

## Purchasing options for 5418 S Wallbridge Rd.

### See attached map

Current purchasing options for this property are as follows:

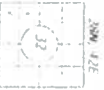
- 1) Listing 202411468 - **\$1,422,000** purchase price includes all 25 acres (lots 1, 2, 3), main house with barn, shop, and manufactured home.
- 2) Listing 202411467 - **\$884,000** purchase price with 12.74 acres (lot 1), main house, barn and shop.
- 3) **\$1,222,000**- 15.04 acres (lot 1 and 2), main house with shop and barn, and manufactured home.

Seller is in the process of segregating this 25 acre parcel into three separate legal parcels. See attached map that shows Lot 1, 2, and 3.

**Lot 1** = 12.74 acres, main house, shop and barn

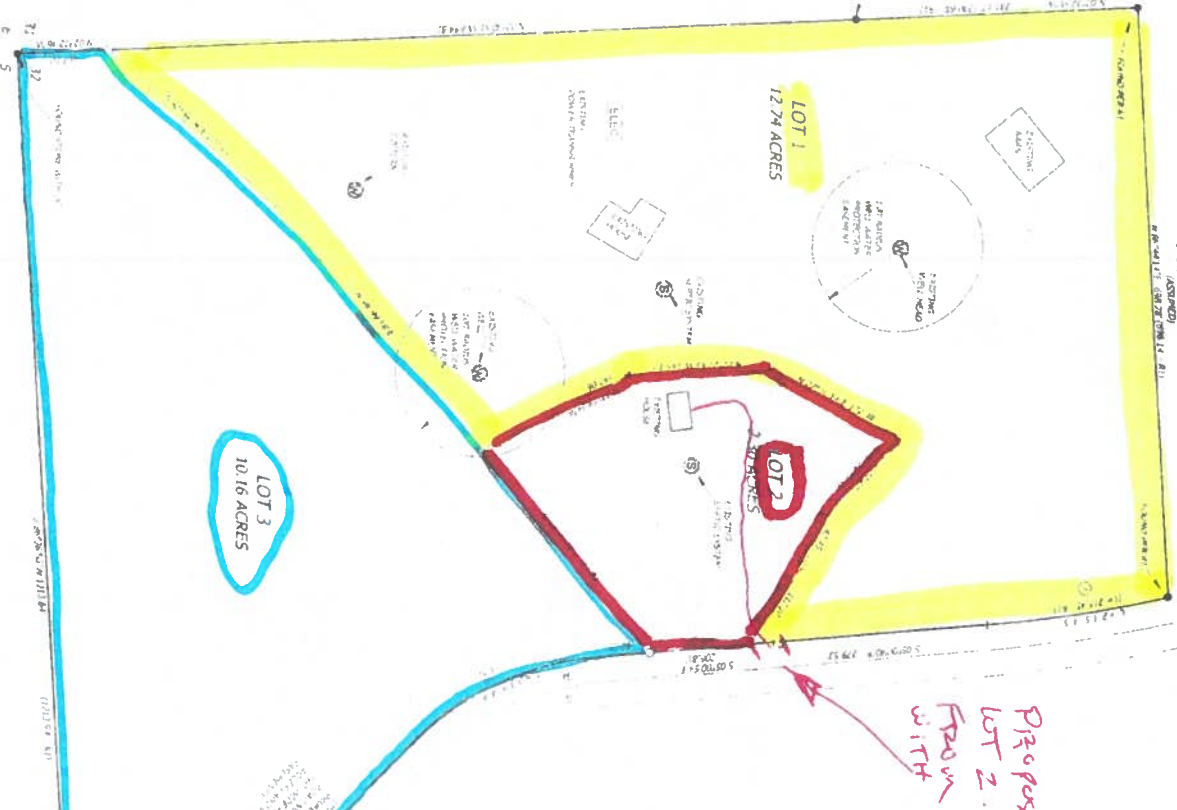
**Lot 2** = 2.30 acres , manufactured home

**Lot 3** 10.16 acres, undeveloped land



SURVEYOR'S CERTIFICATE:  
 I, THE UNDERSIGNED, BEING A LICENSED SURVEYOR,  
 HAVE BEEN EMPLOYED BY THE STATE OF WASHINGTON  
 TO CONDUCT A SURVEY OF THE ABOVE DESCRIBED  
 PROPERTY AND TO PREPARE THIS PLAN THEREON.  
 I HEREBY CERTIFY THAT THE SAME IS A TRUE AND  
 ACCURATE REPRESENTATION OF THE SURVEY  
 MADE BY ME OR UNDER MY SUPERVISION AND  
 IN ACCORDANCE WITH THE REQUIREMENTS OF  
 THE STATUTES OF THE STATE OF WASHINGTON.  
 WASHINGTON STATE SURVEYOR  
 [Signature]

BASIS OF BEARINGS  
 (ASSUMED)  
 N 89° 44' 11" E DISTANCE 14.811'



CURT TANK

DATE	SECTION	TOWNSHIP	RANGE	COUNTY	OWNER	ACRES
1/1/00	24	28N	42E	STEVENS	STEVENS COUNTY LANDOWNERS ASSOCIATION	3.5000000
1/1/00	25	28N	42E	STEVENS	STEVENS COUNTY LANDOWNERS ASSOCIATION	3.5000000
1/1/00	26	28N	42E	STEVENS	STEVENS COUNTY LANDOWNERS ASSOCIATION	3.5000000
1/1/00	27	28N	42E	STEVENS	STEVENS COUNTY LANDOWNERS ASSOCIATION	3.5000000
1/1/00	28	28N	42E	STEVENS	STEVENS COUNTY LANDOWNERS ASSOCIATION	3.5000000
1/1/00	29	28N	42E	STEVENS	STEVENS COUNTY LANDOWNERS ASSOCIATION	3.5000000
1/1/00	30	28N	42E	STEVENS	STEVENS COUNTY LANDOWNERS ASSOCIATION	3.5000000
1/1/00	31	28N	42E	STEVENS	STEVENS COUNTY LANDOWNERS ASSOCIATION	3.5000000
1/1/00	32	28N	42E	STEVENS	STEVENS COUNTY LANDOWNERS ASSOCIATION	3.5000000

SHORT PLAT BY SURVEY  
 SP 30-2023  
 PART OF THE SOUTHWEST QUARTER OF  
 THE SOUTHWEST QUARTER OF SECTION  
 32, TOWNSHIP 28 NORTH, RANGE 42 EAST,  
 WILLAMETTE MERIDIAN, STEVENS  
 COUNTY, WASHINGTON

Proposed Access to  
 Lot 2. Shared Entry  
 From Wallbridge Rd  
 with Lot 1

Proposed  
 Access to Lot 3  
 Located at Existing  
 Culvert