

# WEST CAVANAUGH

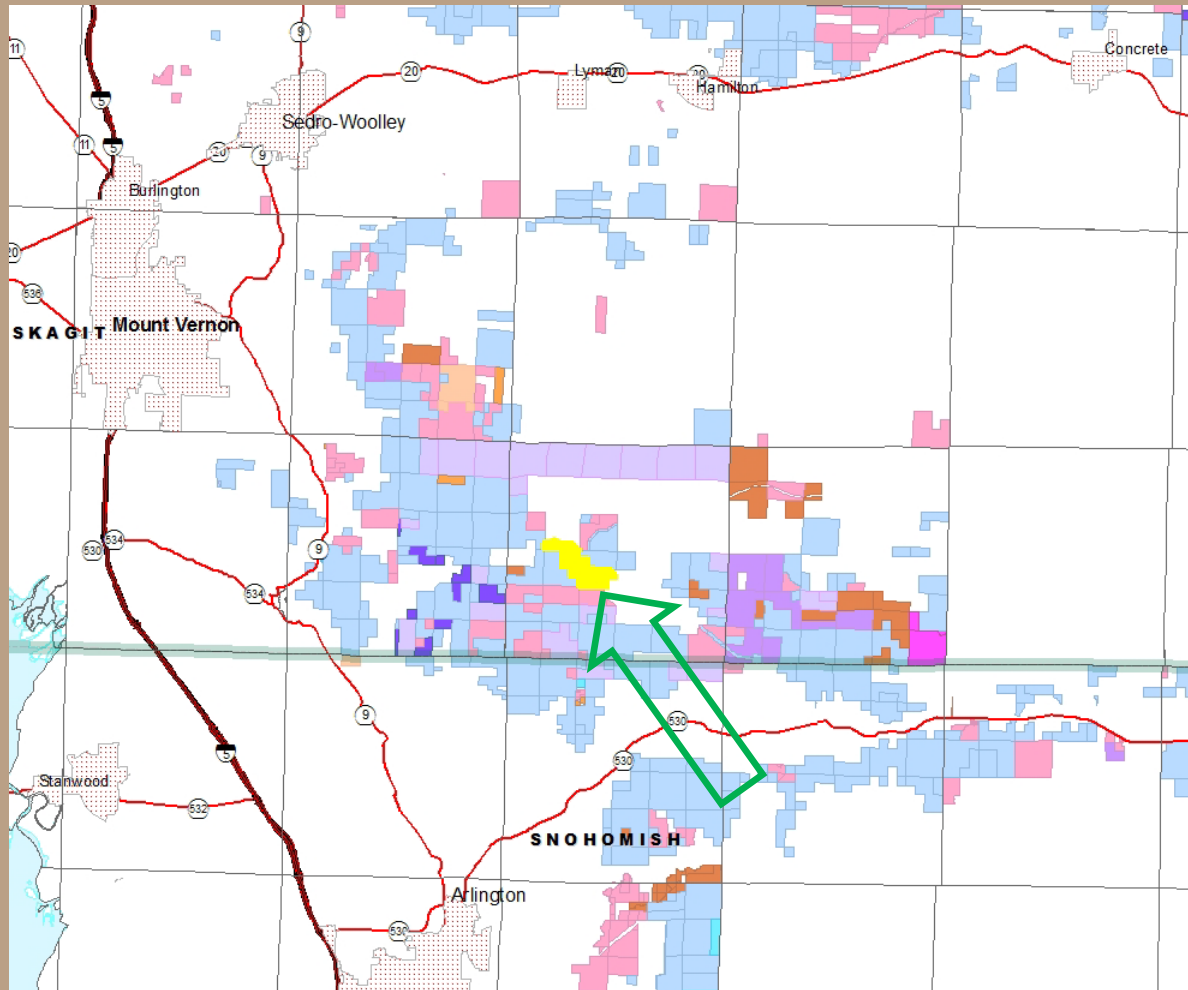
**Trust Purchase**

**Skagit County**



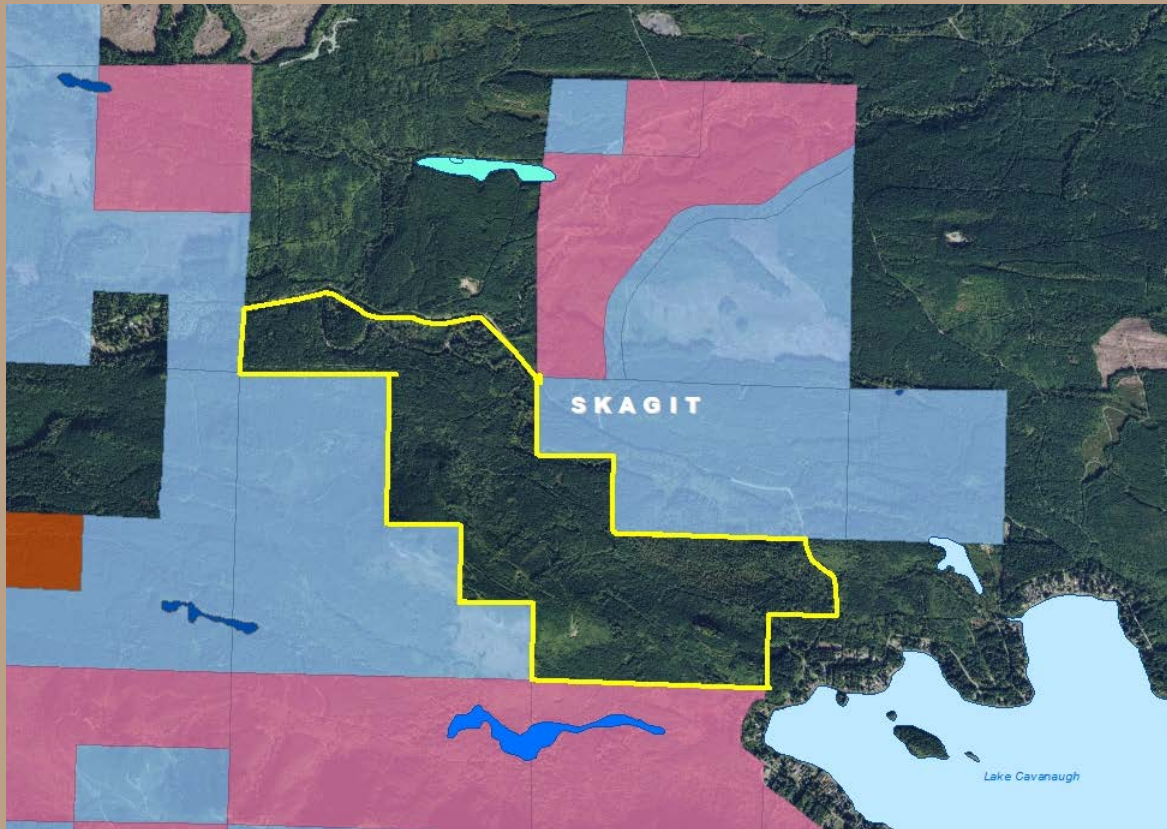
# West Cavanaugh Purchase

## Vicinity



# West Cavanaugh Purchase

## Overview – West Cavanaugh



630.65 acres

County Road access

Edge-Holding to trust lands

Zoning IF-NRL and SF;  
1/80 ac; 1/20 ac;  
Total of 12 home sites

# West Cavanaugh Purchase

## Property Summary



- 630.65 acres
- Site Class 2 and 3; Mostly 3
- Harvest areas planted by the Seller
- Mostly ground based harvest systems



# West Cavanaugh Purchase

## Stand Age Classes and Operability

Age Class	Acres – Approximate
1-10	94
11-20	0
21-30	288
31-40	2
<u>41-50</u>	<u>3</u>
Operable Net Acres	387
RMZ; Wetlands; Roads	244
<b>Total Gross Acres</b>	<b>631</b>



# West Cavanaugh Purchase

## Valuation

Property Name	Acreage	Negotiated Price	\$ / Acre
West Cavanaugh	630.65	\$1,645,000	\$2,608

Allocation of value to forest reproduction is \$1,158,000 and to land is \$487,000.



# West Cavanaugh Purchase



Questions ?

West Cavanaugh Resolution #1544

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