

West Patit Creek Property
S Patit Road
Dayton, WA 99328

\$415,000
55± Acres
Columbia County



West Patit Creek Property
Dayton, WA / Columbia County

SUMMARY

Address

S Patit Road

City, State Zip

Dayton, WA 99328

County

Columbia County

Type

Recreational Land, Lot, Riverfront, Timberland, Undeveloped Land, Ranches, Hunting Land

Latitude / Longitude

46.32689 / -117.814052

Taxes (Annually)

120

Acreage

55

Price

\$415,000

Property Website

<https://whitneylandcompany.com/property/west-patit-creek-property-columbia-washington/77474/>



West Patit Creek Property Dayton, WA / Columbia County

PROPERTY DESCRIPTION

West Patit Creek Property

This 55+/- acre parcel with creek frontage in Columbia County, Washington, presents a unique opportunity for privacy and seclusion. The recently approved lot segregation parcel is situated along South Patit Road, just nine miles (approximately 15 minutes) southeast of Dayton, WA. The property offers a peaceful natural setting ideal for a private residence or recreational use. The creek winds through the beautiful mix of large and small ponderosa pines and firs, making it abundant with wildlife. Accessible via county roads, this land provides easy access while maintaining a quiet, rural atmosphere. Wildlife is abundant in the area, with a variety of northwest big game animals and birds. The current owners have reported sightings of numerous trophy animals in the area over the years, highlighting the region's natural appeal. The area offers excellent fishing on the Tucannon River, renowned for steelhead and salmon, as well as multiple hiking trails, including the 8.7-mile Panjab Trail, suitable for hiking and birdwatching. Bluewood Ski Area, located 45 miles south, provides a variety of downhill skiing and snowboarding options in the winter months.

Dayton offers a small-town atmosphere with a historic downtown area, local shops, and a diverse range of dining options. The town also provides access to Lewis & Clark Trail State Park, which offers fishing, hiking, and camping, as well as opportunities for birdwatching. Take advantage of the rare opportunities and natural habitat this property provides to the avid outdoorsman or investor for generations to come.

-Quick Facts-

*Purchase Price- \$415,000

*55 +/- Contiguous Deeded Acres- Non-Surveyed

(Final acreage and legal description to be determined by a survey and lot line adjustment, to be completed prior to closing. Sale subject to successful completion of the adjustment.)

*1+/- Mile of West Patit Creek Frontage

*Vacant Land Single Family Dwelling Homesite

*Wildlife- Elk, Mule & Whitetail Deer, Bear, Blue & Ruff Grouse, Turkey & Gray Partridge

*Hunting Unit-GMU 162, which is known for its strong elk and deer populations

*Approximately 2.5 miles from the Wenaha-Tucannon Wilderness

*Property is accessed from a maintained seasonal county road.

*9 +/- Miles Southeast of Dayton, WA

*Columbia County Parcel 276187

* A-1 zoning

*When the parcel is sold a new farm plan or removal from the farm program will be required. The assessor's office requires a two-week notice prior to closing.

Location:

West Patit Creek Property is located approximately 9+/- miles Southeast of Dayton, WA.

Address: S Patit Creek Rd, Dayton, WA



Acreage: Contiguous Non-surveyed

Total Deeded: 55+/- Acres

Homesite Potential:

The property is being sold as vacant land with the understanding that a Buyer will work with Columbia County Planning department on the permitting process for a buildable single family dwelling permit. The parcel is not associated with any critical areas, floodplains, or shorelines per the county. Residential site plan information, permit requirements, and A-1 setback information as well as a single-family dwelling permit application are available upon request. Buyers are encouraged to perform due diligence, including verifying zoning and land use with Columbia County, and understanding the local permitting process. A site evaluation is recommended to assess topography, soil composition, and drainage, while ensuring access to essential utilities and evaluating road maintenance and environmental considerations.

Columbia County Planning and Building

114 S 2nd Street
Dayton, WA 99328

[\(509\) 382-4676](tel:(509)382-4676)

<https://www.columbiaco.com/69/Planning-and-Building>

Power: Columbia REA; Nearby at neighboring property.



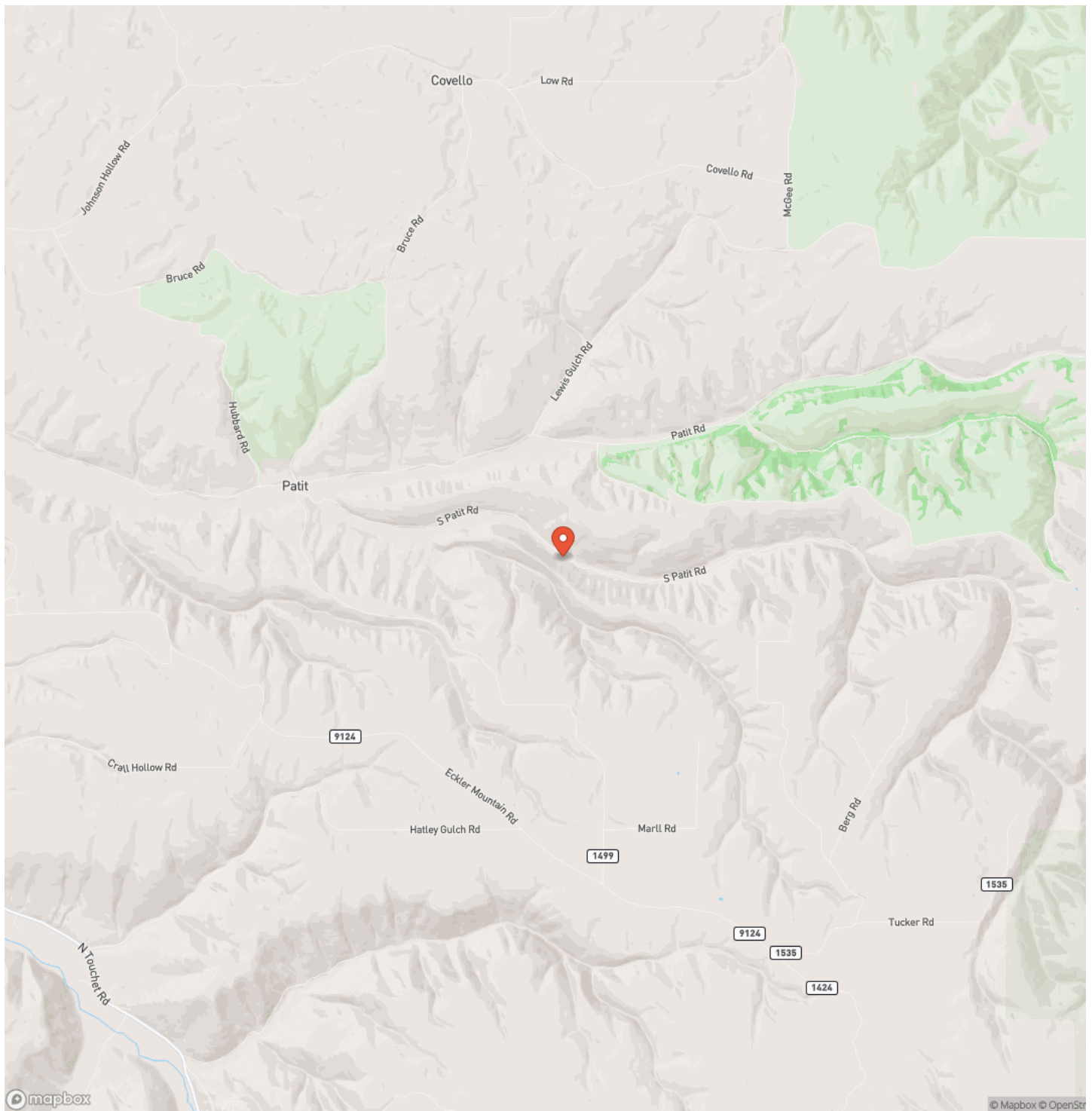
West Patit Creek Property
Dayton, WA / Columbia County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Christopher Stuvland

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Email

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Address

101 SE 3rd

City / State / Zip

NOTES



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<https://whitneylandcompany.com/>

DISCLAIMERS

DISCLAIMER

All information provided regarding this property is believed to be accurate and reliable; however, it is not guaranteed. The buyer is solely responsible for conducting their own due diligence to verify all aspects of the property, including but not limited to zoning, land use restrictions, availability of utilities, environmental conditions, property boundaries, and any other factors affecting the intended use of the property. The seller, seller's real estate broker, and brokerage make no representations or warranties, express or implied, as to the suitability, condition, or permitted use of the property. The buyer is advised to consult with appropriate professionals, including but not limited to surveyors, land use planners, attorneys, and government agencies, to ensure the property meets their intended needs. The property is being sold "as-is, where-is," with no warranties or guarantees of any kind.



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