

Humptulips River Retreat

66.00 Acres

Grays Harbor County, WA

\$950,000



HAYDEN  OUTDOORS.

Humptulips River Retreat

TOTAL ACRES:

66.00

PRICE:

\$950,000

COUNTY:

Grays Harbor County

CLOSEST TOWN:

Hoquiam, WA



Presented by



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About This Property

Humptulips River Retreat is a recreational dream on one of Washington's premier salmon and steelhead rivers. Watch elk wander through the property while enjoying easy access to world-class fishing and coastal adventures. A permitted 10' home lift created 1,000± sq. ft. of garage space for boats and toys, while a 550± sq. ft. entertainment deck offers the perfect place to relax after a day on the river. Minutes from Seabrook and ocean beaches

Recreation

Locally known as "The Hump", the Humptulips River is a cornerstone of the Pacific Northwest's legendary aquatic heritage. Flowing from the southern foothills of the Olympic Mountain range into the Grays Harbor estuary, it serves as a critical artery for wild and hatchery supplemented fish runs. For the elite angler, the 1,000 feet of direct river frontage at 1518 Ocean Beach Road is not just a scenic boundary but a "front-row seat" to one of the most productive river systems in Washington State. Situated approximately 10 miles downstream from a major WDFW salmon hatchery, the property is positioned at the terminal end of a premier drift. An angler can launch close to the hatchery-level at the Humptulips Old 101 ramp and enjoy a comprehensive 10-mile float through some of the river's most productive "holes" and "runs," finishing the day at their own private riverfront. For a shorter day, drop in at Reynvaan Bar gravel bank. Adding to this unmatched ease is a public pull-out ramp just 0.1 miles from the estate's driveway (Thorberg). This allows the owner to recover a drift boat or jet sled and return it home in under five minutes, ready to filet the catch at the custom cleaning station in the lower garage.

The current owners have built over 2 miles of trails across the 65-acres, that lead to their favorite spots like the day-use campsite (also where the river toys are launched, hammocks are positioned, and the 120-ft zip-line is located), the fishing site, Very Beary Loop's abundant salmonberries and thimbleberries, and Marsh Trail's bird life. The full extent of the trails provide ample space for hiking, mountain biking, and ATV'ing, while the Inner Loop is a daily favorite great for shorter walks.

The retreat's proximity to the beaches of Copalis and Moclips provides direct access to one of Washington's most unique cultural traditions: razor clamming. The Pacific razor clam (*Siliqua patula*) is a seasonal delicacy found only on these sandy, surf-swept beaches.



Activities & Amenities

Cycling/Mountain Biking
Fishing
Hiking/Climbing
House/Cabin
Hunting - Big Game
Hunting - Predator/Varmint
Hunting - Small Game
Hunting - Upland Birds
Hunting - Waterfowl
Outbuilding/Barn/Shed/Shop
Timber
Waterfront
Wooded

Land Details

Address: 1518 Ocean Beach Rd,
Hoquiam, Washington 98550, USA

Closest Town: Seabrook

Total Acres: 66.00

Deeded Acres: 66.00

Timber Land Acres: 50

Estimated Taxes: \$7,083

Source of lot size: Assessor/Tax Data

Building Details

Homes: 1

Unfinished Sq. Ft.: 1485

Basement: None

Water Provider: Well

Parking Types: Detached
Garage, Attached Garage

Cooling Systems: Forced Air Cooling

Heating Systems: Forced Air

Appliances: Dishwasher, Dryer,
Refrigerator, Oven, Washer

View: Private, River, Water, Wooded



Region & Climate

Temperature

- Summer highs: typically 65–72°F
- Summer lows: 50–55°F
- Winter highs: 45–50°F
- Winter lows: 33–38°F
- Temperatures above 80°F are uncommon, and significant snow is rare.

Rainfall

- The area receives roughly 90–100 inches of precipitation annually, with most rainfall occurring from October through March.
- July and August are generally dry, making them the most popular months for beach activities and outdoor recreation.

Best Weather

- June through September offers the warmest temperatures, the most sunshine, and the fewest rainy days. September is often considered one of the nicest months on the Washington Coast.

Lifestyle Benefits

- Mild temperatures year-round.
- Lush evergreen forests and green landscapes.
- Comfortable conditions for hiking, beachcombing, fishing, and outdoor recreation.
- Frequent wildlife sightings, including Roosevelt elk, deer, bald eagles, and migratory birds.





Improvements

The current owners invested two years in planning and working with local contractors to execute the ambitious 10' House Lift. This project successfully preserved the home's historic charm while adding a 1,000 sq ft, highly functional garage beneath. Crucially, leveraging one homeowner's expertise as an environmental scientist, the lift was engineered to incorporate features that make the entire home 100% flood-resilient against the changing behavior of the Humptulips River. All work was properly permitted.

- 10' Lift: The home was lifted a full 10' to provide the ability to add 8' garage doors allowing for any sort of vehicle to be parked under the home.
- Pass through Garage Doors: Due to the scale of the property, having "toys" like ATVs or UTVs is pretty common. To make it easier to access these vehicles, a "pass through" garage door system was installed allowing you to drive from the driveway through the home and onto the property with ease.
- 550 sq ft Deck: Allowing for large gatherings or a quiet moment to survey the land, the expansive deck completely changed the experience of taking advantage of the summertime sun. Outdoor wifi access as well as outdoor speakers were added to enhance the ambiance of the deck. A new staircase was built connecting the deck to the ground level. Underdecking with proper drainage was installed to make the lower level area usable all year round.
- 100sq ft Sauna/Hot tub Deck Pad: A 10'x10' section was reinforced to support the additional weight of a sauna or hot tub. Additionally, a dedicated 50 amp circuit was run to this area as well.
- 8" Stem Walls and "Flood Vents": Working with the structural engineer allowed the homeowners to completely mitigate any risks of flooding should the Humptulips River get impacted by changing climate. The stem walls are over-engineered to withstand any amount of hydrostatic force and the flood vents allow the water proofed garage to purposely let water in and drain, ensuring the hydrostatic force would never damage the home. This two pronged solution makes the home able to withstand anything.
- Dog Wash Station: The current homeowners installed a commercial grade dog wash station (with dryer) to make it easy to clean 4 legged family members allowing them to also fully utilize the property and surrounding areas without the worry of them getting "too dirty", cleaning them up before returning to city life.
- Razer Clam and Fish cleaning station: The current homeowners and their guests fully utilized the region's unique clamming and fishing features and added the dedicated station to simplify cleaning their catches before moving them into the main home.
- Dedicated Full Lower Bathroom: As the homeowners and their guests spent most of their days outside, the current homeowners added a full bathroom downstairs in order to add convenience as well as the ability to "clean up" regardless of how messy the day's activities were.
- 50 Amp Generator Hookup: As the home relies solely on electricity for services, a 50 amp hookup was added to the home allowing for a backup should the power go out in the region.



- **Dedicated outdoor RV Hookups:** Taking advantage of the extensive remodel, a dedicated 50 amp connection, septic cleanout and water bib was installed to support any guests who visit with their RV. Additionally, the new bathroom was also added with RV guests in mind.
- **High Tech Infrastructure:** A dedicated Structural Media Panel was installed as well as additional Cat6a ethernet lines were routed to the home's rooms and key external locations for outdoor wifi access points. This Panel connects the home's infrastructure to the gigabit speed cable connection from Coast Communication resulting in a highly reliable internet connection. Additionally, outdoor speaker lines were run in order to provide entertainment and ambiance with the new deck. A Tesla charger is also located downstairs.
- **High Tech Remote Management and Automation:** To make it easier to manage the home remotely, all lights switches use Lutron Caseta switches, all door locks are Z-Wave enabled and are currently remotely managed through Amazon's Ring Alarm system and both Heat Pumps are wifi enabled enabling remote management as well.
- **Upgraded Water System:** The water supply well pressure tank, hot water heater, and filtration system was upgraded during the remodel ensuring worry free operation for decades to come. Note that the filtration system utilizes an automatic backflush process so no salts or other chemicals need to be added to the system.
- **Upstairs Heatpump Unit:** Shortly after the house lift, a dedicated mini-split HVAC system was installed for the upstairs bedroom allowing full control over the temperature of that room regardless of the rest of the home's temperature.
- **Upgraded siding and doors:** All siding was removed and Hardy Plank was reinstalled around the entire home. Additionally all doors were replaced with composite doors ensuring decades of zero maintenance.





Location

Copalis Crossing, Washington is a small rural community in northern Grays Harbor County on Washington's scenic coast. Located along State Route 109, it serves as a gateway to the Pacific Ocean beaches, old-growth forests, and outdoor recreation of the North Beach area. The community sits approximately 5 miles east of Copalis Beach, 12 miles north of Ocean Shores, 15 miles south of Seabrook, and about 25 miles north of Aberdeen and Hoquiam.

The area is known for its proximity to world-class salmon and steelhead fishing, razor clam digging, beachcombing, and abundant wildlife, including Roosevelt elk. Residents enjoy a peaceful rural setting while remaining within easy reach of coastal amenities and services.

Nearby Airports

Bowerman Airport in Hoquiam – approximately 20-25 minutes south and the closest public airport with a paved runway capable of handling business aircraft.

Ocean Shores Municipal Airport – approximately 15-20 minutes away, serving general aviation traffic.

Seattle-Tacoma International Airport (SEA) – approximately 2.5 to 3 hours by car and the region's primary commercial airport with domestic and international service.

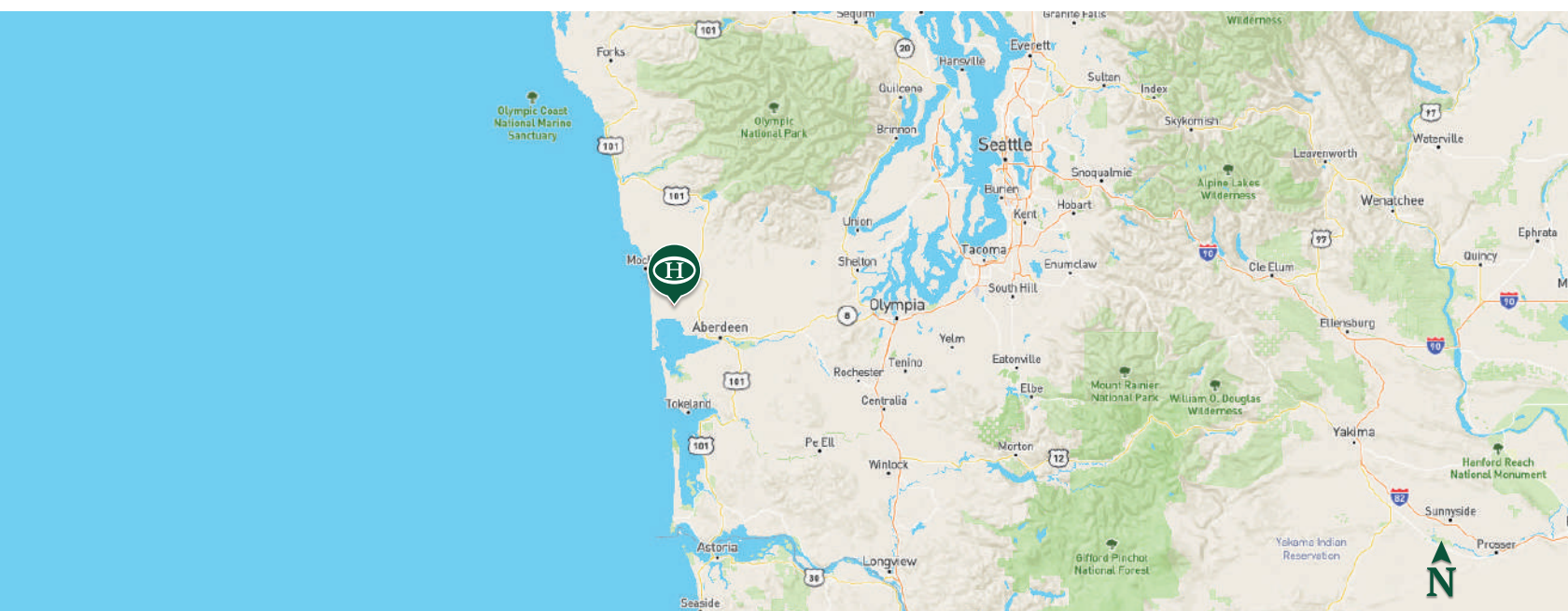
The unique Copalis State Airport is located on the beach near the mouth of the Copalis River and is the only legal beach airport in Washington State.





 Boundary

BOUNDARY LINES
MAP BOUNDARIES ARE ONLY
APPROXIMATE AND MUST BE
VERIFIED FOR ACCURACY.





Hayden Outdoors *Buyer Process*

BUYER QUALIFICATION: Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

PROPERTY SHOWINGS: With regard to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

REPRESENTATION OF OFFERS: Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

BROKER PARTICIPATION: Hayden Outdoors welcomes outside brokers to bring buyers to purchase our properties. We offer cooperating commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

EQUAL HOUSING: Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."



"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

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THE BRAND THAT SELLS THE *Land*®

Hayden Outdoors is a family-owned real estate company and brokerage with a background in the cattle and ranching business. In 1976, Leo Hayden founded the company as the Property Exchange, working with farms and ranches for sale near Hays, Kansas. The brokerage moved to Goodland, Kansas in 1981 and became Hayden Inc. In the late 1990's, Leo was joined by his two sons, Dax and Seth, to help grow the business in multiple states. In 2003, Hayden Outdoors was formed to represent sellers and buyers on farm, ranch, and recreational properties in the Great Plains and Rocky Mountains.

The team at Hayden Outdoors has grown and prospered to include over 200 brokers, agents, and an excellent full-time staff supporting the sale of rural land. Hayden Outdoors represents the finest farms, legacy properties, working ranches, hunting lands and recreational properties from coast to coast.

Over time, we have built our team to be composed of brokers and agents with experience and knowledge in their markets and an affinity to "Do what they say they will". Hayden Outdoors is about honesty and integrity with customers and a rich sense of land stewardship. We understand land, water, habitat, livestock, wildlife, minerals and what is necessary to maximize value for our clients. **We truly love the great outdoors!**

We are blessed to work with the owners and buyers of the farms, ranches and other fine recreational properties we represent, because it is still the diversity of owners over the years that make these places so special.

At Hayden Outdoors, we're proud to say that we only work with the **best** brokers and agents who are experienced farmers, ranchers & outdoor enthusiasts.

Hayden Outdoors Real Estate

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