

Howard Meadows
tbd Sheep Creek Area Rd
Anatone, WA 99401

\$5,437,500
2,180± Acres
Asotin County



MORE INFO ONLINE:

<https://www.landleader.com/brokerage-and-wildlife-llc>

Howard Meadows
Anatone, WA / Asotin County

SUMMARY

Address

tbd Sheep Creek Area Rd

City, State Zip

Anatone, WA 99401

County

Asotin County

Type

Recreational Land, Hunting Land, Ranches, Farms, Undeveloped Land, Timberland

Latitude / Longitude

46.000055 / -117.477437

Acreage

2,180

Price

\$5,437,500

Property Website

<https://www.landleader.com/property/howard-meadows-asotin-washington/56717>



PROPERTY DESCRIPTION

Howard Meadows is everything a recreational land investor dreams of owning. The property offers breathtaking beauty, abundant wildlife, water resources, mature stands of timber and offers a great business opportunity. All of this is paired with a very desirable location within the Blue Mountains of Southwest Washington. There are few people in this world who don't wish to own this property!

The property is located within the highly coveted area known as Grouse Flats in both Asotin County and Garfield County, Washington. This is the kind of area where wildlife sightings are far more likely than people sightings. Where distance is measured in time versus miles. An area rich with history as remnants of old homesteads are still found throughout the landscape. The peace and solitude found here is second to none.

This parcel consists of 2,180+- acres made up of lush green meadows, mature stands of timber, rolling grassy hills, creeks, springs and ponds. Sheep Creek and Grouse Creek run through the property for a total of approximately four miles. There are approximately 160 acres that have been farmed in the recent past currently planted into a mixture of perennial grasses. The seller has paid out of pocket to have a majority of the property meticulously thinned throughout the last ten years costing upwards of \$1,000+/acre. Much of the property has even seen brush removed and trees limbed by hand in addition. This is an incredible value-ad as most timbered properties on the market haven't seen these expensive treatments and a prospective buyer would need to start from scratch.

The abundance of wildlife is second to none on the Howard Meadows property. The meticulous forest management and abundant water resources have made this parcel among the best in the area. Monster rocky mountain elk are often seen roaming this property along with trophy whitetail deer, mule deer, grouse, black bear, turkeys, mountain lions and more. There is never a question as to whether or not the elk rut is happening as the property comes alive with bugling elk. The Chief Joseph Wildlife area borders the property on two sides adding more benefit for wildlife yet. The North is bordered by United States Forest Service lands as well offering additional access opportunities.

Multiple properties in the immediate area have sold in the last two years. Two adjoining properties sold recently for \$3,200+/-acre and 3,400+/-acre showing the demand and quality this area has to offer. This property is made up of 22 parcels that are zoned Agricultural Zone which allows parcels to be divided into 40-acre buildable lots (Buyer to confirm buildability with Asotin and Garfield County Planning Departments). Power currently runs through the property which is rare for a property so remote. The properties located in Oregon, which is the Southern border of this property, must be between 160 and 240 acres to be buildable making this a scarce opportunity. The demand for a conservation easement is very high for this very reason along with the tremendous quality of wildlife habitat.

This is a great opportunity to own one of the nicest properties in a very desirable area. Once you see the place, you will immediately see why it's so valuable. Come take a look for yourself, contact Caleb Howard today to schedule a showing.

*All prospective buyers must be prequalified financially prior to being allowed entry.



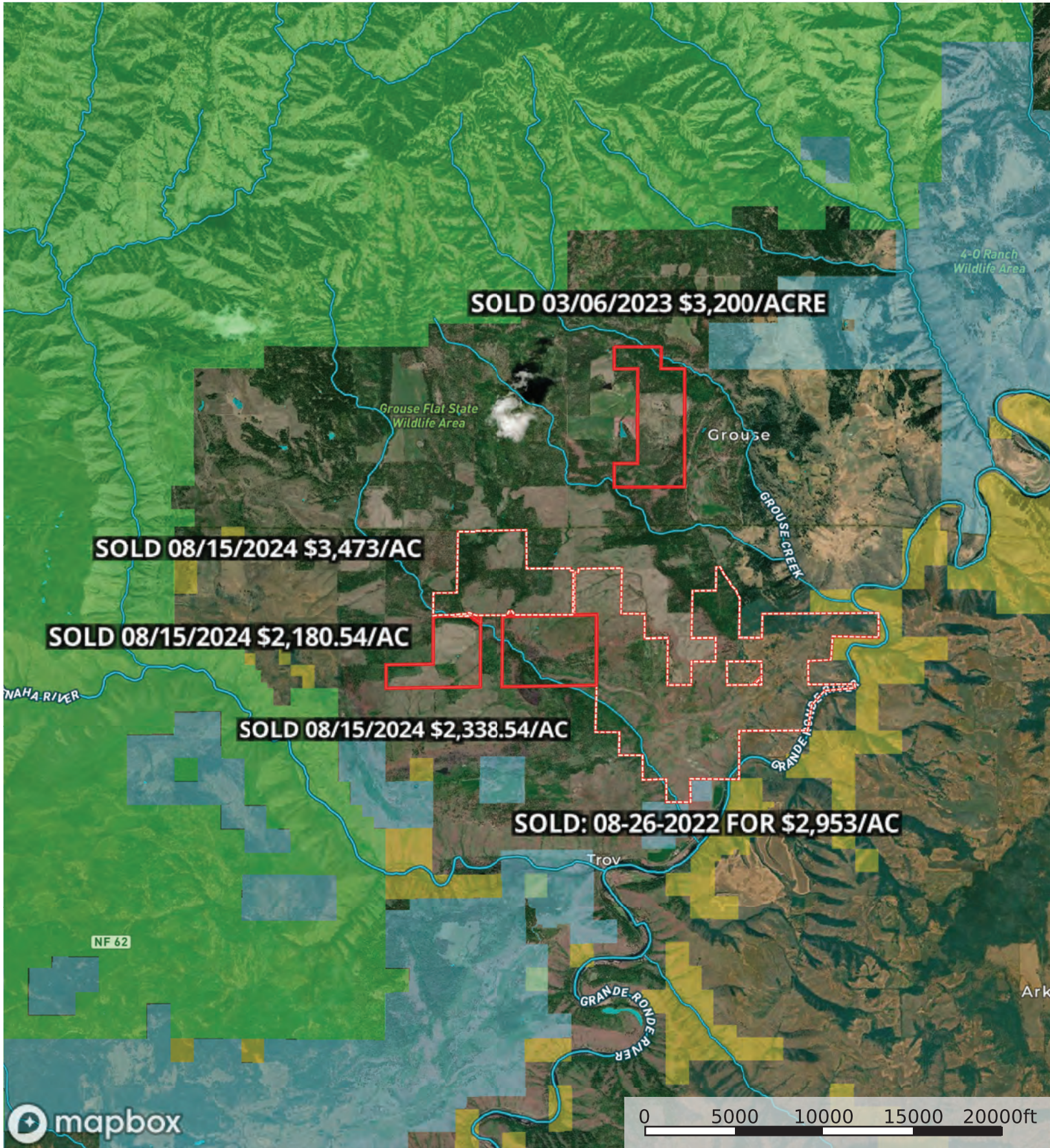
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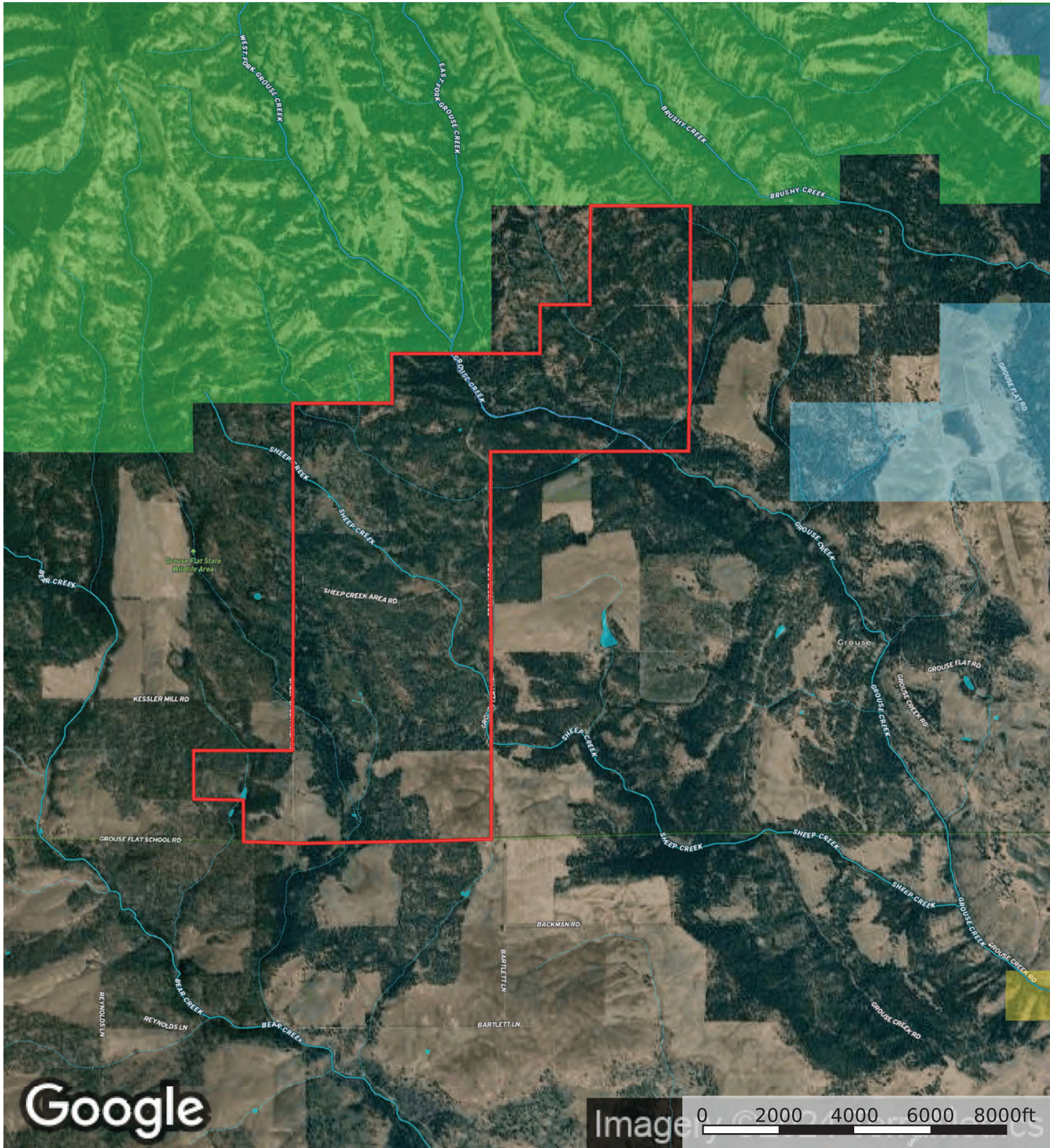
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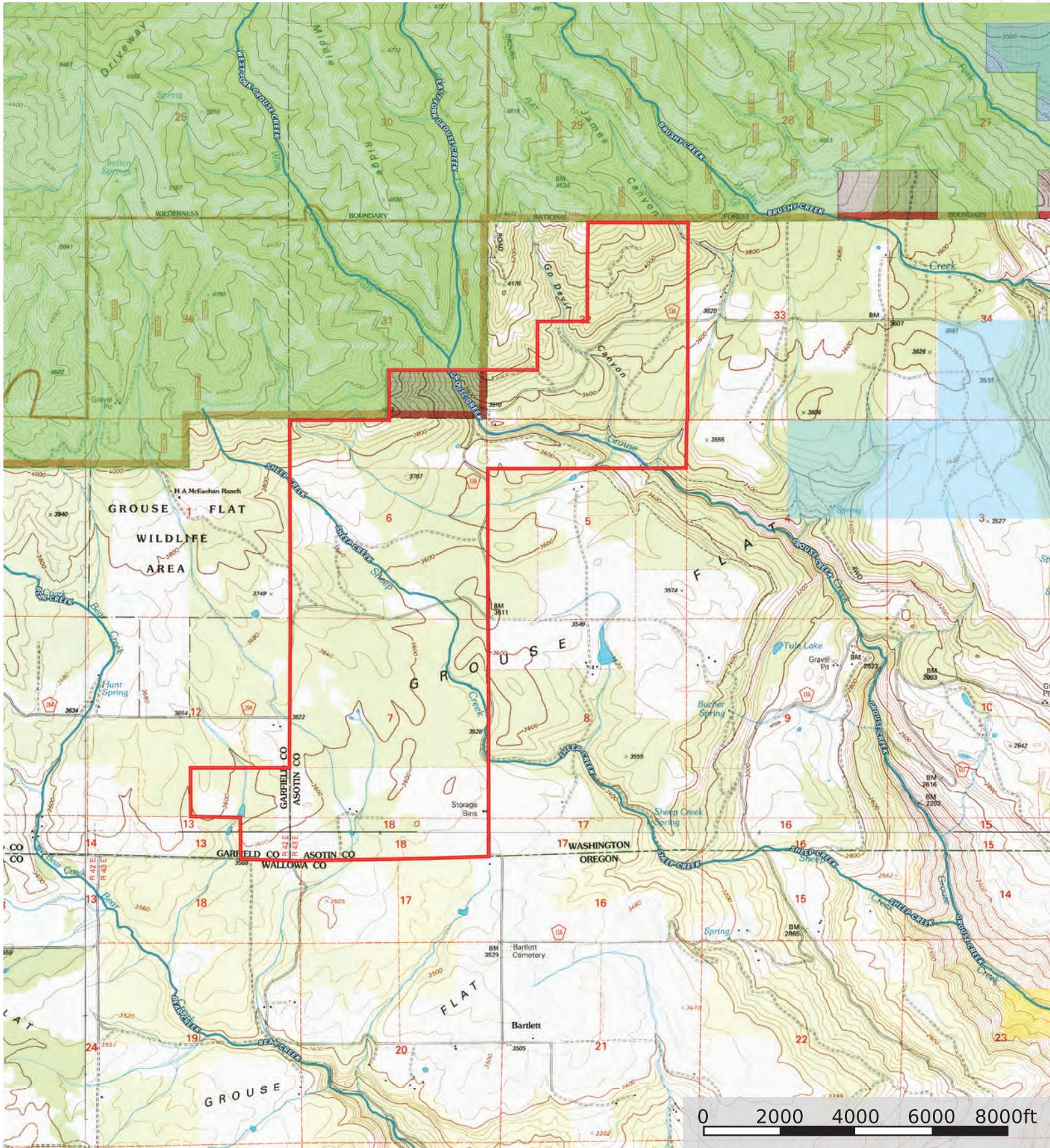
Grouse Flats Comps
Oregon, AC +/-



Howard Meadows
Washington, 2180 AC +/-

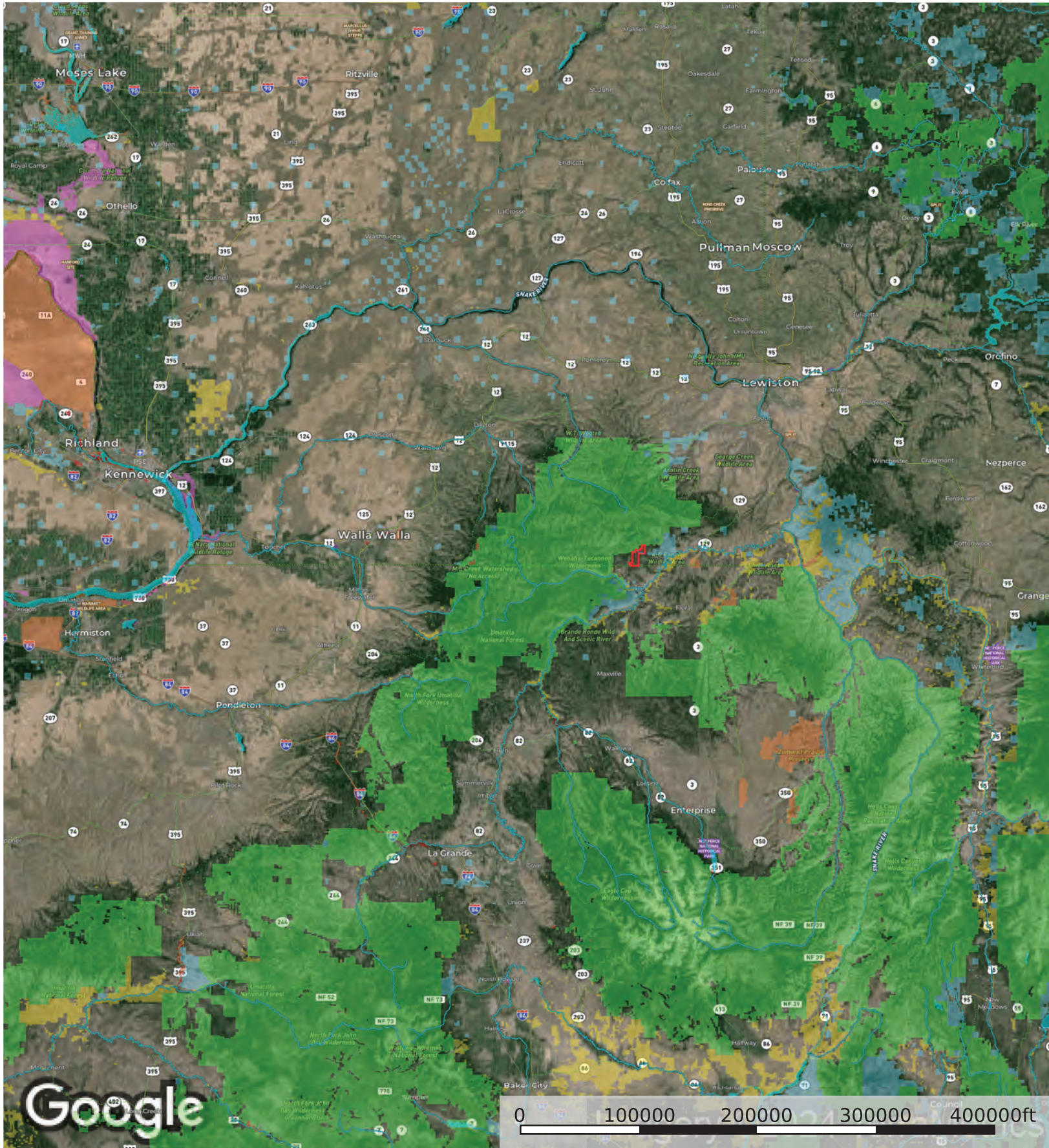


Howard Meadows
Washington, 2180 AC +/-



- River / Creek
- Boundary
- Forest Service
- State Land
- Fish and Wildlife
- National Park
- Other
- BLM
- Local Government
- Stream, Intermittent
- River/Creek
- Water Body

Howard Meadows
Washington, 2180 AC +/-



River / Creek

River/Creek

Boundary

Water Body

Forest Service

State Land

Fish and Wildlife

National Park

Other

BLM

Local Government

Stream, Intermittent

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LISTING REPRESENTATIVE

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NOTES

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