



\$35,000 -- 20 acres

WA 99115

- Grant County

Residential Property

Undeveloped Land

Commercial Property

20 acres of Picturesque Rural Land Near Park Lake

State	County	City	Zip
Washington	Grant County	Coulee City	99115
Address	Price	Acreage	Bedrooms
	\$35,000 -	20 acres	0
Baths			
0			

Description

Lucky Dog Price: \$35,000

Market Value: \$40,000

Savings of 13%!!

A sprawling 20-acre land situated in the serene and welcoming community of Coulee City, WA. This land is zoned as Rural Remote, which means that it offers a unique opportunity for those seeking investment prospects in a rural setting. Coulee City is home to the site of the greatest known waterfall that ever existed, and this property is situated near Park Lake, a stunning natural feature that offers a range of opportunities for outdoor recreation and property expansion.

The land is located in a non-flood zone area and is not part of any homeowner's association (HOA), ensuring that the land remains free from any restrictive covenants. The permissible construction of one dwelling unit on the property presents a range of possibilities for customization and development, including the potential for building a vacation home or a ranch.

An additional advantage of this property is its location: it is situated near the Grand Coulee Dam, a National Historic Landmark, which is one of the largest concrete structures in the world. The dam is a popular tourist destination and offers a range of recreational activities, such as fishing, boating, and hiking.



Don't miss this rare opportunity to create your own haven in Coulee City, WA. Contact us today to explore the endless possibilities that this prime real estate has to offer.

Closest Street Address: 80 Shelton Rd, Coulee City, WA 99115

*This is NOT the address of the property, but a neighboring lot and should only be used for directional purpose and general area location. This address/property is not related to this listing in any way. Please do not disturb any neighbors.

Disclaimer: All information provided is deemed reliable but not guaranteed. Buyers are encouraged to conduct their own due diligence. Survey provided is not of subject property.

Site Address: COULEE CITY, WA 99115

County / State: Grant County, WA

Parcel Number: 162116000

Parcel Size: 20 acres

Parcel Area: 871,200 sq. ft.

Zoning: RREM (Rural Remote)

of Dwellings Allowed to be Built: 1 dwelling unit

Flood Zone: None

Electric: City available, to be verified by buyer

Water: Well needed

Sewer: Septic needed

Survey/Plat Map: No

Percolation Test: No

Property Access: Yes

Legal Description: E1/2NWNW 10 24 27

Subdivision: None

Center GPS Coordinates: 47.597313, -119.422548

RV Parking / Living Allowed: Yes

Mobile Homes Allowed: Yes

Farming Allowed: Yes

Livestock Allowed: Yes

Both Surface & Mineral Rights Included: To be verified by the buyer

Timber Rights Available: To be verified by the buyer

Annual Taxes: \$97.55 (2023)

HOA Fees / Name of HOA: N/A

Elevation: 2499.1 ft.

Elementary School: Coulee City Elementary School

Middle School: Soap Lake Middle/High School

High School: Soap Lake Middle/High School

Buyers Agent Commission Offered: 3%

Title Provided: Warranty Deed w/ Title Insurance

Amenities

Financing Options

Mortgage Options

- Owner Finance

Land

Common Features

- RV Parking

Proposed Use

- Agriculture
- Commercial
- Mobile
- Residential Single

Street/Utilities

- Electric: City available Water: Well needed
Sewer: Septic needed

Lot Description

- Some Trees

Road Frontage Desc

- Dirt

Topography

- Rolling

Seller Contact Information

Lucky Dog Land Deals

Lucky Dog Land Deals

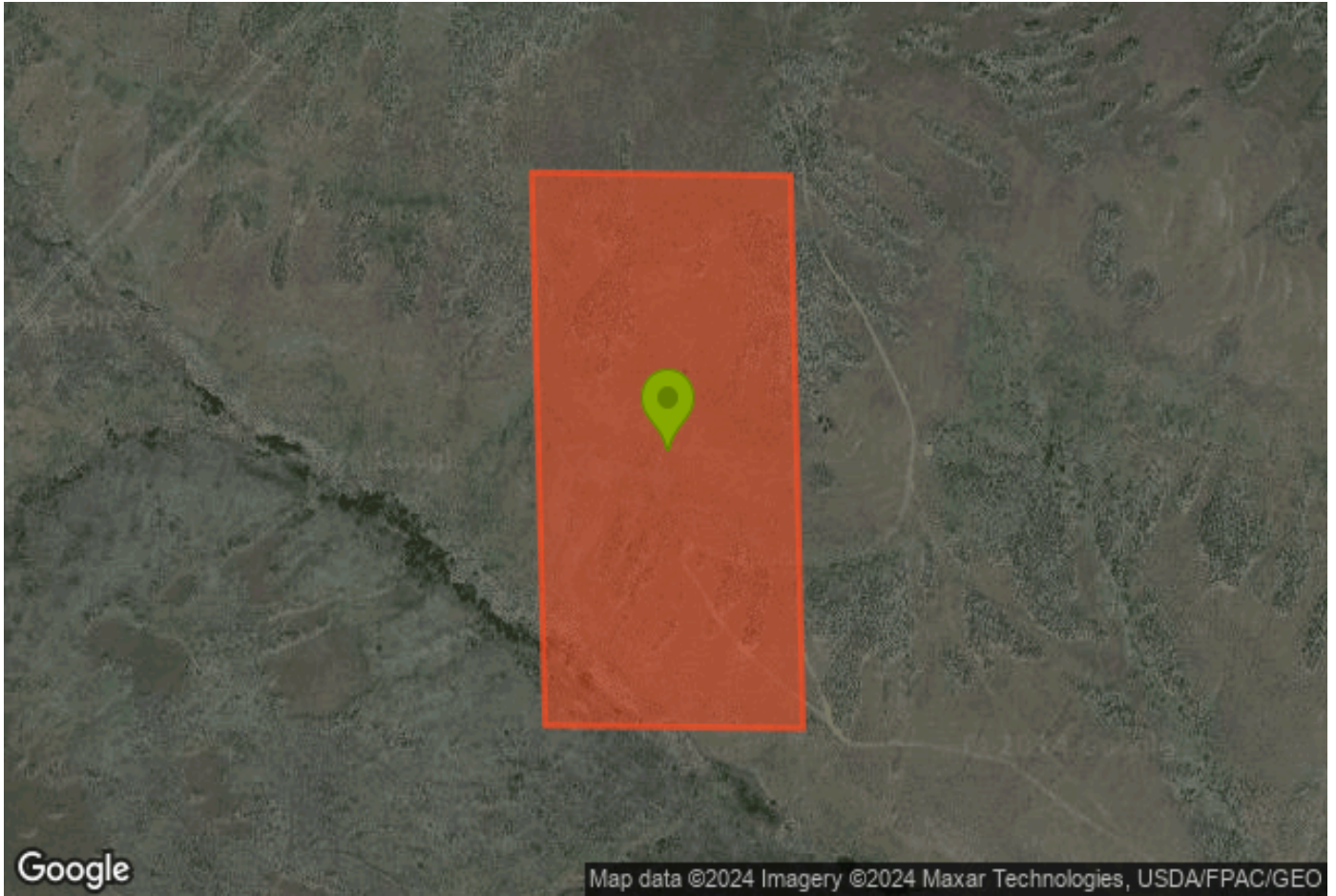
101 Creekside Xing

Brentwood, TN 37027

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(727) 282-5492 (Office)

Property Boundaries



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This information believed accurate but not warranted