### km Kidder Mathews

## 412 N 10th St 66.36 Acres

#### Ridgefield, WA

Two parcels: 39 acres, and 27.36 acres

| 66 acres of vacant farmland<br>all inside Urban Growth Area   |
|---|
| Current zoning:   |
| North 39 acres Ag-20<br>Unincorporated Clark County,<br>South 27 acres Office Park in<br>City of Ridgefield |
| Topo; flat to gentle rolling  |
| Two single family residences  |
| Solid barn, fields regularly<br>leased to farmers   |
| Well water on site, Irrigation<br>District water rights, and CPU<br>water in the street                     |
| Owner will consider built to suit   |
| Close to I-5 freeway exit 14  |
| Neighbors PeaceHealth Hospital<br>development land, and<br>Tri-Mountain 18-hole Golf<br>Course              |
| Spectacular mountain views  |
| Price: \$80,000 Per Usable Acres  |





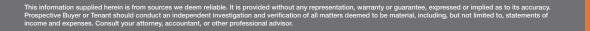
#### Location



#### Contact

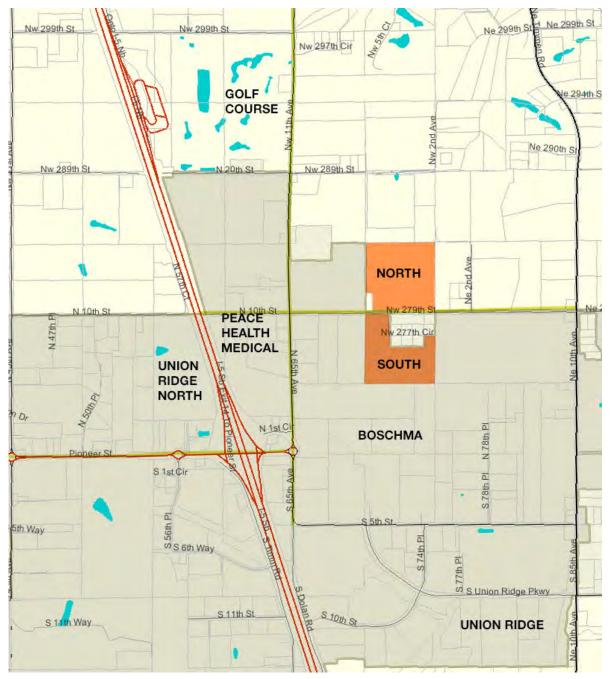
Scott Fraser, SIOR Senior Vice President 503.221.2268 sfraser@kiddermathews.com

# For Sale





## Jones Trust 66 Acres Ridgefield



#### Contact

Scott Fraser, SIOR Senior Vice President 503.221.2268 sfraser@kiddermathews.com

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