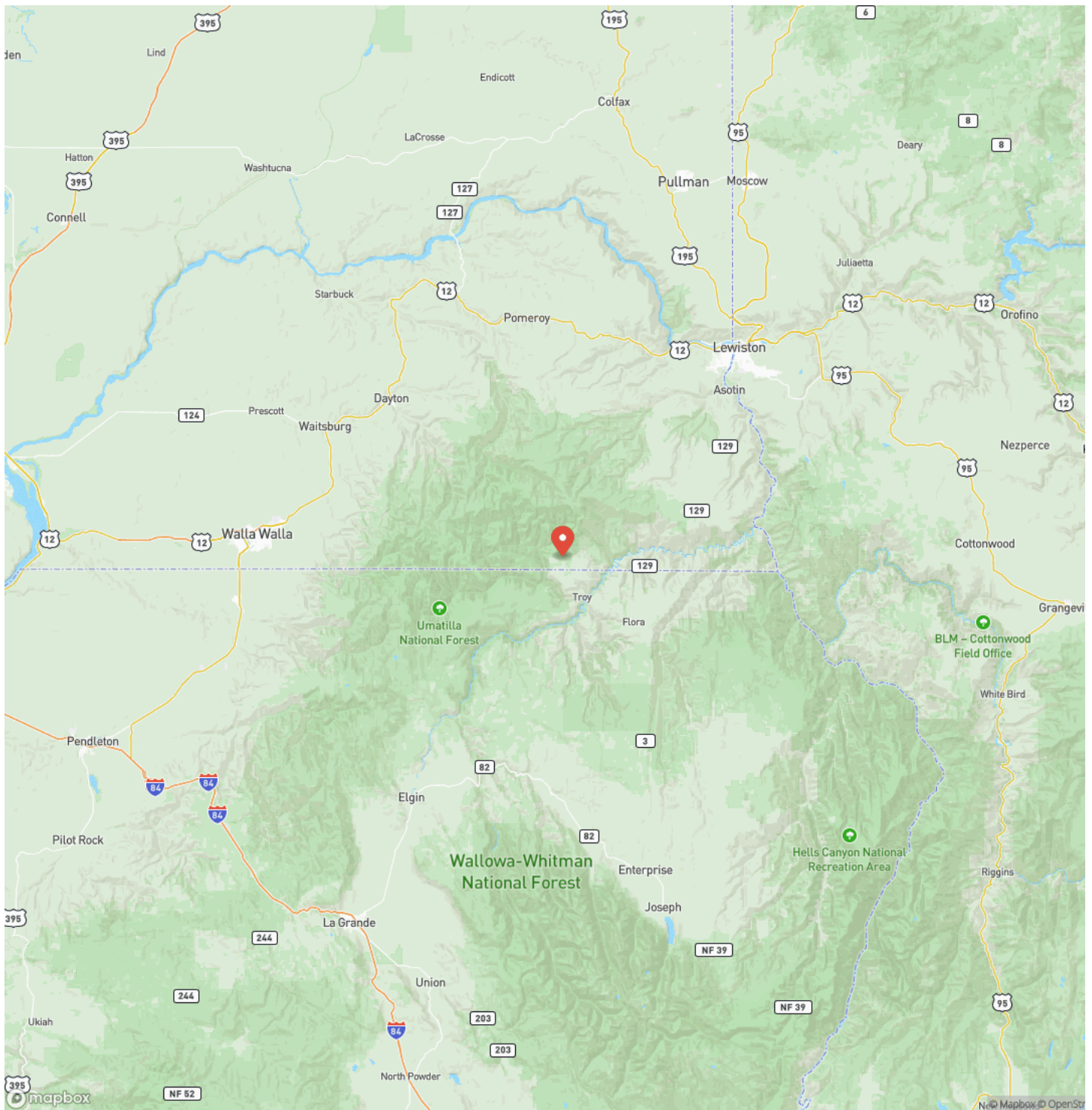
Grouse Flats Timber Tract
Pomeroy, WA / Garfield County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Caleb Howard

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Email

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Address

400 Leone Avenue

City / State / Zip

Enterprise, OR 97828

NOTES

[illegible]

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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