

Example General Property Description and Overview Sections

General Property Description Example 1

Overview

John and Jane Landowner acquired this 10-acre property in August 2022. It is located on high ground one mile east of Puget Sound and 3 miles WSW of Treeville, WA in Section 22 of Township 00 North, Range 00 East, in Westside County.

Access is via a ¼ mile private gravel road, north of its junction with Happy Tree Ln. The private drive is not named; it runs along a 40' easement established on two adjoining properties.

The north and east sides of the property are bordered by two 10-acre lots. The north lot has one residence, while the east lot is undeveloped. There is an undeveloped 20-acre lot south of the property and an undeveloped 5-acre lot to the west.

The property is rectangular, measuring 1364' east/west and 330' north/south. The property elevation rises from 230' above sea level at the west border to 400' ASL at the east border. The average slope of 12.5% provides an attractive view of Puget Sound and the Olympic Mountains from the east side of the property, where a residence will be constructed. There is no open or flowing water on the property.

This area, like many in Westside County, was heavily logged in the 19th and 20th century. The most recent logging on this property was conducted circa 1998; a smaller harvesting of timber also occurred in 2017. Consequently, red alder are predominant throughout the property, accounting for approximately 80% of all trees. The remaining 20% consist of Douglas-fir, western hemlock, and western redcedar. The forest floor is

generally covered by sorrel, moss, mushrooms, ferns, decaying trees, and some invasive species (Himalayan blackberry, English holly).

The climate is temperate. Summer temperatures are generally in the 60's and winter temperatures in the 40's. The warmest month of the year is August with an average maximum temperature of 74 degrees Fahrenheit, while the coldest month of the year is January with an average minimum temperature of 34 degrees Fahrenheit. Temperature variations between night and day during the summer can reach 19 degrees Fahrenheit, while winter has an average difference of 13 degrees Fahrenheit. Rainfall is fairly evenly distributed throughout the year, with an annual average precipitation of 37 Inches. The wettest month of the year is November with an average rainfall of 5.11 Inches.

Forest Stands on the Property

1. 4.5 acres of predominantly young red alder, with a few random Douglas-fir, western hemlock, and western redcedar trees. The red alder filled in following the logging of the property circa 1998. It is likely that Douglas-fir was planted in this stand but was overtaken by the faster growing red alder.
2. Three acres of 20-25 year-old Douglas-fir, planted following the most recent logging of the property. The trees are approximately 10 feet apart; there is very little undergrowth in this stand, due to the limited amount of sunlight that reaches the forest floor.
3. 2.5 acres of mixed red alder, Douglas-fir, and western hemlock.
4. Additionally, one acre is set aside for residence, garden, and beekeeping.

General Property Description Example 2

Overview

We acquired the 12-acre property in October 2021. It is located 5 miles WSW of Treeville, WA, in Westside County.

Happy Tree Ln, from which the property is accessed, is a private road intersecting Treeville Rd, a main arterial in the area. The property is bordered by residential lots ranging from 3 to 10 acres. Except for dwelling and accessory structures, much of the area is undeveloped. The main dwelling plus garden and orchard occupies 1.5 acres in the ESE portion of the property.

The property slopes to the WSW. Elevation at the property entrance (and the lowest point on the property) is 140 feet; the highest point on the property is 260 feet. The main dwelling/garden is at 225 ft. The average slope from the lowest to highest point is about 14%. However, the terrain itself is highly irregular, marked by deep ravines and depressions. Portions of the lower elevations are wet. The average rainfall for the area is about 36 inches per year.

The trees in the Treeville area were harvested by 1920. The second harvest on this property occurred in the 1940s.

In general, the current condition of the forested property varies. Some of the lower elevation areas contain trees showing evidence of root rot. The trees in higher areas appear to be more vigorous and multi-aged.

The WSW slope of the property provides good sun exposure. Prevailing wind is from the SW. Since we have lived here, the area has experienced two or more high windstorms each year, typically during November through February. These storms have had

sustained winds of 40 mph and gusts over 80 mph, and there has been considerable windthrow and windsnap damage.

The climate is typical of Puget Sound—wet winters and dry summers. The property is 1.25 miles from Puget Sound and hence is influenced by maritime effects—fog, moderating temperatures, etc. There is no rain-shadow effect from the Olympic Mountains in this area.

There are one or two snowfalls during the year and occasional ice storms. Freezing conditions often occur November through March but are not prolonged. The mean first frost date is October 28 and the mean last frost date is April 8.

Forest Stands on the Property

Stand 1

Stand 1 is 4.5 acres and located in the northwest corner of the property. It is mostly mid-size hardwoods, primarily alder, with a few conifers. The center portion of this stand, which covers approximately 75% of its area, is on a mild slope to the WSW. Deep ravines border the north and south boundaries. A spring and spring box is located near the west boundary at the bottom of a steep ravine.

Stand 2

Stand 2 is 3 acres and located in the northeast corner of the property. It is a mixed conifer hardwood stand with mid-size trees, uneven terrain and a general slope to WNW. It has a dense understory.

Stand 3

Stand 3 is 4.5 acres and covers the southern third of the property. It is a fairly dense mixed conifer hardwood stand with large trees. Much of it is on steep slope to the SW.

Homesite

There is an approximately 1.5 acre homesite area adjacent to stand 2 that includes dwelling structures, gardens, and orchard.



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