



PUBLISHED RESERVE: \$903,500

LAST ASKING: First Time Offered

SIZE: 80± Acres

ELEVATION: 170± to 500± Feet

ZONING: Forest 80

PROPERTY INSPECTION: Gate is open during week days only, to 4:00 p.m. (See Supplemental Information Package for map.)

FINANCING: None – All Cash

DESCRIPTION: This 80± acre tract is located overlooking the coastal resort community of Seaside, and contains an estimated 2.3 million board feet of primarily well-stocked 55 year old western hemlock with some Douglas-fir, a small amount of Sitka spruce and red alder. There are excellent domestic and export log markets with mills located in Warrenton and Tillamook, and export facilities in Astoria and Longview. There are 11± acres of 8± year old reproduction in the eastern section of the parcel. The property has been managed as part of a large tree farm. The long-term access will be from public roads on the western edge of the tract. The Seller will issue a temporary road use agreement for log haul out at the 300 line. The topography is moderate west-facing slopes with a logging road that connects to the main line. New road construction will be required to harvest the timber. Several subdivisions have been recently developed to the north and west of the tract.

LOCATION: Township 6 North, Range 10 West, Section 14.

To northwest property corner, above City of Seaside: From Hwy 101 at approx MP 19.7 at north end of Seaside, take Lewis & Clark Rd 0.4 mi east, right onto Nygaard St (becomes Thompson Falls Dr), 0.2 mi to left on Middle Fork Cir. NW property corner is approx 50 ft. past driveway to #2133 Middle Fork Cir.

To property center: from Nygaard St take Lewis & Clark Rd 2.1 mi east, rt through white steel gate marked "86645" onto Lewis & Clark Mainline, keep to right 0.6 mi to mainline "7" mile marker, turn rt onto 300 Line. At 1.0 mi take rt fork of "Y" and follow 0.1 mi to next "Y" and take rt fork onto Necanicum Mainline, follow 0.5 mi, take spur to rt, stay left 0.1 mi to left onto Winter spur. Stay rt @ 1st, 2nd & 3rd spurs, stay left @ 4th, 5th & 6th spurs, cross flagged eastern Seamark property boundary @ 0.8 mi from start of Winter spur.