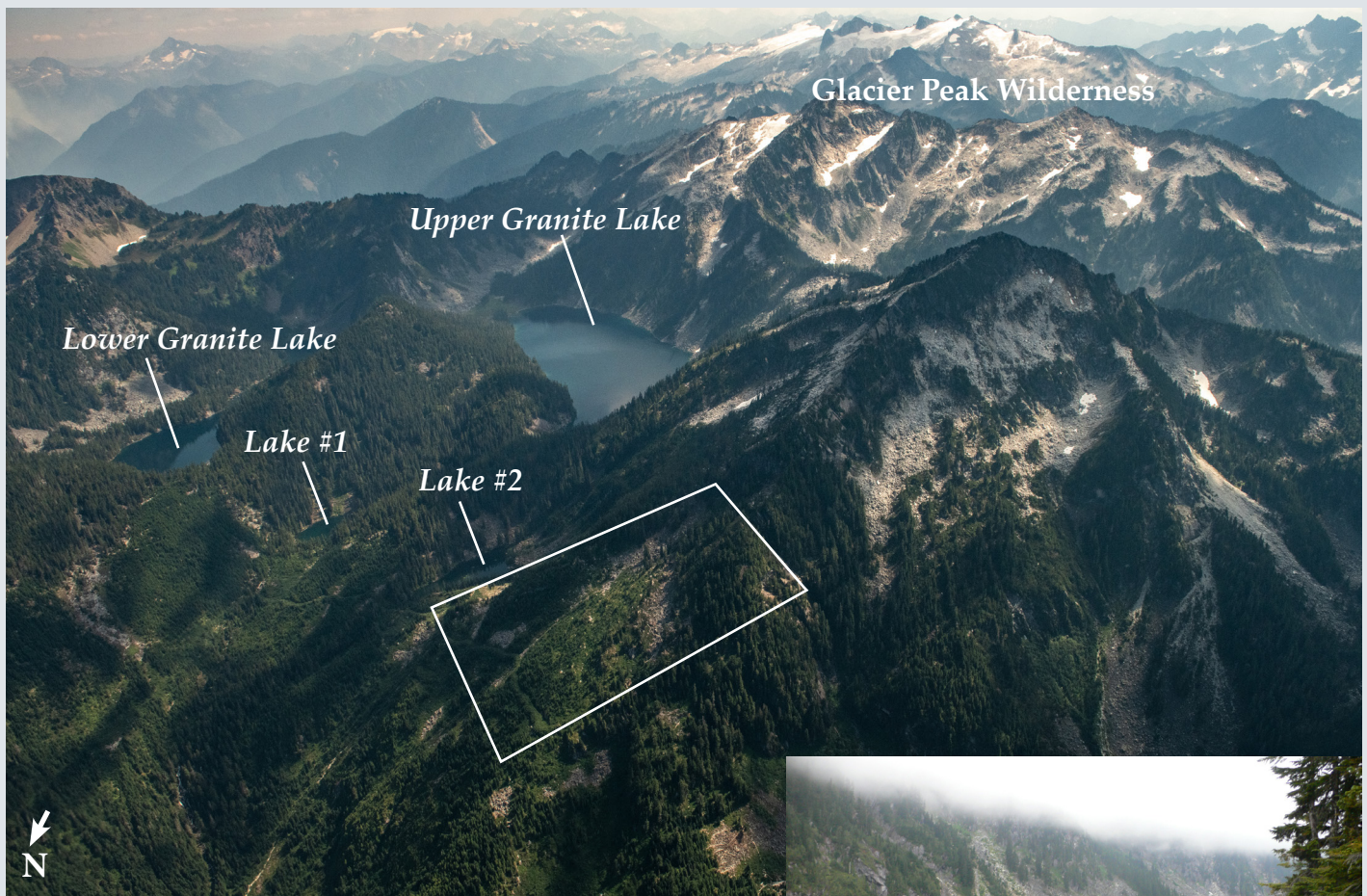


High Alpine Granite Lake Recreation Tract adjacent to Glacier Peak Wilderness - Skagit County, Washington



PUBLISHED RESERVE: \$150,000

LAST ASKING: \$250,000

SIZE: 150± Acres

ELEVATION: 4,320± to 5,500± Feet

ZONING: IF-NRL (Industrial Forest – Natural Resource Lands)

PROPERTY INSPECTION: At Any Time – Hike-In Only After Mid-July. Check with Auction Information Office for Trail Conditions

FINANCING: None – All Cash

DESCRIPTION: The 150± acre Granite Lake Recreation Tract is located adjacent to the 566,067 acre Glacier Peak Wilderness in Washington's Northern Cascade Mountains, and is a rare opportunity to acquire private high alpine property with lake frontage for a secluded base camp, at a cost of \$1,000 per acre.

Inspection will require a hike of 3± miles from SW Cascade Road along Boulder Creek, which provides access to the eastern portion of the property, near Lake Number 2, or to the northwest corner of the property. Please see Supplemental Information Package for map.

The 150± acre tract has very steep, north-facing slopes that range from 4,320± feet in the south to 5,500± feet in the north. Terrain is mostly rock outcrops. Residual timber includes some old growth western hemlock in the southwest corner. There are several creeks that are tributary to Boulder Creek.

Nearby Lower and Upper Granite Lakes are the only location in Washington where arctic grayling fish can be found.

Seattle City Lights is the adjoining owner to the south along Boulder Creek Trail. The Seller, Sierra Pacific Industries, owns the land between SW Cascade Drive and the northern boundary of Seattle City Lights property. A private owner is to the west, and State of Washington is to the east.

LOCATION: T35N, R11E, Section 35, Parcel # P46320, Skagit County, Washington

SEALED BIDS DUE NO LATER THAN 5:00 PM, AUGUST 9, 2023



Lake by Auction Property



Arctic Grayling

