



PUBLISHED RESERVE: \$24,500

LAST ASKING: First Time Offered

SIZE: 13± Acres

ELEVATION: 800± Feet

ZONING: F2 – Impacted Forest Lands Zone

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

**DESCRIPTION:** This 13± acre tract is located along the Mohawk River Valley, a mile southwest of Marcola, within a twenty-minute drive of Springfield and Eugene. The 13± acre parcel is next to Weyerhaeuser Real Estate Development Company's Saunders Forest Reserve, and has access via an easement for all road purposes. Utilities have not been extended to Saunders Road. It was planted in Douglas-fir in 2009, and provides opportunity to own a small tree farm that could also be used for recreational purposes or a residence, subject to a conditional use permit and extension of utilities.

**LOCATION:** SE one quarter of Section 14, Township 16 South, Range 2 West.

From Springfield and I-5, follow Highway 126 east 4 miles to the 42nd Street exit. Turn right (NE) on Marcola Rd. and proceed 9 miles to Saunders Rd. Turn left onto Saunders Rd. and proceed .3 mile to easement road by Saunders Forest Reserve. Turn left and go .3 mile to property.