

Vacant Land Client Full

1002 Lemmon Rd, Port Angeles, WA 98362

LP: **\$500,000**

MLS#: **2564930** Status: **Active**
 Area: **920 - Northeast Port Angeles**
 Commtty: **Northeast Port Angeles**

County: **Clallam**



Marketing Remarks

Truly one-of-a-kind opportunity to create your dream mini farm in the heart of Port Angeles! This versatile property is ideal for hobby farming, equestrian enthusiasts, dog breeders or trainers, animal rescue, or anyone seeking space for livestock and country living. The existing structure was previously used as living quarters, with many room options and plumbing for a kitchen. Once a certified organic goat dairy facility and could be converted into a residence by adding a basic kitchen and bathroom. Brand-new 4-bedroom septic system provides exceptional flexibility for future expansion and development. Take in breathtaking panoramic views of the Strait of Juan de Fuca, Victoria Island, and the Olympic Mountains while enjoying the freedom to create the rural lifestyle you've been dreaming of. If you are looking for a truly unique homestead, this rare property offers incredible potential in an unforgettable setting.

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

General Information

Lot Acres:	6.430 ac/280,091 sf	Price/Lot SF:	\$1.79
Elementary:	Buyer To Verify	Jr High:	Buyer To Verify
Snr High:	Buyer To Verify	School Dist:	Port Angeles
Lot #:		Map Book:	
Compensation:	2.5%	Gd/Map:	
Directions:	Head east toward W Fir St-Turn right onto W Fir St-Turn right onto N 5th Ave-Turn left onto Old Olympic Hwy-Turn left to stay on Old Olympic Hwy-Turn right onto Gasman Rd-Turn left onto Lemmon Rd		

Listing Information

Ann Taxes:	\$9,923.00	Tax Year:	2025	Sketch:	Yes	Seller Disclosure Statement:	Provided
Zone Class:	Agricultural, Commercial, Farm & Ranch, Residential			Zone Jur:	County		
Style Cd:	41 - Res-Over 1 Acre			HOA Dues Incl:			
Restrict:	No Restrictions			Seller's Concess:			
First Refusal:	No						

Site Information

Septic Inst:	Yes	# Beds Apr:	4	Rprts/Docs:	Septic "As Built", See Remarks
Lot Top/Veg:	Rolling, Sloped		Improv:		
Water:	On Property		Electricity:	On Property	
Sewer:	Not Available		Gas:	Not Available	
View:	Islands, Mountain, Strait, Territorial				
Road Info:	Gravel				
Lot Dtls:	Open Space				
Prop Feat:	Lightly Treed, Partially Cleared, Pasture Land				