



Rural Recreation Homesite / Tree Farm

East of State Hwy 9
Deming, WA

Blue Mountain Road

Marketing Prospectus

Land Advisors Organization
Washington Division
425.526.7555

www.landadvisors.com

Description

Blue Mountain Road is 30 acres of forested, rural land in the foothills of Blue Mountain and Mt. Baker. The property fronts on Mosquito Lake Rd. which is a paved, Whatcom County road with utilities. Managed as a tree farm, the land is well stocked with 25-27 year old Douglas Fir. Established area of rural homes on acreage. Abundant wildlife including deer, elk and grouse all within a natural wooded setting, just a stones throw from Huchinson Creek. Approximately 30 minutes from downtown Bellingham, Blue Mountain Road just might be your private getaway in the northwoods of eastern Whatcom County. Small private tree farm, rural recreation or rural home site.

Property Address

The property is on the east side of Mosquito Lake Road. Approximately 3.4 miles east of Hwy 9.

Property ID#

85079

Parcel Number

3805353740930000

Purchase Price

\$165,900

Purchase Type

Cash at closing

Jurisdictions & Utilities

County: Whatcom

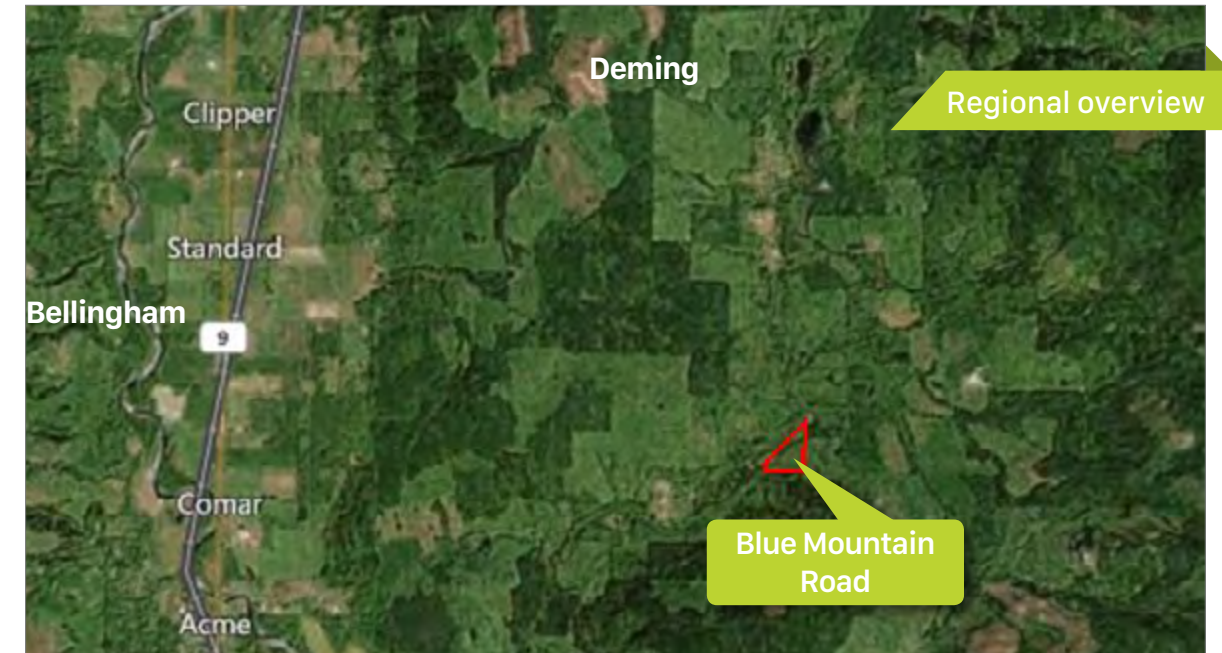
Power: Available

Water: Contact Whatcom County Planning Dept.

Fire: Whatcom County Fire District #14, Welcome, WA

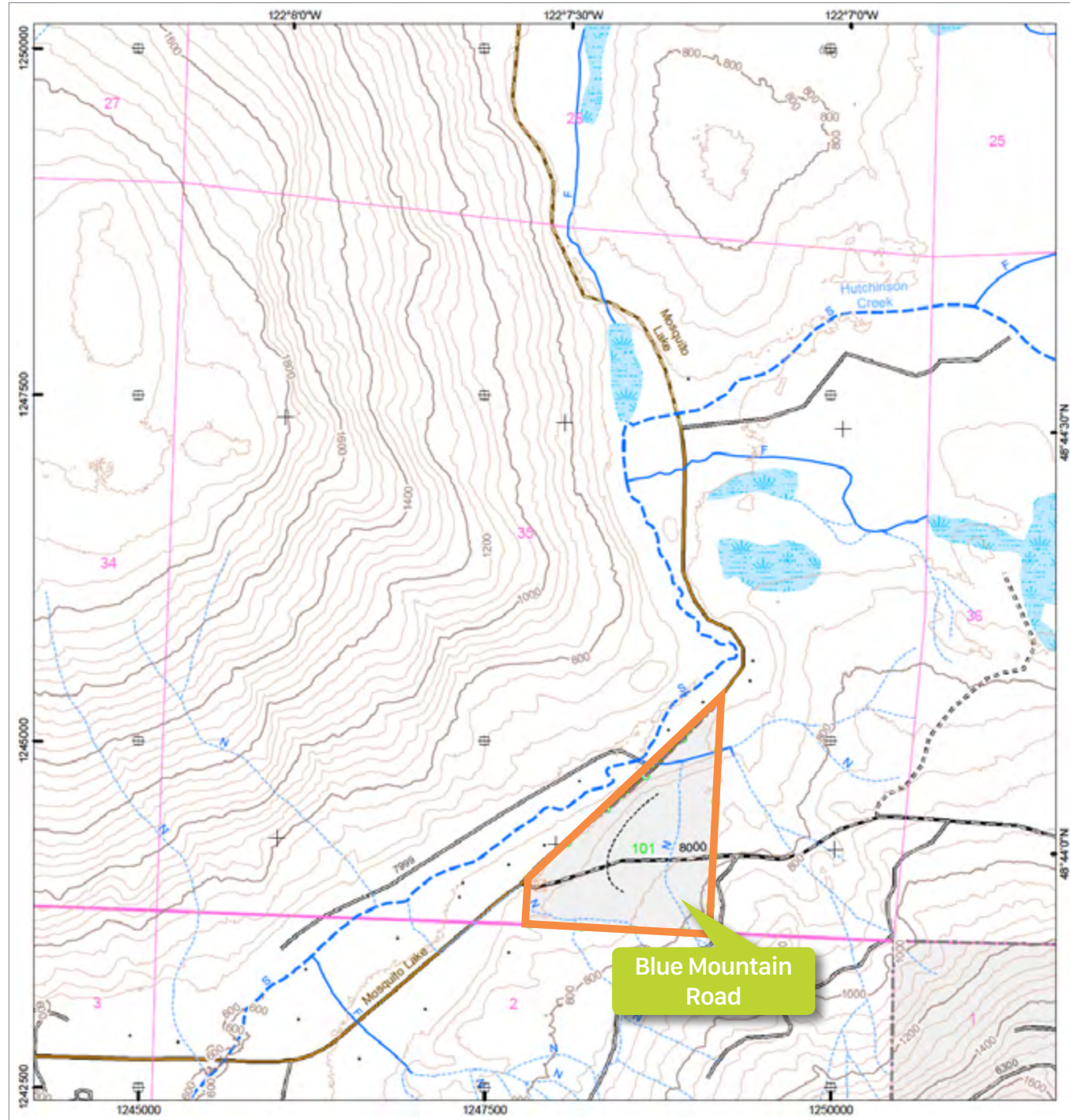
Moratoriums: Contact Whatcom County Planning Dept.

Access/Gates: Property has frontage on Mosquito Lake Road and is divided by Blue Mountain Road



Zoning

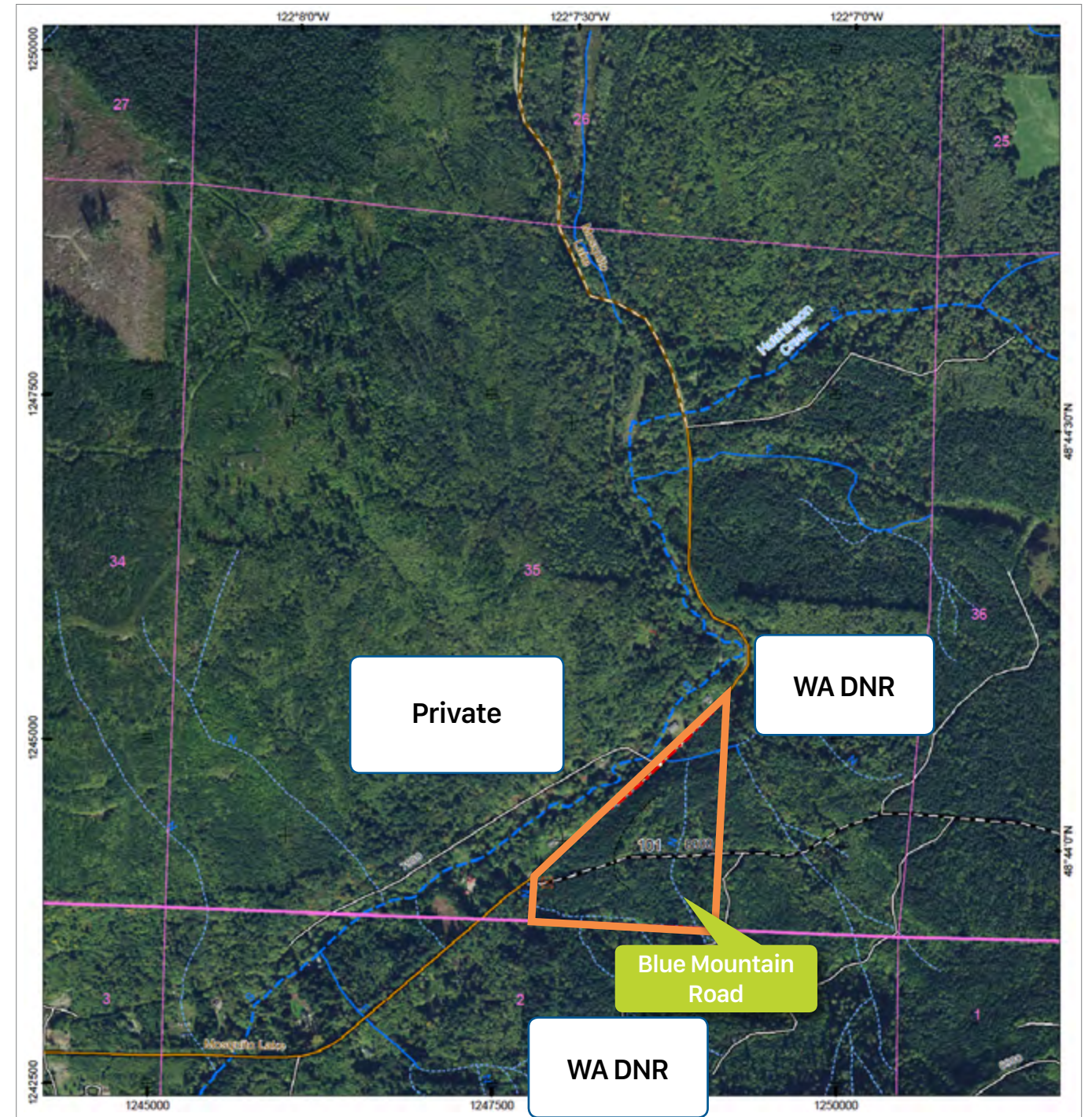
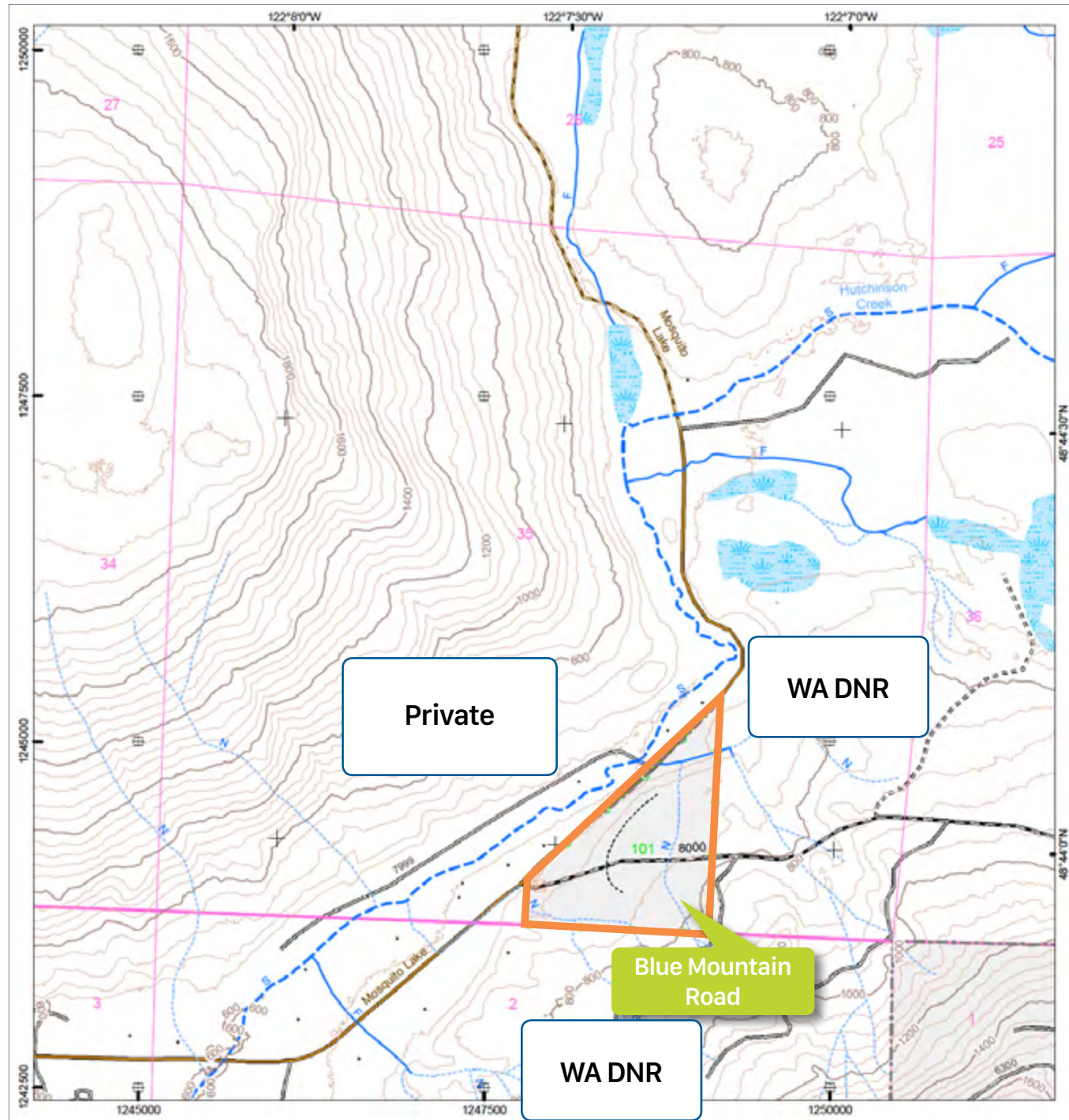
CF, Commercial Forestry. Title 20.43 of Whatcom County Zoning Code allows 1 dwelling unit per 40 acres in the CF zone.



T38N R05E sec 15
Whatcom County

Adjoining Property Ownership

BLUE MOUNTAIN ROAD



T38N R05E sec 15
Whatcom County

The property is being marketed by Land Advisors Organization - WA Division. Seller will respond to offers, at its sole discretion, as they are received. Please contact Land Advisors Organization to submit offers.

Email offers in PDF form to pstrelinger@landadvisors.com.

Property tours are available through the listing brokers.

Please contact Peter or Scott to schedule an appointment.

Peter Strelinger
406.471.1337 | pstrelinger@landadvisors.com

- or -


Scott Cameron
425.445.0887 | scameron@landadvisors.com

Please do not hesitate to contact us should you need additional information on this opportunity.

Thank you,



Peter Strelinger
Land Consultant
Land Advisors Organization, WA Division



Scott Cameron
Broker
Land Advisors Organization, WA Division

Located in Bellevue, the Washington Division of Land Advisors Organization covers residential and mixed-use land activity throughout Washington State. We serve a client base inclusive of land developers, homebuilders, investors, trusted advisors, mixed-use land sellers and developers, and private estate owners. Our team of experienced, trusted advisors/brokers provides our clients with specialized land-focused market knowledge, marketing, and transaction management.

Providing an expanded service offering that includes resort and hospitality experience, a capital advisory group, deep market insight and research, and cutting-edge technology, we measure our success by the satisfaction of those we do business with—one transaction at a time.



Scott Cameron

Co-Founding Principal
scameron@landadvisors.com
425.445.0887

As a Co-Founding Principal of Land Advisors Organization-Washington Division, Scott leverages his twenty five years of experience in the real estate industry as a trusted advisor and broker to a wide array of valued clients including publicly traded and private homebuilders, developers, investors, financial institutions, private parties and master planned community & resort developers.

Scott began his career with East West Partners where he served as a sales consultant and marketing director for master planned community sales. He then became a founding partner in The Lakemont Company, an East West Partners Company. Scott later co-founded Coldwell Banker Bain New Homes and was an executive with Bennett Homes before launching the Cameron Real Estate Group in 2003, which transitioned into the Cameron Land Group in partnership with Wes Falkenberg.

Scott is a licensed Washington real estate broker and earned his Bachelor Degree in Business Administration from the University of Notre Dame. Scott is a member of the Master Builders Association of King and Snohomish Counties and an active supporter of several community non-profits.



Wes Falkenberg

Co-Founding Principal
wfalkenberg@landadvisors.com
425.761.6489

Wes provides a full range of professional sales and marketing services to landowners, developers, homebuilders, lenders, and investors for new single family residential and multifamily land opportunities in Washington. Drawing on extensive market knowledge, research expertise and negotiating experience to successfully guide his clients through the transaction process.

Prior to joining Land Advisors Organization, Wes was a partner and co-founder of the Cameron Land Group, a regional land brokerage team. Wes is a member of the Urban Land Institute and is actively involved with the Master Builders Association of King and Snohomish Counties.

Wes earned his Bachelor Degree from Washington State University, where he was also a member of the baseball team and two-year captain. A longtime Washington resident, Wes now resides with his family in Issaquah, Washington.



Chris Snapp

Broker
csnapp@landadvisors.com
425.526.7561

As a resource lands specialist Chris brings a wealth of knowledge and experience from his extensive work with the Scofield Corporation, several timber firms; McFarland Cascade-Tacoma; Green Crow-Port Angeles; Washington Timberland Management- Union; Weyerhaeuser-Enumclaw & Cathlamet and the Department of Natural Resources.

Chris has been involved in land acquisition, management, development, and sales in WA, OR, CA, MT, ID, HI, NH, BC, New Zealand and Fiji. The last 15 years Chris has been involved with the rezoning, development and sales of Bear Mountain Ranch, a 4,500 acre project located on the south shores of Lake Chelan WA.

Chris was a commissioner on the Chelan County Water Conservancy Board from 2011-2013 and is the Founder and a standing commissioner of the Bear Mountain Water District.

As a Seattle native Chris's main interest through-out his life has been the land under our feet. This love of the land began at Washington State University where he studied Civil Engineering. Chris serves on the assisted living committee at the Trinity Lutheran Church in Freeland Washington and spends time with his family between Whidbey Island and Chelan, Washington.



Peter Strelinger

Land Consultant
pstrelinger@landadvisors.com
406.471.1337

Peter brings 40 years of expertise and experience managing master planned communities, building homes and developing over 50 properties in Wisconsin, Montana and Washington.

Peter has provided land use services to several world-class Pacific Northwest companies including; Weyerhaeuser, Saltchuk Resources, Foss Maritime, and Ilahie Investments in addition to numerous private land owners.

Much of the last 20 years has been focused on timberlands, a natural evolution of Peter's employment with Port Blakely Tree Farms, Plum Creek and as a consultant and project manager with Weyerhaeuser. The result is a unique knowledge and expertise of rural timberland real estate in the Pacific Northwest.

Peter enjoys fly fishing and boating and is a member Whidbey Camano Land Trust and the Skagit Land Trust.



Morgan Swanson

Broker
mswanson@landadvisors.com
425.526.7558

Morgan Swanson provides a range of professional sales and marketing services to landowners, developers, homebuilders, lenders and investors for new single family residential and multifamily land opportunities, with a primary focus in the urban redevelopment market.

Morgan graduated on the Dean's List from the University of Washington and completed the Foster School of Business Sales Program. While at the UW was a Varsity Soccer player and president of the Washington Student-Athlete Advisory Committee (WSAAC). Morgan draws upon sales experience and client relationships in her previous time working with Gallo Wine Company.



Mathis Jessen

Sales & Operations Coordinator
mjessen@landadvisors.com
425.526.7562

Mathis brings a fresh perspective to Land Advisors Organization Washington as the Sales and Operations Coordinator. A German native, Mathis earned his Bachelor Degree in Communications and Geography from the University of Washington. While studying at UW, Mathis won three national championship titles and served as co-captain his senior year of the varsity rowing team.

After graduation he helped build a rowing club in a suburb of New York City until he joined the coaching staff at Boston University. Mathis used his international background for talent recruiting and helped coach the program to its best performance in school history. He now lives with his wife in Ballard and is on track to become a licensed assistant.

Land Advisors Organization Company Overview

Who We Are

The Land Advisors Organization is the nation's largest brokerage company focused exclusively on land. Founded in 1987, the company has long employed the philosophy of having deeply experienced land brokers as team members, acquiring the most comprehensive data, and utilizing cutting-edge technology to display and interpret this ever-changing collection of information.

Our experience in every market stage allows us to share a unique perspective in regards to identifying opportunities—in all kinds of economic conditions. And, with our collaborative network of national offices, we are able to broaden the array of opportunities available to our clients.

We are committed to maintaining the highest standards of performance for our clients and in developing and maintaining long-term relationships. This business model has been clearly embraced, as the top homebuilders, financial institutions and lenders, master planned community developers, and investors have chosen the Land Advisors Organization to help them achieve their land-related financial and strategic objectives.

We provide comprehensive, individualized service to each of our clients, designing a thorough marketing strategy and efficiently executing the detailed steps necessary for a successful transaction. This relationship-based business model ensures accurate, complete, and objective counsel for our clients.

Our Network

Measured and systematic growth has been the hallmark of our expansion. Recognizing markets poised for growth and identifying highly experienced professionals has allowed us to create a collaborative network of regional offices, continually broadening the opportunities available to our clients.

How We Are Different

Organizational Culture

While most brokerage houses are a disparate collection of generalist Agents who ultimately are competitors of one another, our offices are staffed with individuals who specialize in a specific geographic or functional areas and are economically-incented to collaborate with their colleagues. The result is the best possible team on each project with a unified focus on the goals of their clients.

Experience

Land is an unusual product, and requires unique skills to properly understand and manage complex and lengthy transactions. Rather than selling houses, leasing office space or listing buildings, our Agents are specialists in land brokerage, making them ideally qualified to fulfill our clients land-related needs.

Brand Identity

With over 25 years in land brokerage, a proven track record in executing complex transactions across the country, deep relationships with the top developers and homebuilders, and a visible and active presence in national real estate organizations such as ULI, ICSC, NAIOP and others, the Land Advisors Organization has become the most recognized and respected brand in land brokerage.

Network of Offices

Our experience has clearly shown us that our clients care about the quality of an opportunity, not simply where it is located. Whether a client is interested in opportunities on a national scale, or just within their local market, our nationwide network of collaborative offices can accommodate both. Further, many prospective clients are national in their scope, and prefer a partner to be regional or national in their operations as well.

Established Client Base

Land transactions are typically complex, with many 'moving parts.' Having an established buyer with a proven track record can be the difference in closing a transaction and wasting both time and opportunity. Further, a proven buyer at a minimum, can make a difficult transaction move much more smoothly. With our database of both land records and Preferred Buyers, we are able to quickly and efficiently market properties to the most stable and qualified candidates.

Our Services

Land Advisors Capital

Land Advisors Capital is a capital advisory firm launched in 2008, with offices in Phoenix, Arizona and Irvine, California, specializing in establishing strategic relationships between real estate investors, developers and capital providers throughout the Sun Belt region of the United States. Our executives, whose collective experience spans several real estate cycles, possess the expertise to assist in optimizing your capital structure in the residential, retail, office and industrial categories.



Land Advisors Resort Solutions

Land Advisors Resort Solutions is a division of Land Advisors Organization offering specialty brokerage services for resort, golf, hospitality and recreational community developers. Our client portfolio includes offerings that contain custom



homesites, luxury residential, shared ownership, club assets, golf course and destination properties. As specialists in the resort industry, the

Land Advisors Resort Solutions team includes seasoned professionals who have been involved with some of the most successful resort and master-planned communities across North America. We leverage our experience with offering innovative, urgency-based sales programs combined with a unique understanding of club operations and membership sales to deliver the industry's most highly-regarded resort brokerage services.

Integral Property Tax Services

In an effort to assist developers, builders and large landowners in minimizing their property tax burden, Integral Property Tax Service (IPTS) offers comprehensive property tax solutions with industry-leading consulting services and unrivaled technology that can be tailored to suit each of their client's specific needs. Through unparalleled expertise and proven methodologies in understanding the complexities of real and personal property tax management, IPTS has developed keen insight into the systematic problems landowners face that often result in excessive tax liabilities.



Specialized areas of expertise involve all real estate asset classes including office, industrial, retail, hospitality, residential land and raw land. IPTS also offers a range of services relating to personal property tax reduction such as: appeals services, pre-acquisition analysis, incentive, exemption, abatement analysis, implementation, and valuation analysis of intangibles, proposed construction and obsolescence. IPTS leverages the Land Advisors Organizations' proprietary mapping technology; robust infrastructure and deep market insight to assist landowners in having their properties' assessed valuations reflect current market conditions.