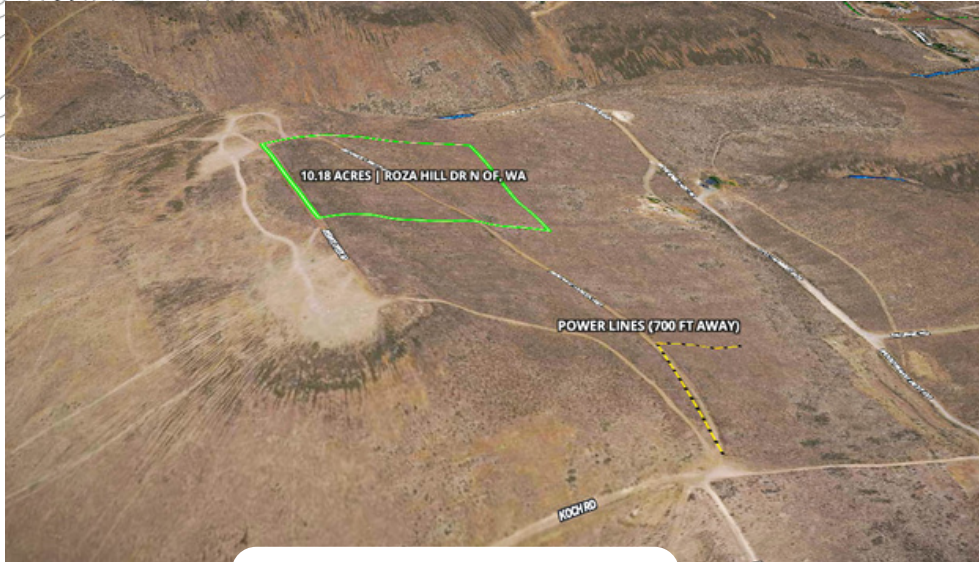


The buyer is responsible for verifying the provided information's accuracy. The seller disclaims all liability for any inaccuracies, errors, or omissions.



Info Sheet

PROPERTY SUMMARY

This 10.18 acres property has access to power, well and septic are needed. Power is just 700ft from the property. Access is through Bernice Creek Rd which is in great condition.

ACCESS & MAPS

Road	Bernice Creek RD
Type	Dirt
Condition	Fair
Directions	Google
GPS Coordinates	46.63642300000001, -120.46038
Land ID Link	Land ID
Google MyMap W/ Corner Boundaries	Google My Maps

ZONING

Designation	Rural Limited Development Potential
Link to County Zoning Ordinance	Yakima County
Uses By Right	Single Family Residence would be allowed on this property as long as there is water available. Water Availability application. It is free of charge and can be found here: Link
Notes	Explore the code to get a detailed idea of all the restrictions for this zoning designation. This code is located directly on the County site for easy access.

PROPERTY DETAILS

Acreege
10.18

APN
191304-34404

Legal Description
Lot 4, Short Plat No. 80-83,

County
Yakima

Annual Taxes
\$119.97

HOA
Road Maintenance Only
Yakima Ranches Phase III

HOA Dues
\$200

Covenants
No

Utilities
Power

POWER

Provider	Pacific Power and Light
Website	https://www.pacificpower.net/
Distance to Power	About 700 ft. from the property.
Est. Cost to Connect	Quote needed. Application fee is given with Building Plan and Use Sheet
Natural Gas Delivery	Amerigas- https://www.amerigas.com/ - +15094691477

WATER

Provider	No Water Service in the area - Well needed
Well Application Process	<p>Water right needed: Link</p> <ul style="list-style-type: none">-Building Permit and Water Supply: For a building or land use permit requiring an adequate water supply determination, where potable water isn't available from an approved source, applicants can obtain a YCWRS domestic well permit for wells exempt from permits, providing legal access to up to 5,000 gallons of water per day.-Property Eligibility Criteria: To get a YCWRS domestic well permit, the property must go through an eligibility review process. This includes evaluating YCWRS water availability for the property and the proposed use of the well. Only properties in areas with YCWRS water availability are eligible.-Well Eligibility Criteria: A permit-exempt well on an eligible property can be approved as a YCWRS domestic well if it meets the well depth standards in 12.08.420. Applicants must provide a well report that meets WAC 173-160-141 requirements for a well depth standard evaluation.-Well Depth Standards: YCWRS, holding senior water rights, allows public use of these rights if wells are constructed according to YCWRS procedures. All permit-exempt water wells permitted as YCWRS domestic wells must be built to reach the water-bearing zone specified by the public services director.-Limitations on Use: A YCWRS domestic well permit for a permit-exempt well has specific usage limitations.
Resource	Yakima County Form
Licensed Drillers in the area	State Licensed Drillers

SEPTIC/SEWER

Provider	None - Septic System Needed
Application Process	<ul style="list-style-type: none">-Site and soil evaluation: \$410-New System: \$1195-County Form: https://www.yakimacounty.us/DocumentCenter/View/27935/On-Site-Sewage-Application
Resource	Yakima Septic Guide

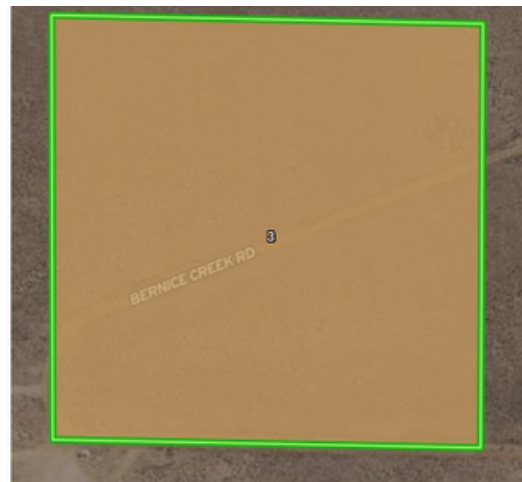
BUILDING & USE RESTRICTIONS

Subdivision Rules	It could be subdivided. Link
Resource	Link
Max Building Size	No restrictions
# of Buildings	1 per 5 Acres
Building Types	Manufactured homes allowed- See code for restrictions- Page 212
Outbuildings	Accesory buildings allowed- See code Page 169
Animals	Large farm animals (1/A), small farm animals (3/A) , swine (2/5A), domestic poultry (20/A) , fur bearing animals (25/A)- Page 181
Mobile Homes	Allowed, the restrictions and size are the same as for regular homes- See code for restrictions- Page 216
RV Rules	No more than approved time, basically 4 nights and no more than 30 days in a year but there are exceptions that could allow 30 consecutive days.- See code for restrictions- Page 191
Camping Rules	No apparent restrictions

TERRAIN/SOIL/CLIMATE

Boundary: 10.16 ac

Code	Description	Acres	%	CPI	NCCPI	CAP
3	Bakeoven very cobbly silt loam, 0 to 30 percent slopes	10.16	100%	-	5	7s
Totals		10.16 ac		0 CPI Average	5 NCCPI Average	7 Cap. Average



	90 F
Low	23 F
Avg Precipitation	2.1 in
Avg Snowfall	8.4 in

Soil	100% of the aInD is Bakeoven very cobbly silt loam
Capabilities	Limited Grazing and wildlife
Terrain	North side slopes down the mointain
Resource	https://www.ctic.org/files/Wetlands_Mapping_Classification_JDick.pdf
Floodplain	Flood Zone X (Low Risk)

HOA/POA

HOA	Yakima Ranches Owners Association Phase III (Road Maintenance Only)
Fees	\$200 a year for road maintenance only

CONNECTIVITY

Cell Service	
Verizon	Yes- 4G LTE
AT&T	Yes - 5G 4G LTE
T-Mobile	Yes - 5G
Fiber Internet	Yes - POPUD (Same company that provides power)
Starlink Available	Yes

NEARBY PLACES OF INTEREST

Place	Name	Distance
Cities	Cowiche	24 min
	Pomona	12 min
Airport	Yakima Air Terminal	29 min
Hospital	Regional Medical Plaza	23 min
Grocery Store	Target	21min
	Nobhill foodstore	15 min
Activities	Yakima Greenway Trail	22 min
	Fullbright Park	24 min
	Cowiche Canyon	29 min
	Harlan Landing	17 min
	Yakima Sportsman State Park	15 min