

AMERICAN DREAM

REAL ESTATE SERVICES INC



NOOKACHAMPS

river estate

LISTING ADDRESS

2323 Lindgren Road
Mount Vernon, WA 98273

CONTACT

Forbes Hansen:

☎ 360-920-3513

✉ ForbesHansen@gmail.com

Brent Wolters:

☎ 360-507-5175

✉ 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, BIRDPWATCHING, 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



(314.91 ac)



Property Boundary

(285.06 ac)



Conservation Easement Boundary



Trail



Excluded From Conservation Easement



SKAGIT RIVER

Lindgren Rd.

Francis Rd.

Hoag Road



0 500 1,000 2,000 Feet



Burlington



**2323 Lindgren Road
Mount Vernon, WA 98273**

Mount Vernon