

Listing # **2196539**      **346 XX SE 257th St , Ravensdale 98051**      STAT: **Active**      LP: **\$245,000**  
 County: **King**      LT:      BLK:      CMTY: **Ravensdale**



PRJ:  
 Type: **Vacant Land**      CDOM: **174**  
 AR: **320**      TAX: **2622079132**      OLP: **\$245,000**  
 MAP:      GRD:      Internet: **Yes**  
 DD: **516 East to SE Kent Kangley Rd,**      FIN:  
**straight onto 346th, slight right onto 268th,**      LD: **02/05/2024**  
**continue on 348th, left onto SE 257th.**      XD: **08/31/2024**  
 OMD:

ZJD: **County**      SKS: **Yes**  
 ZNR: **RA5**      QTR/SEC:  
 GZC: **Residential**  
 LAG: **David R Knight (25728)**      PH: **(253) 631-9545 (Direct Line)**  
 FAX: **(253) 236-4283**      Email: **DavidRKnight@LandmanInc.com**  
 LO: **KW Mountains to Sound Realty (5045)**      PH: **(253) 220-8371**  
 BBC: **2.5%**      Cmnts:  
 CLA:      PH:  
 CLO:      PTO: **Yes F17: Provided**  
 OTVP:      OWN: **Dawson Investments LLC**  
 OPH: **(000) 000-0000**      OAD: **Renton, WA**  
 POS: **Closing**  
 TX\$: **\$1,762**      TXY: **2024**      SNR: **No**      ATF:  
 TRM: **Cash Out, Conventional**  
 TER: **Can do land loan**      STY: **41 - Res-Over 1 Acre**  
 WRJ: **Buyer to drill well - well site located**  
 Right of First Refusal: **No**

ACR: **1.506**      LSF: **65,580**      LSZ:  
 DOC: **See Remarks**  
 WFT:  
 VEW: **Territorial**  
 HOA:  
 RD: **south**      RDI: **Access Easement, Paved, Privately Maintained**  
 IMP: **Fenced-Partially**  
 FTR: **Corners Flagged, Lightly Treed, Partially Cleared**  
 TPO: **Level, Rolling, Sloped**      SLP: **West - Level - Rolling**      LVL: **Level - Rolling**  
 Community Features:

WTR: **Well Needed**      SFA: **Yes**      ESM: **Road, utility**  
 GAS: **Not Available**      STD:      SUR: **yes**  
 ELE: **Available**      SDA:      SST:  
 SWR: **Not Available**      SDI: **No**      SDD:      SDX:

SD: **Enumclaw**      EL: **Black Diamond Elerr**      JH: **Thunder Mtn Mid**      SH: **Enumclaw Snr High**  
 3rd Party Aprvl Req: **None**      Bank/REO Owned Y/N: **No**

Agent Only Remarks: **Back on the market with a broker who specializes in Land. SEE ATTACHMENTS to LISTING--Lots of Information! Title Alliance of Puget Sound for Escrow. Take maps with you. Motor home on land - seller will remove or buyer can purchase subject to obtaining lost title. See www.landmaninc.com.**

Marketing Remarks: **Ravensdale, 1.51 acre. Back on the market with a company that specializes in Land. Nice Peaceful location. Build your home or use for recreation to get away from the city. Come to the woods--peace and quiet. Owner working on following critical areas in process, well site in process, septic--perk test done. Cash-out or owner financing. Owner contract available with 10% down at 6% interest and 10 years. At 7% for 20 years, at 8% for 30-year options available too. Owner bought as investment. Buyer to do their due diligence, corners are marked, survey available. Seller now has septic design, wetlands study done, no wetlands, well area located, site plan. Motor Home can go with sale or owner will remove.**

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