

Lot: Unit: 402 Manners Rd , Rochester 98579

Property Sub Type: Vacant Land



Status: **Active - 1/23/23** Acreage: **5.590 ac** List Price: **\$139,900**  
 Listing #: **2029655** Lot Size: **243,500 sf**  
 County: **Thurston** DOM/CDOM:**31/31**

Style: **41 - Res-Over 1 Acre** Area: **455**  
 Project: Community: **Rural**  
 Zoning: **RDD-20** Map:  
 Grid:

<u>School Information</u>		<u>Assessment Fees</u>	
Sch District:	<b>Rochester</b>	Tax Year:	<b>2022</b>
Elementary:	<b>Buyer To Verify</b>	Annual Taxes:	<b>\$902</b>
Jr. High:	<b>Buyer To Verify</b>	Sr. Exemption:	<b>No</b>
High Schl:	<b>Buyer To Verify</b>	Assessment:	
BBC:	<b>2.5%</b>		
BBC Comments: <b>If LB=BB, then BBC = 2%</b>			

Property Details

Gas: **Not Available**  
 Sewer: **Not Available**  
 Water: **Well Needed**  
 Topography: **Level, See Remarks, Sloped**  
 Docs Available:  
 Restrictions: **No Restrictions**  
 HOA Dues Incl:  
 View: **Territorial**  
 Lot Details: **Paved Street, Secluded**  
 Improvements:  
 Community Features:  
 Terms:  
 Road Information: **County Maintained, Paved**

Septic Information

Septic System Type: Septic Design Applied For:  
 Soils Feasibility Avail: Septic Design Apprv Dt:  
 Soil Test Date: Septic Design Expire Dt:

Directions: **I-5 Exit 88 (Hwy 12) West to Left on Albany St. R on James Rd, becomes Independence Rd, which eventually becomes Manners Rd. Property is on the left just a little ways past Garrard Creek Rd.**

Features: **Heavily Forested, Partially Cleared, Stream/Creek**

Marketing Remarks: **Creekfront acreage for sale! Priced below assessed value! These wooded 5.59 acres are just waiting for your vision to choose the perfect home site. Approximately 209 feet of creek frontage gives you plenty of opportunities to play in the water. The property is level down by the creek, and then slopes up to high ground. The slope is gentle in places, with multiple possible building sites either on the hill or down at the bottom. Mature timber on the property including alder, maple, fir, and cedar. Well/septic needed, some clearing done. Owner financing avail with 40K down, 7%, 4 yr balloon. Cheap Lewis County living, with Rochester zip code and schools. No CCR's, no restrictions, in a development-friendly county. What are you waiting for?**

Offers: **Seller intends to review offers upon receipt**