



**PUBLISHED RESERVE:** \$450,000

**LAST ASKING:** First Time Offered

**SIZE:** 31± Acres

**ELEVATION:** 25± to 200± Feet

**ZONING:** RR-10 (Tax Lot 2400) and FG—Forest Grazing (Tax Lot 400)

**PROPERTY INSPECTION:** Locked Gate - please call Auction Information Office 1-800-845-3524

**FINANCING:** None – All Cash

**DESCRIPTION:** This 31± acre ocean view tract is located across from Crissey Field State Park and 3 miles south of Brookings, Oregon, with access from U.S. Highway 101 via State Line Road to the northwest corner.

The RR-10 zoning will allow one home site on tax lot 2400, which is 11± acres and subject to on-site septic and well. The balance of the property – 20± acres -- is zoned FG – Forest Grazing. There is an estimated 250± feet of Winchuck River frontage and 116± MBF of residual Douglas-fir and Sitka spruce.

The tract has several good locations for development of an ocean view home site in the western section of the tract, with opportunity to have a barn with horses near the north eastern section of the property, where the ground is gentle above the River. There are 12± acres that have 10 to 15 year-old well-stocked reproduction, providing opportunity to have both an ocean view home site plus a small tree farm. Additional access is being provided via an easement using an existing logging road over lands located south of the property that will improve access to the western section of the property which has RR-10 zoning and ocean views.

**LOCATION:** Township 41 South, Range 13 West, Section 25, Tax Lots 400 and 2400.

From Highway 101 take Old Highway 101 Northeast to Stateline Road, turn right, and proceed to property.

SEALED BIDS DUE NO LATER THAN 5:00 PM, WEDNESDAY, JUNE 12, 2013

