

Randle Farmhouse

7± Acres - Randle, WA



Price Reduced

Property showings available to pre-qualified buyers only.



KNIFE LAND NORTH, LLC • PREMIER FARMS, RANCHES & REAL ESTATE
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Location: A peaceful place to get away from it all with stunning mountain views. This 7-acre homestead is located in the community of Randle, Washington, just south of US Route 12, also known as the White Pass Scenic Byway. The city of Centralia is 60± miles northwest of the property, and Seattle is 100± miles northwest.

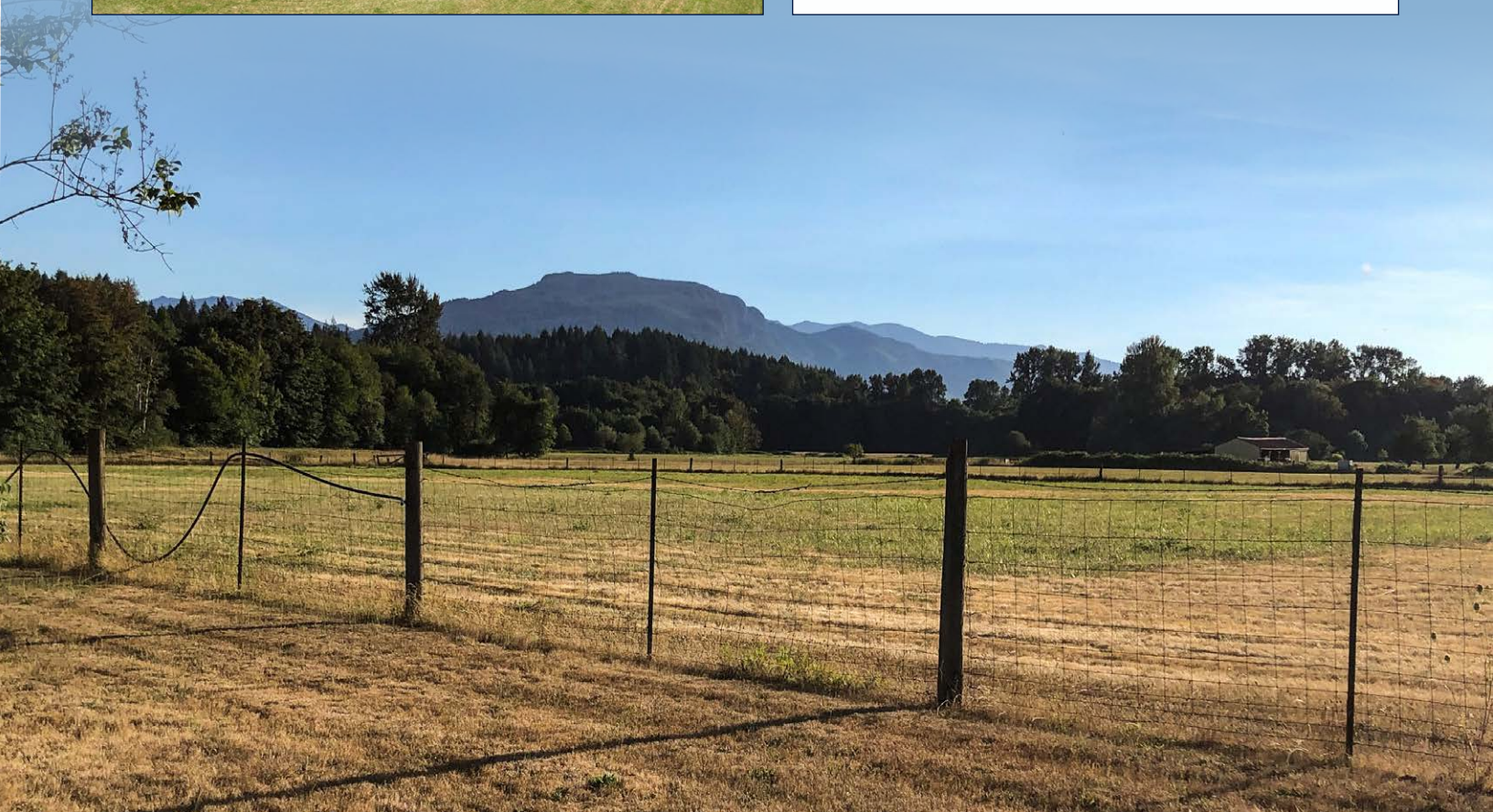
The property is on the south side of Kehoe Rd, which is a paved road with minimal traffic. The Cowlitz River is about 300 yards south of the property. The quiet location has the added benefit of being less than 1 mile from the elementary and high schools.

Acres: The land has perimeter fencing with pastures for livestock or hay. On average, the property has produced 3-4 tons per acre of grass hay per year, depending on spring rainfall. There is also a fruit tree orchard and garden space. A 36' deep well provides domestic water.

Improvements: The home is in a gorgeous setting with incredible views of the Cascade Range. The 1,350 sf, two-bedroom farmhouse was built in 1936. It needs remodeling, with some of the work already started. Floor coverings have been removed in some areas of the home, and some wiring has been updated.

Outbuildings include a 40'X60'± machine shed that is wired with 440 power, and has double doors in the front and back. It is built from quality lumber and is perfect for parking boats, RVs, or other equipment.

An insulated woodshop is built on skids and is wired with 220 power. There is also a classic old barn and other smaller storage buildings.





About the area: Highway 12 runs from Yakima through the Cascade Mountains south of Mt Rainier, connecting to I-5. Mt. Adams and Mt. St Helens lay to the south. The byway leads through the Gifford Pinchot National Forest. The Cowlitz River flanks the highway for much of the way as it winds down into the Big Bottom Valley. This part of Washington is popular for recreation with trophy fishing in the Cowlitz River, water sports on Riffe Lake, snow sports at White Pass Ski Resort, camping at Takhlakh Lake, and many more adventures nearby.

Taxes: According to the Lewis County Assessor, property taxes for 2022 were \$654.48, which includes a senior discount.

Price: Reduced! Was \$560,000. Now \$485,000.

Comments: This beautiful acreage has a wonderful home site with privacy and great views. Remodel the home or build new. Proximity to Rainier, Mount St. Helens, forests, and recreation.



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