



**PUBLISHED RESERVE:** \$348,500

**LAST ASKING:** First Time Offered

**SIZE:** 192± Acres

**ELEVATION:** 200± to 500± Feet

**ZONING:** TC (Timber Conservation)

**PROPERTY INSPECTION:** Locked gate – please call Auction Information Office at 1-800-845-3524 for combination.

None – All Cash

**DESCRIPTION:** This 192± acre timber tract overlooks the Siletz River Valley, 4.5 miles east of the community of Siletz, and is within a 40-minute drive of the coastal resort community of Newport. The property has access from Logsdan Road, and contains well-stocked young to advanced conifer and red alder reproduction. The tract is highly productive with the western section Douglas-fir site index of Class I and the site balance at Class II, providing both near-term cash flow and long-term growth.

An estimated 50± acres contain 20 to 25-year-old Douglas fir, which will be ready for harvest in approximately 15 years, providing near-term cash flow. There are 30± acres of 19-year-old red alder plantation which has been thinned to increase productivity, and was part of a research trial conducted by Oregon State University. The red alder will be ready for harvest in 10 to 15 years, and there are hardwood log markets located north to Garibaldi, and east to the Willamette Valley.

The balance of the property contains 93± acres of 4 to 9-year-old Douglas fir, interplanted with western red cedar and 14± acres of 11-year-old western hemlock.

**LOCATION:** Township 10 South, Range 10 West, Sections 1 and 2, Tax Lots 100, 300 and 706. From Siletz at Highway 229 proceed east on Upper Siletz Road, 4± miles to access road just past the Upper Siletz Road (Logsdan Siletz Road).

SEALED BIDS DUE NO LATER THAN 5:00 P.M., WEDNESDAY, MAY 15, 2013

