


Vacant Land Client Detail Report

Listings as of 03/31/09 at 9:33pm

Lot:	101 River Ave NE Orting 98360		Orting			
	Status	Active	Acreage	11.310	List Price	2,500,000
	Listing#	29000794	Lot Size	492664	Sold Price	
	County	Pierce				
	Style	41-Res - 1 Acre +			Area	114
	Project	On Carbon River			Community	Orting
	Zoning	Residential			Map:	866
					Grid:	B-6
	School Information:		Orting		Assessment Fees:	
	School District				Tax Year	
	Elementary				Annual Taxes	
	Jr. High				Sr. Exemption	
	High School				Assessment	

[See Additional Pictures](#)

Property Details

Gas	In Street		
Electric	In Street		
Sewer	On Property		
Water	In Street, Available		
Topography	Fill Needed, Level		
Docs Available	Drainage, Geotech, Road Agreement, Topographical, Wetland Delineation		
Restrictions			
View	Mountain, River		
Lot Details	Dead End Street, Open Space, Secluded		
Improvements			
Waterfront	Bank-Medium, River	Waterfront Footage	800
Community Features	Private Beach Access		
Terms	Cash Out, Conventional		
Road Information	Access Easement, County Right of Way, Paved		

Septic Information

Septic System Installed	Septic Design Applied For
Septic Apprv No. Bedrms.	Septic Design Apprv Dt
Soils Feasibility Avail.	Septic Design Expire Dt
Soil Test Date	Septic System Type

Directions: HWY 410 to HWY 162, go 6 miles into Downtown Orting past high school as road turns into Washington Ave N, turn left as road bends at River Ave. Follow down to the end of the River to property on left.

Features: Brush, Corners Flagged, Evergreens, Garden/Fruit Trees, Lightly Treed, Partially Cleared, Stream/Creek

Marketing Remarks: Preliminary Plat Approved of up to 35 LOTS on 11.31 Acres along the Carbon River. Lots Almost Permit Ready, Clear/Grade Permit in Hand. City in Final Review of all Engineering Work. Army Corps of Engineers Permit 18 is completed. Plat Access is from River Ave NE. 800+ feet of Community Waterfront will be available through a Private Access Gate, all engineering and maps available.

Presented By: Sue A Wilhelm / Better Properties N. Proctor
 Lot Sizes And Square Footage Are Estimates.
 Information From Reliable Sources, But Not Guaranteed.
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