

300 *Adams Ridge One* *Coos County, Oregon*



PUBLISHED RESERVE: \$595,000

SIZE: 310± Acres

ELEVATION: 150± to 800± Feet

DOUGLAS-FIR SITE INDEX: 112

ZONING: Forest/Big Game Sensitive Overlay

ODFW WILDLIFE MANAGEMENT UNIT: Tioga

DESCRIPTION: The Adams Ridge One tract is located along the southwestern edge of the Elliott State Forest and is contiguous to the Adams Ridge Two and Adams Ridge Three tracts which contain a total of 1,315± acres. Adams Ridge Two and Three will be offered in a Fall 2014 Auction. Access to Adams Ridge One is from Highway 101 along Shutters Landing Lane to Templeton Lane. Elliott State Forest Road 3600 provides access through Adams Ridge Two and the other state forest lands near the southwest corner of the auction property. The 3610 spur road provides the only access to the property. It is blocked, and access is by ATV only. The seller will provide an easement along the 3600 road.

The topography is steep and the existing spur road (3610) needs to be improved, with additional road construction required. Logging with cable systems is needed due to steep slopes. Robertson Creek, a small fish bearing stream, is located in the northwest corner of the property.

The Oregon Board of Forestry is the adjoining owner to the



3610 Spur Road provides access from the 3610 Road, and improvements to the road will be required