



PUBLISHED RESERVE: \$382,500

SIZE: 38± Acres

ELEVATION: 700± to 850± Feet

ZONING: F-80 (Forest – 80)

PROPERTY INSPECTION: Locked gate – call Auction Information Office for combination

FINANCING: None – All Cash

DESCRIPTION: This 38± acre timber tract is located three miles south of Necanicum Junction at the Sunset Highway (Highway 26), and spans both sides of Necanicum Highway (Highway 53). Necanicum Highway provides access south to Nehalem and Highway 101. There is an estimated 925± MBF of 33± to 45± year-old western hemlock and Douglas-fir. 564± MBF is western hemlock, and 342± MBF of Douglas-fir, and the balance is red alder. (See Supplemental Information Package for inventory detail.)



The Douglas-fir site class is II, with an estimated 10.5± acres east of Highway 53 and the balance, an estimated 27.4± acres, west of Highway 53. A tributary of Soapstone Creek bisects a 2.3± acre portion of the tract. The estimated timber volume excludes trees within the Riparian Management Zone.

The property has a location strategic to domestic log markets in Warrenton, Tillamook and Forest Grove, and export log markets in Astoria, Oregon and Longview, Washington. The property is adjacent to Clatsop State Forest, which is along its eastern boundary.

LOCATION: Township 4 North, Range 9 West, Section 3, Tax Lots 600 and 601, Clatsop County, Oregon. From Highway 26, take Highway 53 three miles to the property.