

# COYOTE POINT



## COLUMBIA RIVERFRONT BUILDABLE LOTS

**47267 RIVER RANCH LN**

CLASKANINE, OR 97016

Presented By

**DAVID BRINKER & DENNIS O' BRIEN**

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LICENSED BROKERS IN THE STATE OF OREGON





## **2 AVAILABLE LOTS:**

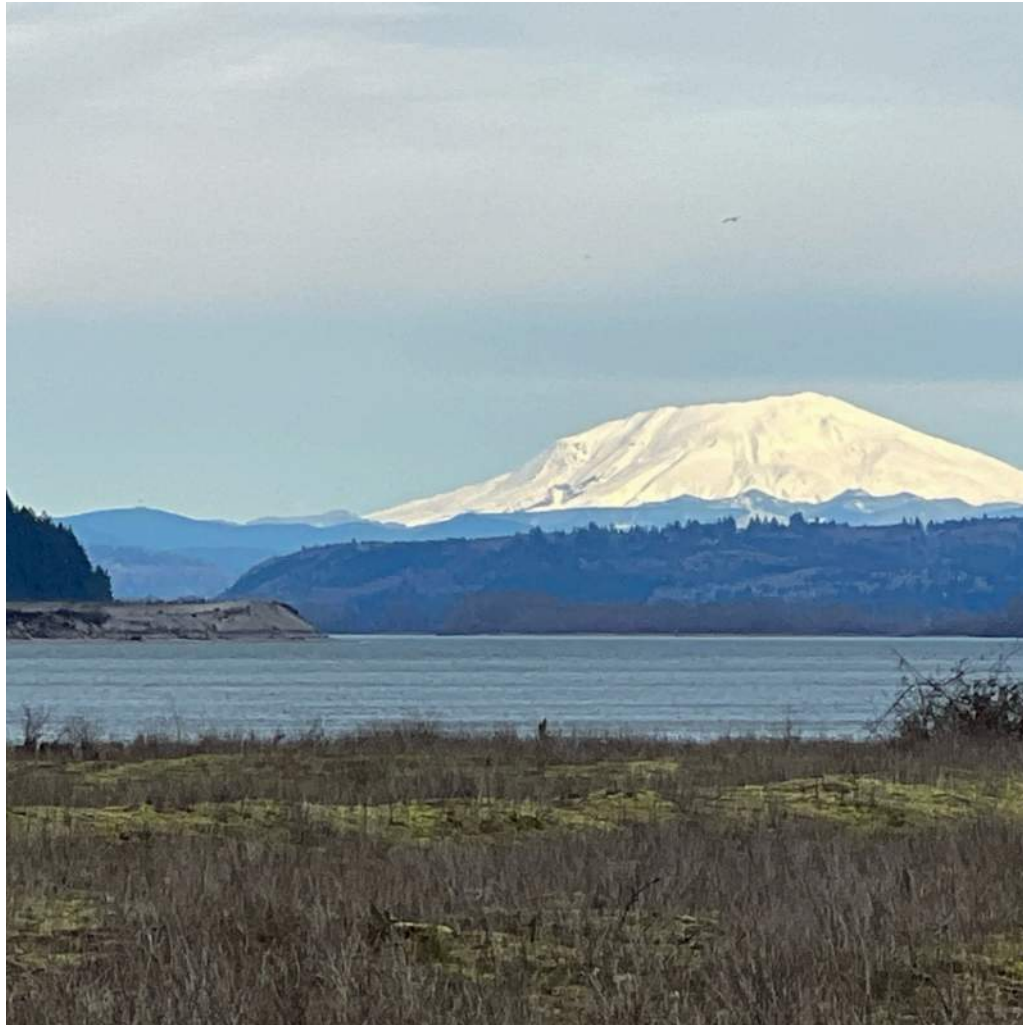
**LOT 1:** 9.47+- ACRES - \$415,000

**LOT 2:** 10.16 ACRES - \$435,000

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# THE OPPORTUNITY

Welcome to Coyote Point. Two exceptional lots nestled on the west end of the Columbia River Gorge in Oregon. Offering a breathtaking landscape spread, this remarkable opportunity brings the opportunity to design and construct your dream residence. One of the most alluring features of Coyote Point is its incredible Columbia River frontage. Prepare to be captivated by the stunning views of the river and Mt. Saint Helens, with the variety of boats sailing by.









Adjacent to the River Ranch Residential Community, and a private bird reserve, Coyote Point is serviced by Westport Community Water, already has initial septic approvals, has electric on-site, is gated, and is on level ground. While you're waiting to build your home, park your RV and utilize the 50 AMP hookups with water.







Immerse yourself in the beauty of golden sunrises and be awestruck by breathtaking sunsets over the river, providing a picturesque backdrop for your daily life. Watch the ospreys and bald eagles soar majestically through the sky, and whitetail and blacktail deer freely roam. For those with a passion for fishing, the Columbia River is renowned for its world-class fishing opportunities, including Chinook, Coho, and Sturgeon. Not to mention the nearby crabbing, clamming, and ATV riding, making this a recreational paradise. Nearby Westport Slough offers a boat ramp for easy river access.

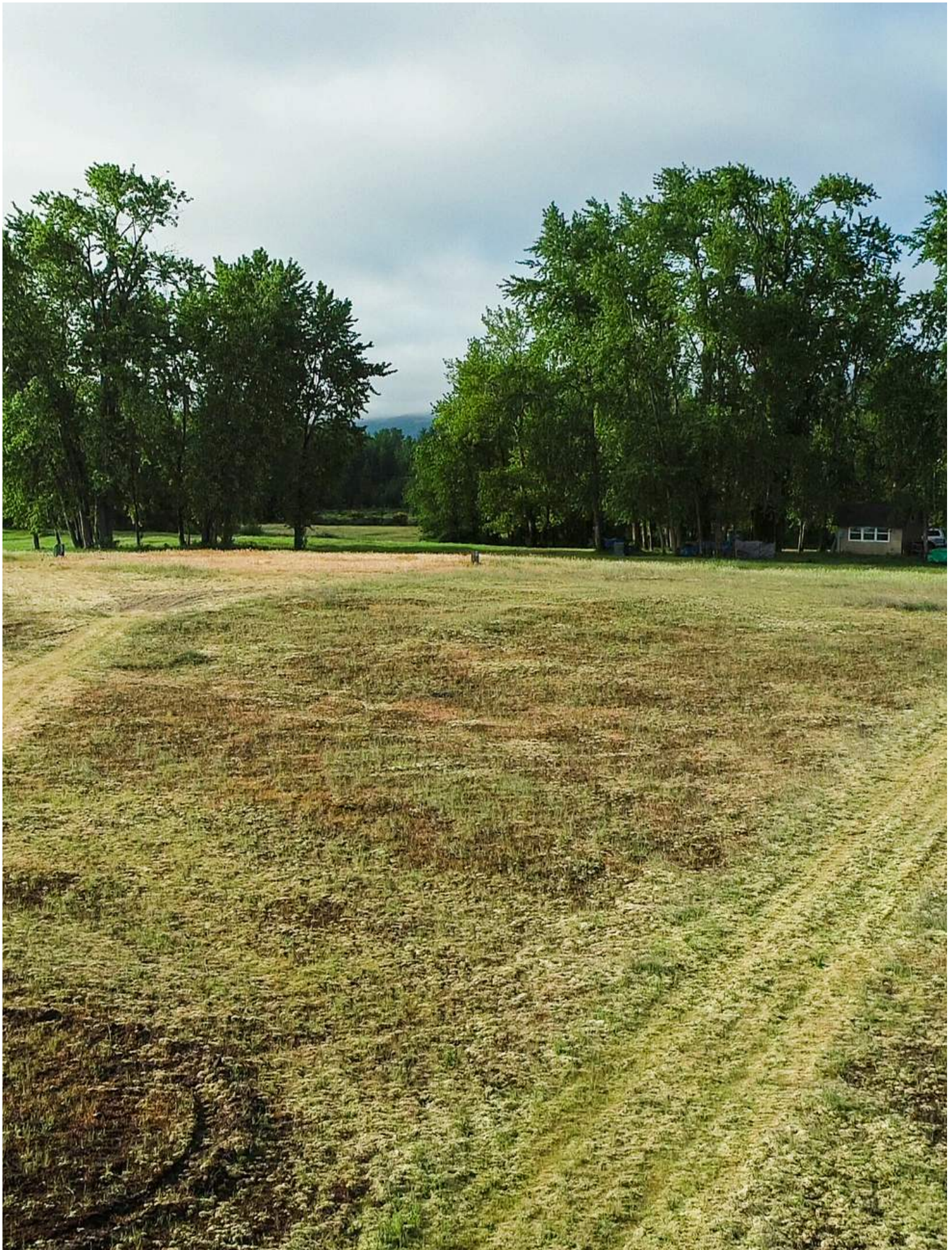




Not only are you 10 minutes from Clatskanie, but you are also only 40 minutes to Astoria and roughly 90 minutes to Portland. Visit some of the most beautiful beaches on the Oregon Coast, go fishing at famous Buoy 10, or do your shopping in downtown Portland.

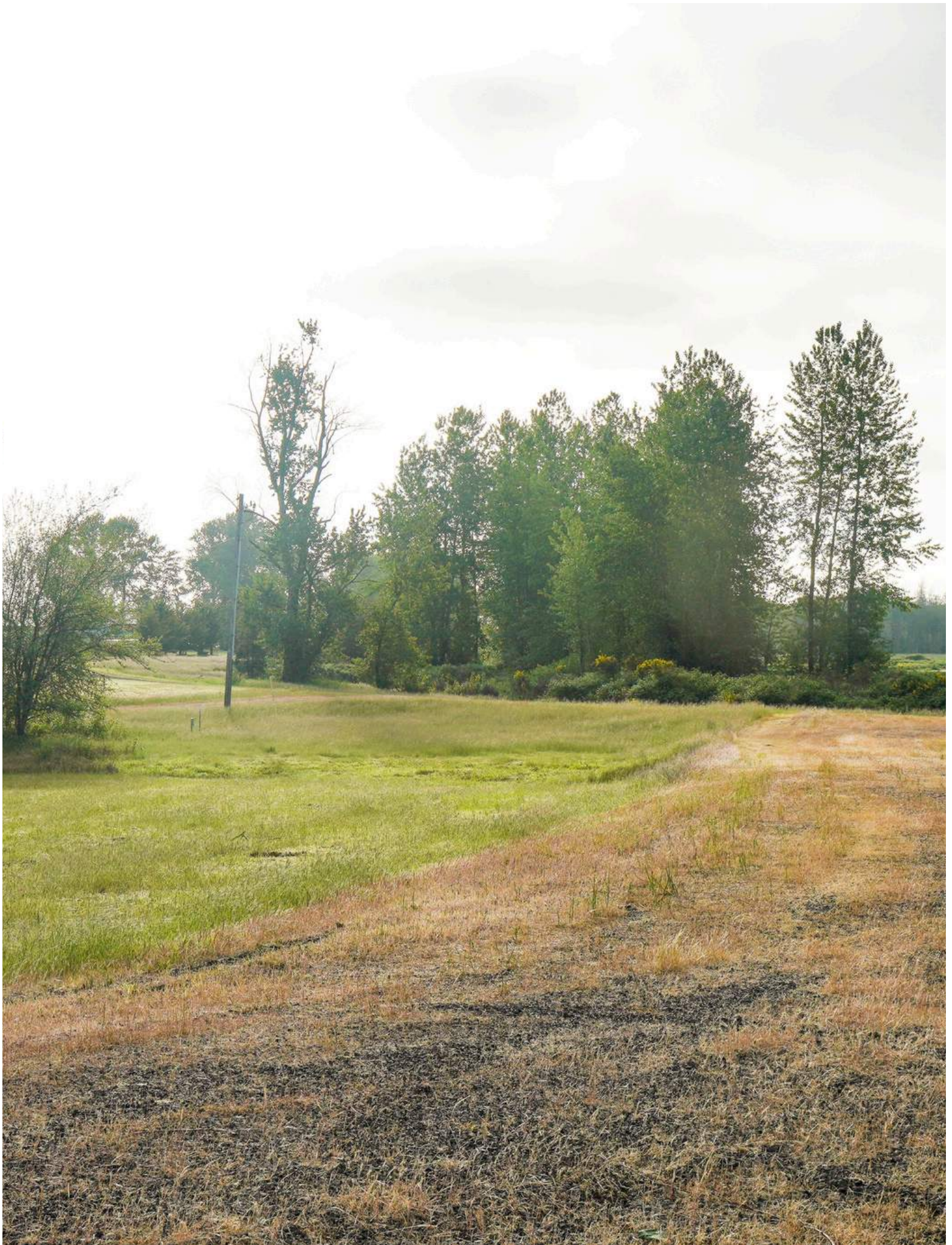






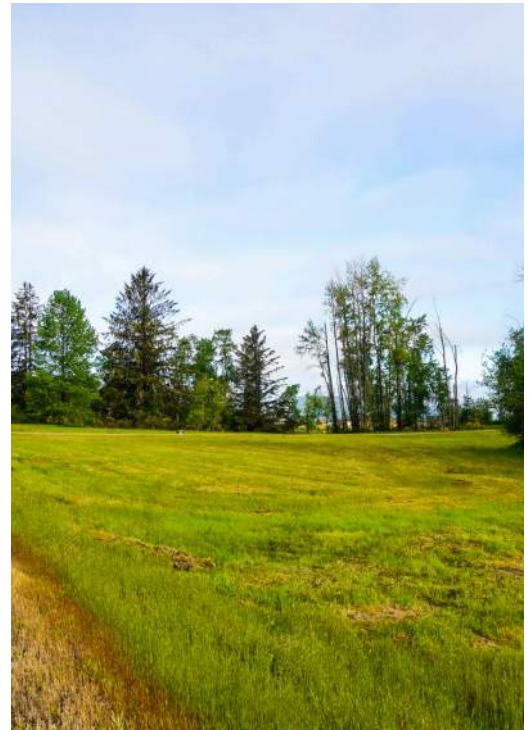






# FEATURES

- Septic Approval
- Electric on Property
- Westport Community Water
- Gated and Paved Driveway
- Level Ground
- Next Door to Bird Reserve
- Hardwood Groves
- Beach Access
- Columbia River Views
- Cascade Mountain Views
- 10 min to Clatskanie
- 90 min to Portland
- 42 min to Astoria
- 50 AMP RV Hookups
- 250 Yards of Columbia River Frontage
- Watch the boats on the river
- Golden Sunrises and sunsets
- Ospreys
- Bald Eagles
- Deer
- World Class Fishing for Chinook, Coho, and Sturgeon.







# THE LISTING



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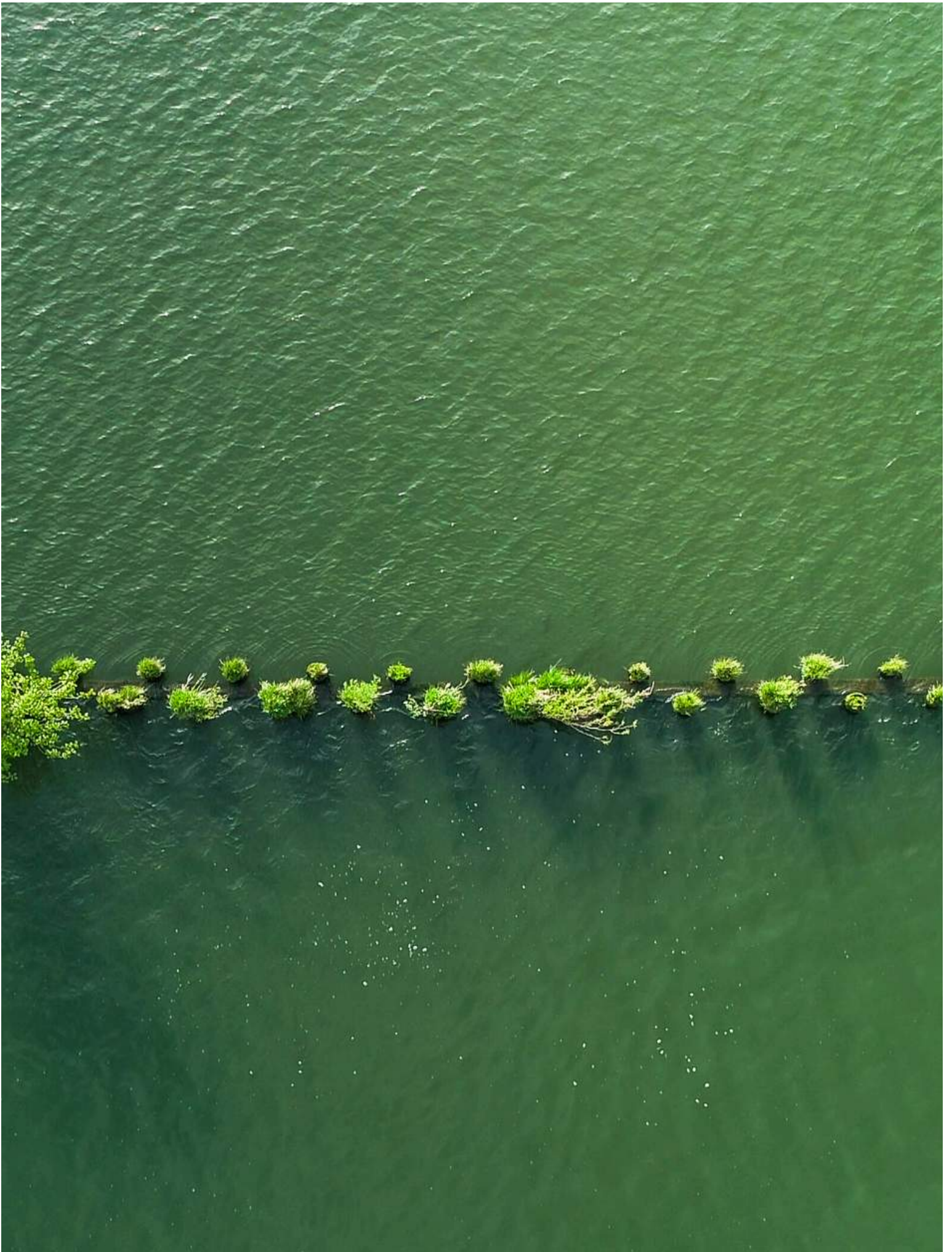
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LAND BROKERS IN THE STATE OF OREGON









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