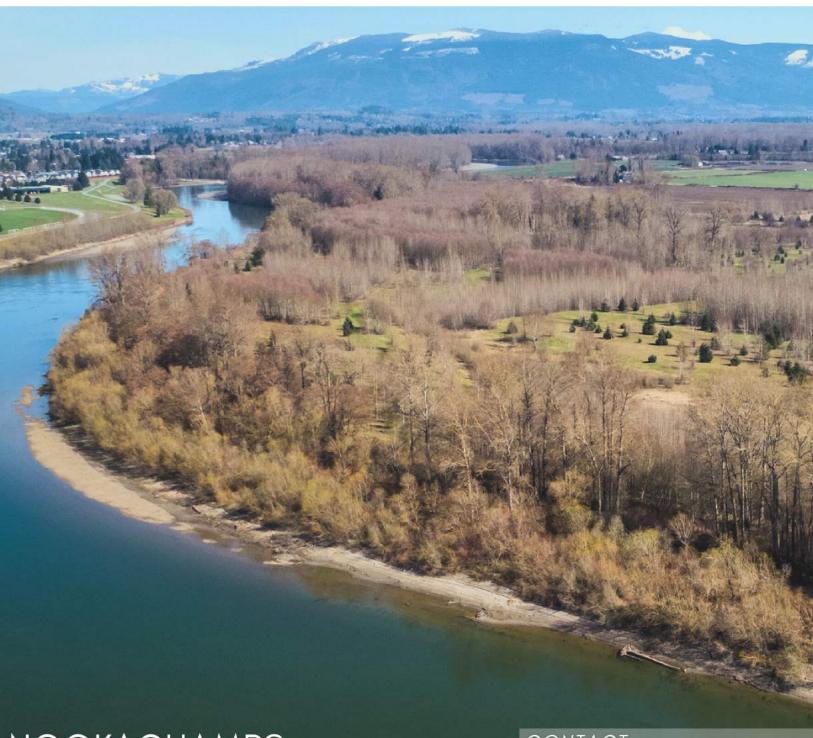
# AMERICAN DREAM

REAL ESTATE SERVICES INC



### NOOKACHAMPS river estate

LISTING ADDRESS 2323 Lindgren Road Mount Vernon, WA 98273

#### CONTACT

Forbes Hansen:

- **Q** 360-920-3513
- □ ForbesHansen@gmail.com

Brent Wolters:

- **3**60-507-5175
- □ BrentWolters88@gmail.com

# LISTING DETAILS

Incredible 314+/- acre property in Mount Vernon with nearly 2.5 miles of waterfront along the Skagit River comprised of 17 tax parcels.

Approximately 30 acres of the property are zoned Residential-Agricultural with several potential homesites and extensive recreational opportunities.

The remaining 285+/- acres of the property are subject to a Conservation Easement which allows land uses for recreational activities such as hunting, horseback riding, hiking, etc. Adjacent to the Mount Vernon YMCA, Skagit Valley College, and a short drive to I-5.

- Price: \$1,800,000 (\$5,714.29 per acre)
- 314 +/- ACRES TOTAL
- 285 +/- ACRES SUBJECT TO A CONSERVATION EASEMENT.
- THE CONSERVATION EASEMENT GENERALLY RESTRICTS LAND USE ON THE 285 +/- ACRES TO RECREATIONAL USES SUCH AS: HUNTING, HORSEBACK RIDING, HIKING, BIRDWATCHING, ETC.
- 3 AREAS OF THE PROPERTY, TOTALING 30+/- ACRES ARE EXCLUDED FROM THE CONSERVATION EASEMENT AND PRESENT OPPORTUNITIES FOR POTENTIAL DEVELOPMENT, INCLUDING HOMESITES. ALL PLANNED LAND USES SHOULD BE VERIFIED WITH THE SKAGIT COUNTY BUILDING AND PLANNING DEPARTMENT.

## PARCELS

P111844 - P112374 - P112375 - P23499 - P23501 - P23513 P23532 - P24123 - P24132 - P24133 - P24135 - P24186 P24342 - P24348 - P24349 P24366 - P24368

