

Meadow by homesite

PUBLISHED RESERVE: \$495,000

LAST ASKING: \$595,000

SIZE: 195± Acres

ELEVATION: 400± to 600± Feet

ZONING: F-1/F-2/E-40

PROPERTY INSPECTION: At Any Time

**FINANCING:** Subject to Seller's approval of Purchaser's credit: A 25% down payment with the balance secured by a first deed of trust, amortized over 25 years at 6% interest, calling for monthly payments of principal and interest; all due and payable at the end of 3 years.

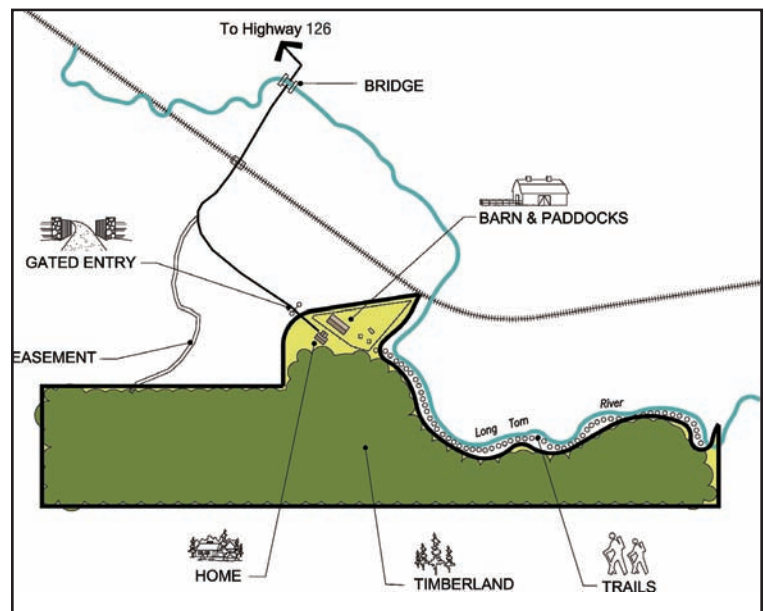
**DESCRIPTION:** This 195± acre timber tract is located on the north facing slope of Green Mountain in the foothills of the Coastal Range, 15 miles west of Eugene, near the community of Noti. There is over 1/4 mile of frontage along Long Tom River, and an approved homesite with well and septic overlooks a field that could accommodate a barn for horses.

The property is well stocked with 23± year old Douglas-fir reproduction, providing long-term tree farm investment with an estimated 500± MBF of primarily 50± year-old Douglas-fir located in the eastern portion of the tract. There is proximity to both domestic and export log markets, with several mills located near the property in both Noti and west Eugene. The property has a logging road that provides access through the property and an easement from adjoining timberland along the northwest boundary. The BLM, Oregon Board of Forestry and private ownership are along the southern boundary. The estimated Douglas-fir site index is II.

Red Oak Lane from Highway 126 provides access to an easement along a gravel drive that crosses Long Tom River and the railroad tract operated by Coos Bay Rail Link. The 195± acre Red Oak Lane tract provides opportunity to own a tree farm with both near-term cash flow and long-term asset growth, with river frontage, pasture and homesite, all within commuting distance of Eugene.

**LOCATION:** Township 17 South, Range 6 West, Sections 32 and 33, Tax Lot 1002. From Eugene, proceed west on Highway 126 and ½ mile east of Noti take a left on Red Oak Lane and proceed downhill to gravel road on right. Go over bridge and railroad crossing. Proceed along roadway to the property and homesite across the meadow.

SEALED BIDS DUE NO LATER THAN 5:00 P.M., NOVEMBER 14, 2012



Please Note: Sketch plan is conceptual only. Neither the Seller nor its agents have submitted plan or made any applications to a public agency.