



Mount Vernon Tree Farm  
Lake Cavanaugh 296 +/- Acres

[www.cbblsg.com](http://www.cbblsg.com)

XXX S. Shore Drive - Mount Vernon, WA 98274

SKAGIT COUNTY, WASHINGTON



FOR SALE

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### THE OFFERING

- Approximately 296 acres (per assessor) overlooking Lake Cavanaugh.
- Two blocks, a total of 5 tax parcels.
- Zoning is SF-NRL and Rural Reserve.
- Owner estimates approx. 3600MBF of 76 year old timber.
- GeoTech Report available (CANDA signature required)
- No current, constructed legal access.

*Buyer to verify all information to own satisfaction.*

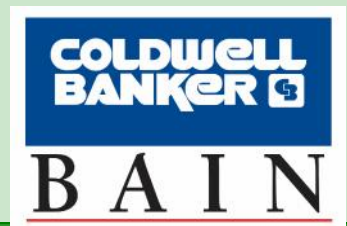
### TAX PARCELS

**Large Block: P67021, P66776, P18456, P18450**  
**Small Block: P18488**

**PRICING**  
\$1,250,000

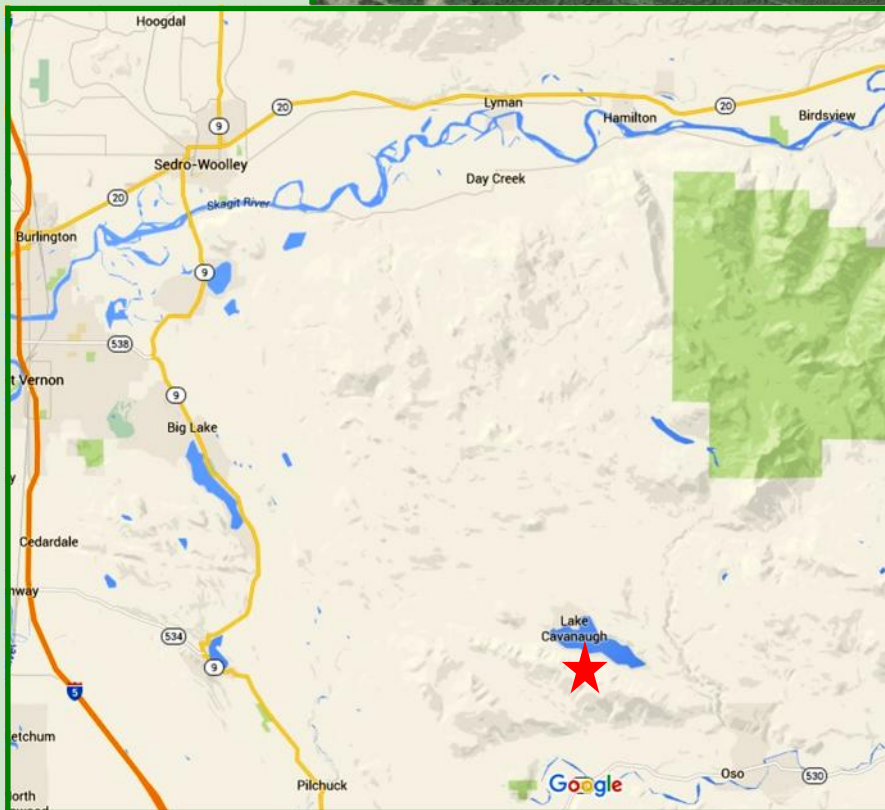
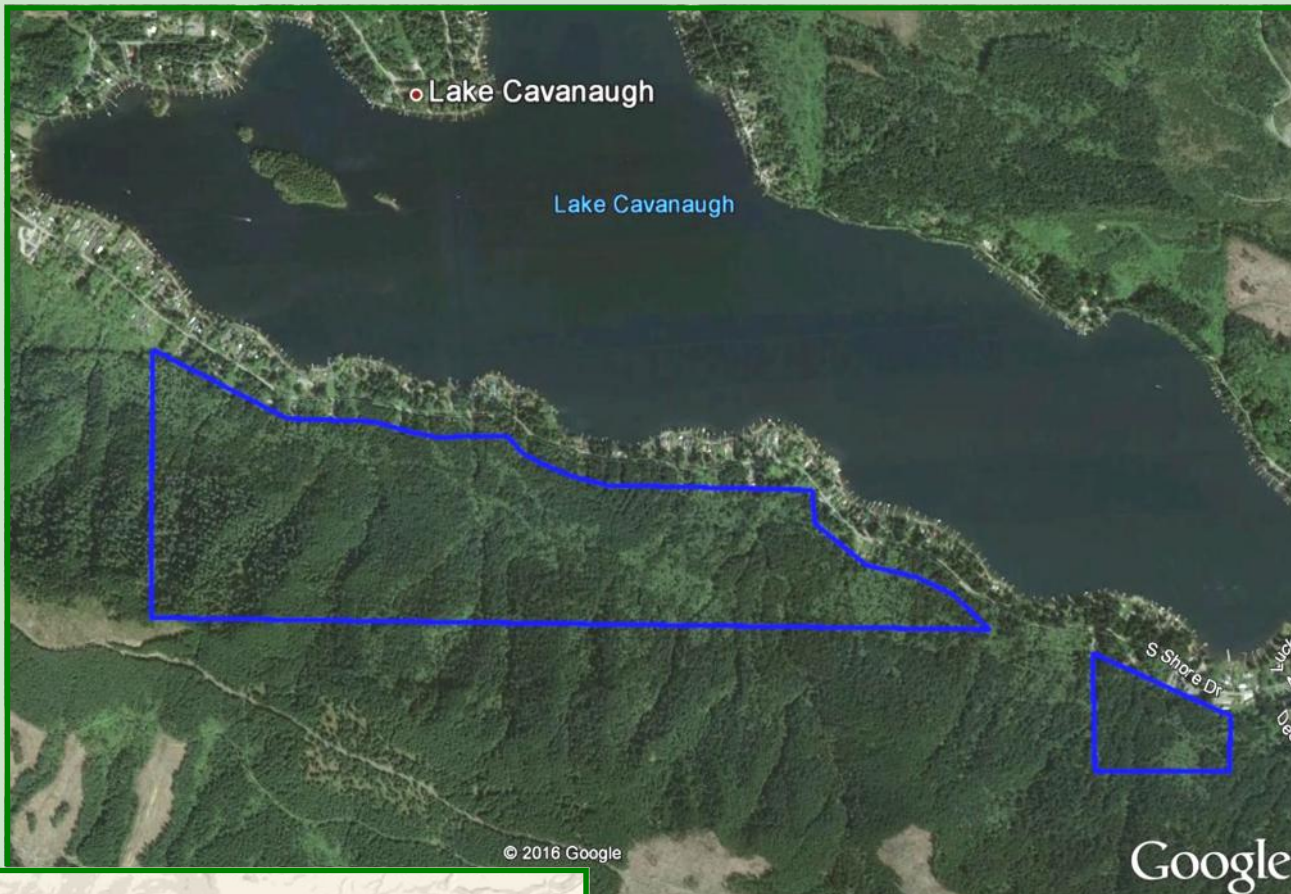
MLS# 977034

*Photos courtesy of Google Earth*





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### DRIVING DIRECTIONS

- From Mount Vernon, follow E. Division Street east.
- Continue on to Mt Vernon Big Lake Road.
- Right on WA-9 South.
- Left on Lake Cavanaugh Road.
- Right on to S. Shore Drive.
- Left to stay on S. Shore Drive.
- Property is above houses on south side of road in about 1 mile.

