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# FALL 2014 AUCTION

No Starting Bids and No Hidden Reserves!



## LATE ADDITION – GREENGOLD TIMBERLAND

### 344± Acre Powers Creek Tree Farm Marion County, Oregon



- Investment-grade timberland with well-stocked older Douglas-fir and pre-merch reproduction
- Strategic location to both domestic and export log markets

See Back for Property Description

Published Reserve Price: \$1,185,000  
Sealed Bids Due: January 21, 2015

# 1-800-845-3524

Auction conducted by:

## REALTY MARKETING/NORTHWEST, Broker

522 SW Fifth Avenue, Suite 725 – Portland, Oregon 97204



# FALL 2014 AUCTION

## No Starting Bids and No Hidden Reserves!



**PUBLISHED RESERVE:** \$1,185,000  
**LAST ASKING:** First Time Offered  
**SIZE:** 344± Acres  
**ELEVATION:** 525± to 1000± Feet  
**ZONING:** EFU (Exclusive Farm Use) and FT (Farm Timber)

**PROPERTY INSPECTION:** Locked Gates – Call Auction Information Office for Combination

**FINANCING:** None – All Cash  
Financing may be available from Northwest Farm Credit Services



**DESCRIPTION:** The 344± acre Powers Creek Tree Farm is investment-grade timberland with well-stocked older Douglas-fir and pre-merch reproduction, providing a new owner with significant growth and near-term cash flow. The Tree Farm is located along the foothills of the Cascades, four miles east of Silverton, and within a 25-minute drive west to Salem, Oregon and I-5, providing a strategic location to both domestic and export log markets.



The majority of the property has been pre-commercially thinned by the seller, which has significantly improved its near-term growth and productivity due to a combination of north-facing slopes and a Douglas-fir site index of II+. Annual growth is estimated at 1,000 BF/AC, and it is projected that within fifteen years over 5 million board feet of Douglas-fir will be available for harvest.

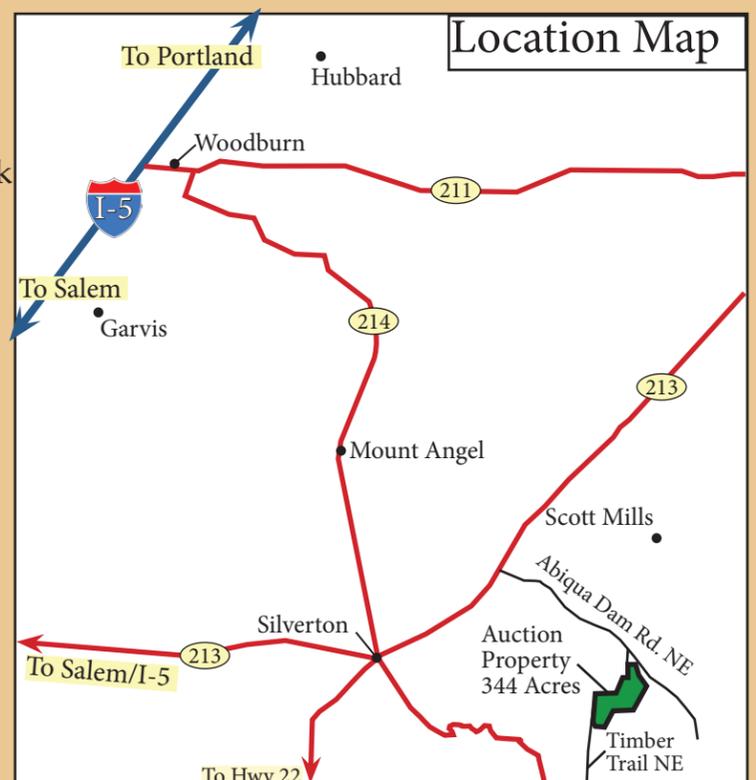
There are 174± acres of 26- and 27-year old pre-merch, with 161± acres of 18- to 22-year-old reproduction. An estimated 8 acres is the riparian area along Powers Creek, and there are 2 acres of existing logging roads.

Powers Creek Tree Farm has frontage along both sides of Timber Trail Road NE, as well as frontage along the northwest section of Abiqua Dam Road NE. The 170± acres located east of Timber Trail Road NE is mostly north-facing gentle to moderate slopes. A small pond and barn are located on this section of the property. The topography west of Timber Trail Road NE is mostly east- and northwest-facing moderate to steep slopes along the Powers Creek drainage. The abandoned railroad grade that was used by Silver Falls Timber Company in the 1920s is located along the west side of Powers Creek, and is used as part of the logging road system that provides access throughout the property. A developed rock pit is located just west of Powers Creek.

The property contains two tax lots and is assessed as timberland by Marion County. 2013-2014 taxes were less than \$1,000.

Both Weyerhaeuser and Port Blakely Tree Farms have ownership nearby.

**LOCATION:** Township 6 South, Range 1 East, Section 34 and Township 7 South, Range 1 East, Section 4, Tax Lots 200 and 400



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*Broker Cooperation Invited*

**CALL NOW FOR BID PACKAGE 1404-134**

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