

PUBLISHED RESERVE: \$115,950

LAST ASKING: First Time Offered

SIZE: 37± Acres

ELEVATION: 1,600 to 1,800± Feet

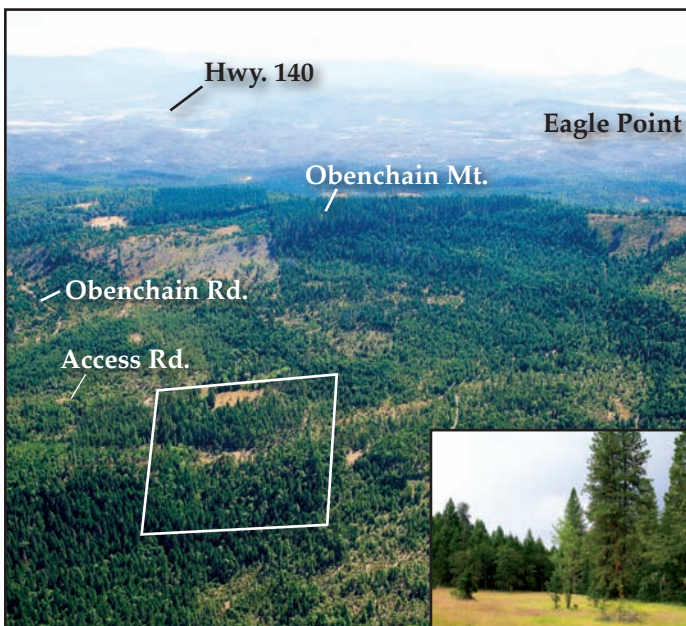
ZONING: FC/WR (Forest Commercial and Woodlot Resource)

PROPERTY INSPECTION: At Any Time

FINANCING: Subject to Seller's approval of Purchaser's credit: A 20% down payment with five annual payments and interest at the prime rate plus 2%. Balance is to be paid prior to any timber harvest. See Supplemental Information Package for detail regarding financing terms.

DESCRIPTION: This 37± acre tract is located along Coyote Creek Road, 20 miles north of Grants Pass and just east of I-5 Exit 76, at Wolf Creek. The Wolf Creek Inn State Heritage Site, the oldest continuously operating inn in the Pacific Northwest, is within a 10 minute drive of the property. There is an estimated 432± MBF of primarily 50 to 60 year old Douglas-fir scattered throughout the tract, with madrone and chinkapin located by the meadow that had been used as a homestead. The topography is gentle to moderate slopes. Foley Gulch is along the eastern section of the property. There is power along Coyote Creek Road. There are residences located by the southeast section along Coyote Creek Road. The sale is subject to a lot line adjustment.

LOCATION: Township 33 South, Range 5 West, Section 19, Tax Lot 600 and 601. From I-5 at exit 76, proceed east along Coyote Creek.



PUBLISHED RESERVE: \$89,500

LAST ASKING: First Time Offered

SIZE: 40± Acres

ELEVATION: 2,700± to 2,800± Feet

ZONING: EFU – Exclusive Farm Use

PROPERTY INSPECTION: At Any Time

FINANCING: Subject to Seller's approval of Purchaser's credit: A 20% down payment with five annual payments and interest at the prime rate plus 2%. Balance is to be paid prior to any timber harvest. See Supplemental Information Package for detail regarding financing terms.

DESCRIPTION: This 40± acre timber tract is located on Obenchain Mountain, 7± miles northeast of Eagle Point and White City. There is an estimated 360± MBF of primarily 70 to 120 year old Douglas-fir located on 13.9± acres of the tract. The balance of the timber located in the northern section is impacted by a 1,000 foot no-cut buffer, due to a northern owl activity center (NSO) 200 feet north of the parcel's northern boundary line. (Please see Supplemental Information Package for detail.)

There is physical, but no legal, access along an existing logging road from N. Obenchain Road. Adjoining land owners include Hancock Timber Resource Group and Plum Creek.

LOCATION: Township 35 South, Range 1 East, NW ¼ of the NW ¼ of Section 12, Tax Lot 5100. From White City, take Highway 140 east to S. Obenchain Road and proceed north to N. Obenchain Road. Turn left onto road 32-25-18 and proceed approximately 1.2 miles. Turn right onto an unnamed logging road and proceed to the southeast or northeast section of the tract.