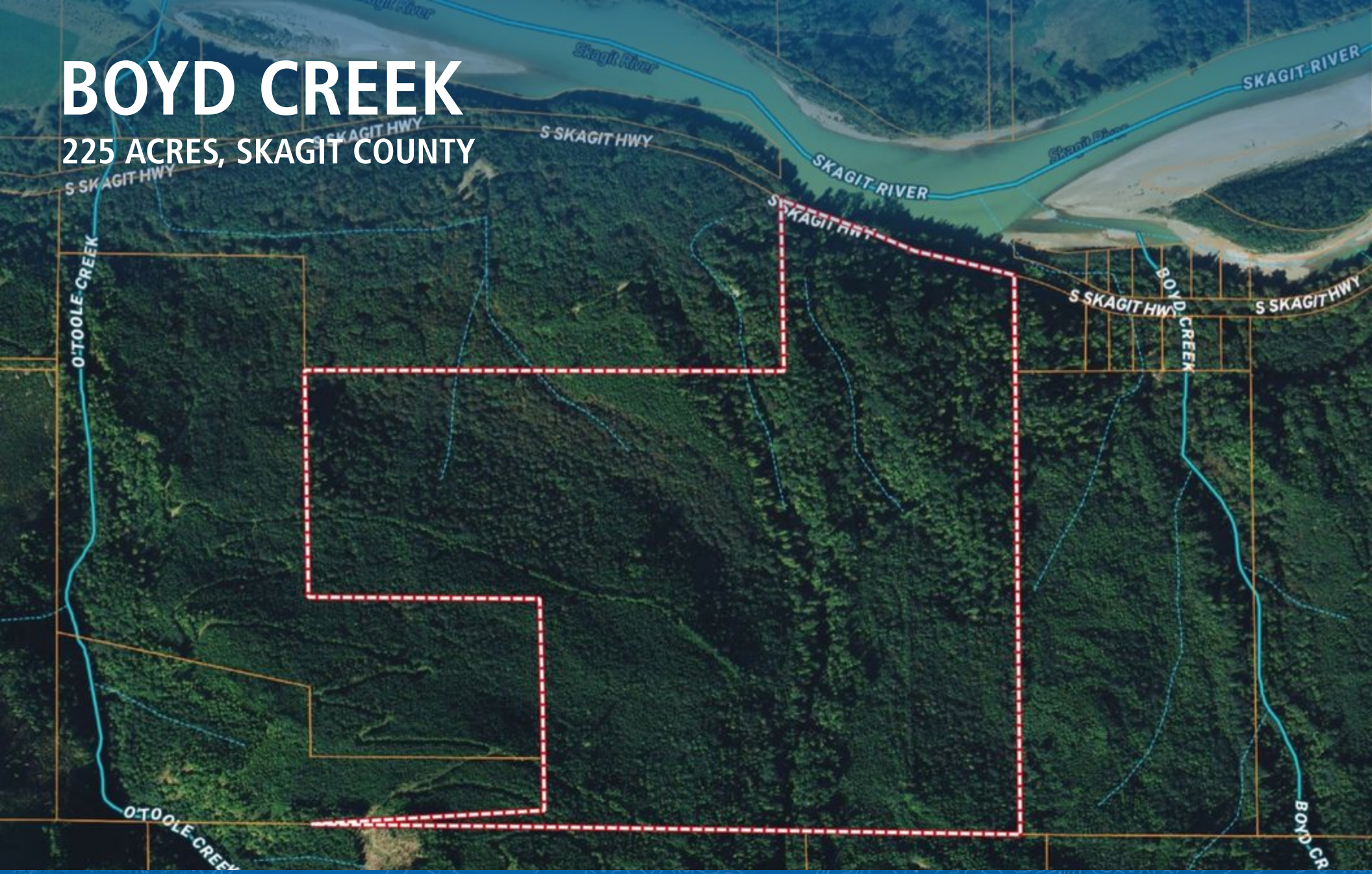


BOYD CREEK

225 ACRES, SKAGIT COUNTY



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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.





PROPERTY OVERVIEW

225+ acres of well managed timberland overlooking the famous Skagit River Valley. Boyd Creek cascades northward to the Skagit with several beautiful water falls. The property includes over 150 acres of 20-26 year old and 57 acres of 76 year old Douglas Fir. Zoned SF (Secondary Forest) there are numerous potential building sites offering spectacular views of the River Valley with Mt Baker beyond. Gated access easement off South Skagit Hwy. Enjoy the sound of falling water on your own private tree farm! Seller has their own Purchase & Sale Agreements. Ask for interactive map.

LOCATION

S. Skagit Hwy - access via logging road (gate) at O'Toole Creek

PROPERTY HIGHLIGHTS

- NEW LISTING: \$325,000 or \$1440/acre
- 150+ acres of 20-26 y. o.
- 57 acres of 76 y. o.
- Zoning: SF and IF
- Potential building sites w/ Skagit River views
- Gated access easement
- Parcel #: P43105

BOYD CREEK | ADDITIONAL PHOTOS



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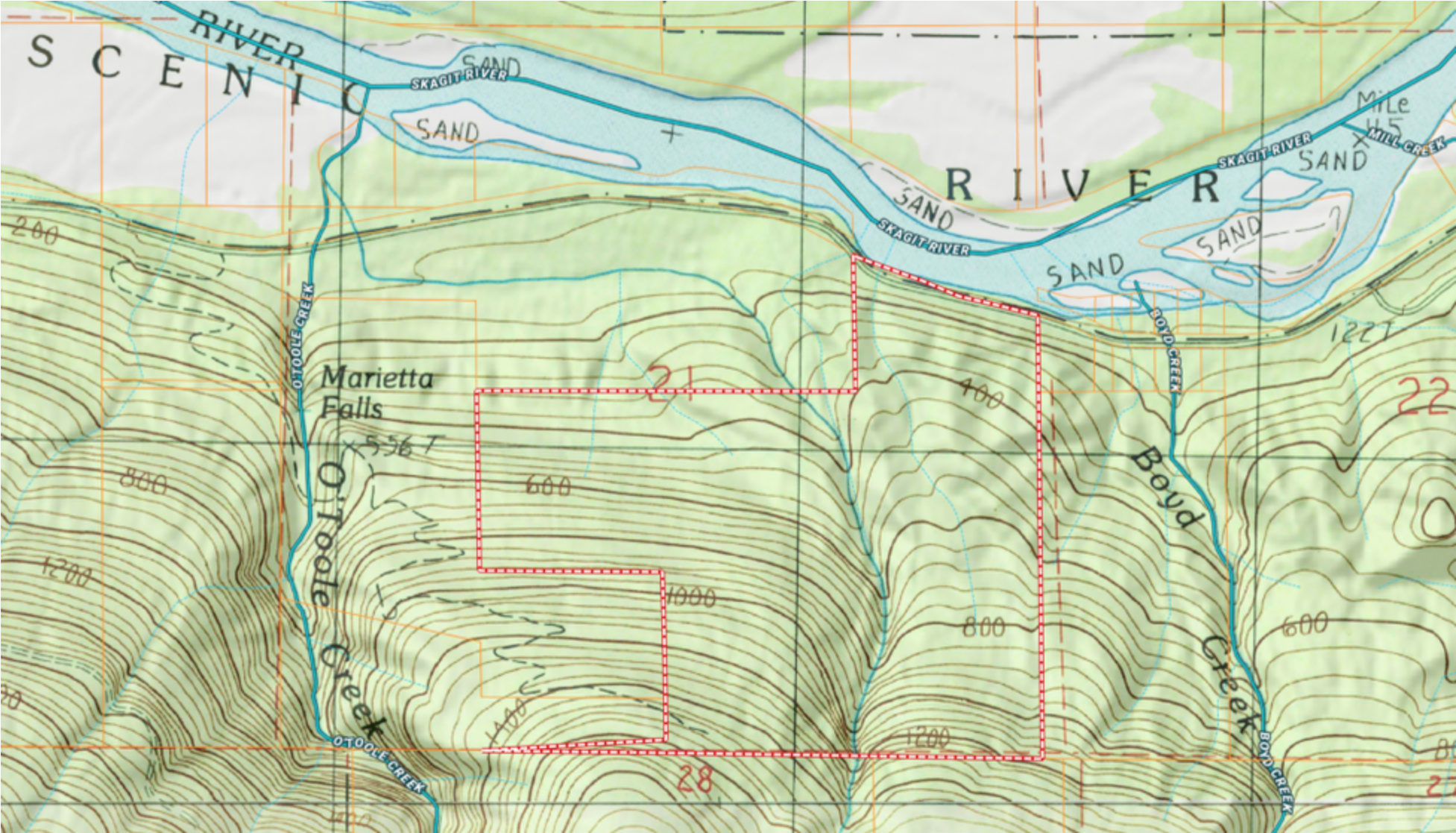
BOYD CREEK | LOCATION, ROAD, BRIDGE



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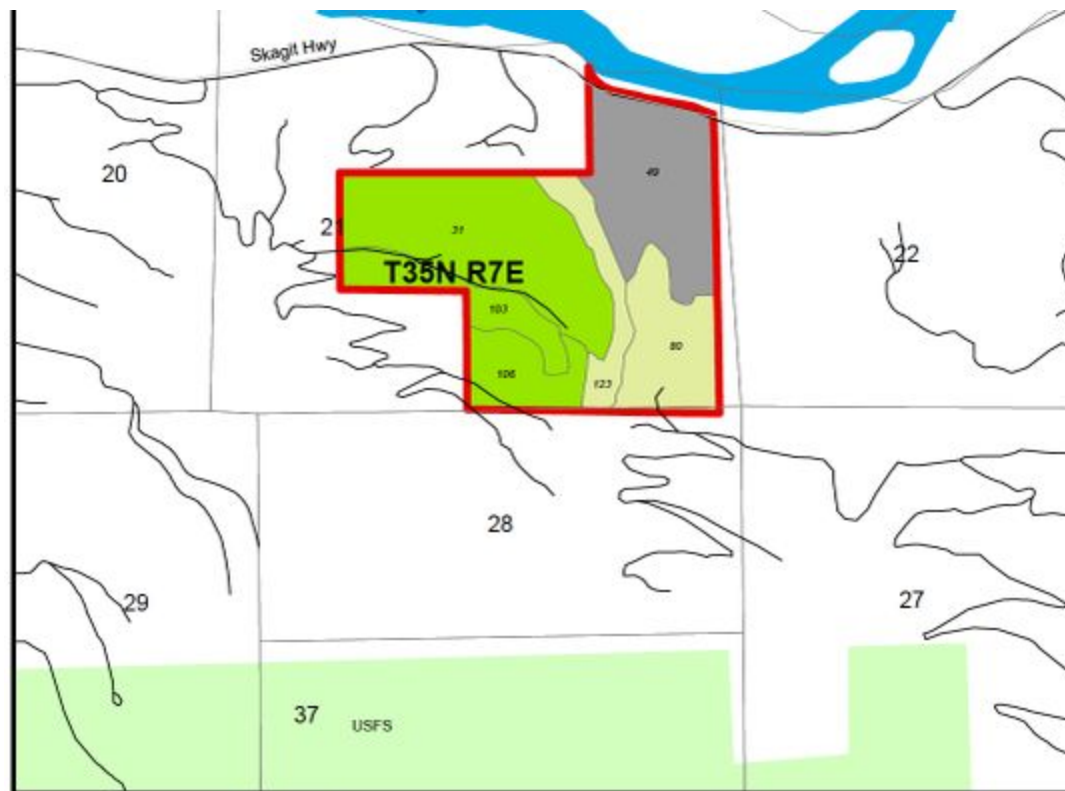
BOYD CREEK | TOPOGRAPHY



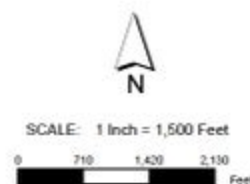
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BOYD CREEK | TREE STAND DATA



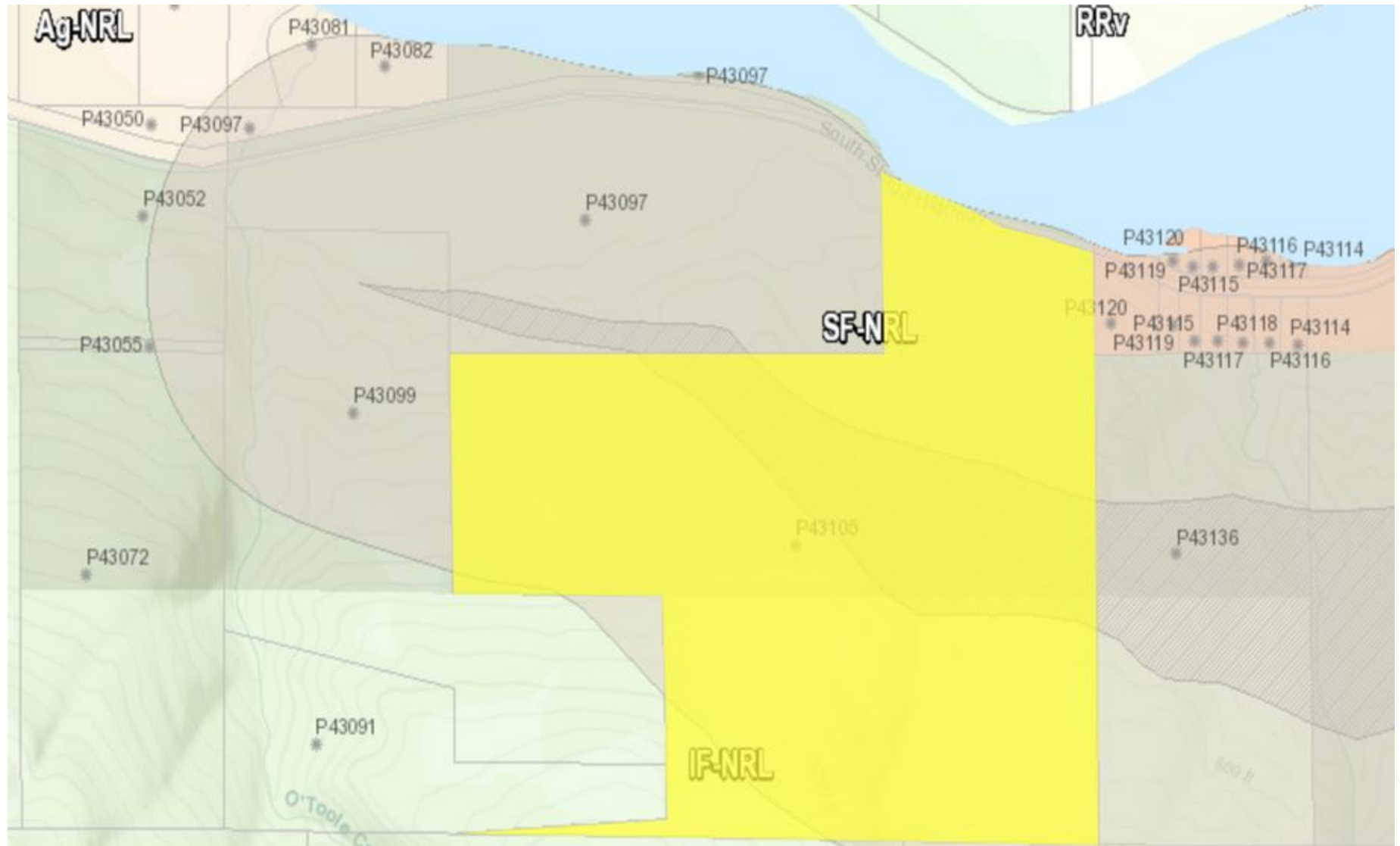
Stand Map
Boyd Creek-Marietta Falls
Parcel # 53057Hb019
 Skagit County, WA - approx. 226 acres +/-



Stand #	Cover Type	Age	Acres
31	Douglas Fir	21	73.4
49	Other	77	57.7
80	Conifer Other	20	33.6
103	Douglas Fir	27	22.2
106	Douglas Fir	21	21.6
123	Conifer Other	97	17.2

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BOYD CREEK | ZONING



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BOYD CREEK | ADVISOR BIO & CONTACT

PETER STRELINGER



Broker, Land Consultant

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PROFESSIONAL BACKGROUND

A rural land specialist, Peter brings over 30 years of expertise managing master planned communities, building homes and developing more than 50 properties in Wisconsin, Montana and Washington.

Peter has consulted on large land use transactions for several world-class Pacific Northwest companies including Weyerhaeuser, Saltchuk Resources, Foss Maritime, and Ilahie Investments in addition to numerous private landowners.

Over the past two decades, Peter has focused primarily on timberlands use and development, a natural evolution of his work with Port Blakely Tree Farms, Plum Creek and Weyerhaeuser. The result is Peter's unique knowledge and expertise of rural timberland real estate markets and value in the region. During that time, Peter has diligently built up relationships and strategies to expertly and efficiently navigate permitting, land use planning, and other regulations and issues relating to natural resources use in regional jurisdictions and local counties.

Peter knows time is money and he'll move big projects quickly and creatively over the hurdles to obtain opportunities and achieve the highest goals possible for his clients.

Off-duty, Peter enjoys fly-fishing and boating in the Pacific Northwest and is a member Whidbey Camano Land Trust and the Skagit Land Trust.

MATHIS JESSEN



Broker

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PROFESSIONAL BACKGROUND

Prior to becoming a broker with Land Advisors Organization Washington Mathis was the Team Sales & Operations Coordinator for both the Residential and Rural Lands Divisions of the firm. Mathis brings a fresh perspective to the business as a team player and positive problem solver with the ability to relate to people from different backgrounds and areas. He thrives in an atmosphere where hard work, attention, and responsiveness are vital.

A German native, Mathis earned his Bachelor Degree in Communications and Geography from the University of Washington. While studying at UW Mathis won national championship titles and served as co-captain in his senior year on the varsity rowing team. Following graduation, he helped build a rowing club on the east coast before joining the coaching staff at Boston University where he leveraged his international background for talent recruiting to elevate the program to its best performance in school history.

Mathis and his wife reside in Ballard and enjoy the PNW outdoors, cooking and quality time with family in Germany and/or Seattle.

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LOCAL EXPERTISE WITH A NATIONWIDE NETWORK FOR ALL YOUR LAND NEEDS

Families, community developers & homebuilders depend on Land Advisors Organization to realize maximum value for developed and undeveloped land. Families trust us to find the current market value of long-held land and work as their advocate in a successful sale or development project. Experienced builders and businesspeople rely on us to evaluate properties and reliably determine the most advantageous land uses with modern forecasts.

Dedication

Many of our team members are former collegiate athletes and we look at working with clients as forming a team together—with dedication, energy and team support. In this ever-evolving market, knowledgeable and inexperienced clients alike appreciate our transparent communication style. We're professional straight-talkers who will help you navigate the process and always tell it like it is because we're on the same team with you.

A Land Specialty

We're not the average real estate broker; we're a full service firm. We've spent concentrated time and worked hard getting to know the land market, properties and key players in the Pacific Northwest, and we apply that information to get the most value possible for clients as buyers or sellers. Be forewarned: we may geek out sometimes. We can't help it because the financial modeling systems we use have rewarded our clients so consistently we won't merely go with "gut feelings" or tell you what you want to hear. Our valuations usually come within 5% of the actual sale price. For us, running the numbers and using realistic data in scenarios is a valuable piece of any land puzzle.

Satisfying Results

Clients see the greatest benefits when we advise early in a project, but even coming in later, our team will focus on closing the deal that meets the client's financial goals. We'll investigate, evaluate and most importantly listen so that our clients are satisfied at the transaction's end.