

FOR SALE

59.52 Acres Agricultural (AG) Land

7346 Goodwin Road, Everson, Washington

Listed Price: \$1.2 Million



For more information, please contact:

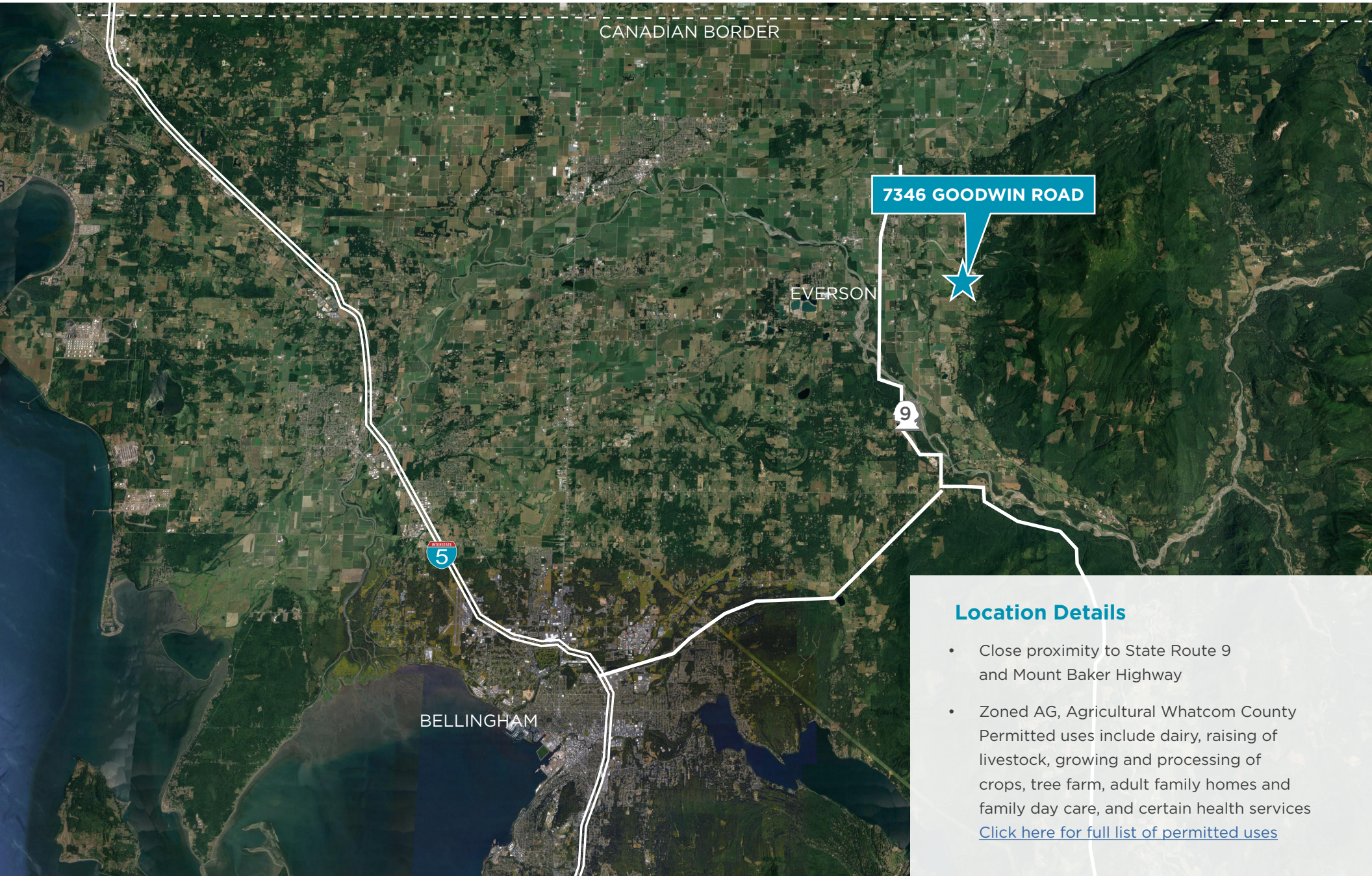
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7346 GOODWIN ROAD

Location Details

- Close proximity to State Route 9 and Mount Baker Highway
- Zoned AG, Agricultural Whatcom County Permitted uses include dairy, raising of livestock, growing and processing of crops, tree farm, adult family homes and family day care, and certain health services
[Click here for full list of permitted uses](#)

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On Site Residence

- Approximate 1,500 sf two story, 3 bedroom/1 bath caretaker's home originally built in 1900 and remodeled in 1947.
- Furnace repair, upgraded kitchen and bathroom, washer and dryer in 2011.
- Currently occupied.



Property Details

- Parcel Number: 4004341000650000
- Land Area 59.52 acres per Whatcom County Assessor's Records
- Water - The Property is served by 5 wells
- Electrical - The property is served by a 500 kva 480V 3 phase primary service.
- Natural Gas service to the Property is existing.
- Sewer - The Property is served by a septic system.
- Flood Zone - Flood Zone X (unshaded) and Zone A
- Soils - The soils found on the subject property consist of 67.60% Class III soils and 32.40% Class IV soils.

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Property Wells

- 1 dedicated to the onsite residence
- 4 wells supported the operating requirements of the mushroom farm; one of which is a health department approved potable water supply utilized by the mushroom farm's workforce
- The wells produce an adequate water supply to achieve the 28 acre feet of water rights

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