



PUBLISHED RESERVE: \$2,295,000

LAST ASKING: \$2,565,000

ELEVATION: 200± to 600± Feet

SIZE: 208± Acres

ZONING: F – Forest and F1 -- Farm

PROPERTY INSPECTION: By Appointment Only – Entry Permit Required. Call Auction Information Office to Arrange. Please do not disturb resident.



FINANCING: None – All Cash. There may be financing available through Northwest Farm Credit Services. Please see Supplemental Information Package for details.

DESCRIPTION: This 208± acre Wolf Creek coastal timber tract is located ten miles south of Tillamook and two miles east of the small community of Beaver, along the Nestucca River Valley, and contains a significant volume of merchantable timber plus a three bedroom, two bathroom home overlooking the Nestucca River Valley that could be used as a home or retreat. There is a one car garage on the lower level, and a large deck off the main level. The home has a fireplace and wood/electric furnace. A freshwater spring provides domestic water to the home. The home is currently rented for \$700 per month. A 2,500± square foot pole barn with tack room is located near the home and next to the pasture, and could be used for horses. There are 34± acres of pasture with water rights for irrigation, providing opportunity for hay production or organic farming.

The property is highly productive forestland with Douglas-fir site classes of I and II. There is an estimated 4,656± MBF of primarily 130± year old Douglas-fir with some mature alder located on 100± acres west of Wolf Creek and north of the pasture land. There is good proximity to both domestic and import log markets along the coast, and to a high concentration of mills within the Willamette Valley.