



PUBLISHED RESERVE: \$79,500

LAST ASKING: First Time Offered

SIZE: 42± Acres

ELEVATION: 450± to 700± feet

ZONING: FF – Farm Forest

PROPERTY INSPECTION: At Any Time. Locked Gate - Call Auction Information Office for combination.

FINANCING: None – All Cash

DESCRIPTION: This 42± acre timber tract is located along Highway 38, one-quarter mile west of Exit 162 at I-5, and is within a 35-minute drive both north to Eugene, Oregon, and south to Roseburg. The property has an easement, from Highway 38, that is a logging road which bisects the tract. The tract has moderate south-facing slopes, and a Douglas-fir site index of 96-115. There is 20± year old Douglas-fir advanced reproduction which is projected to grow to 1,083± MBF within 20 years, or at age 40.

The Seller obtained a preliminary forest dwelling approval, which may be assigned to a new owner pending Douglas County approval. Please see Supplemental Information Package for copy of approval.

LOCATION: Township 21 South, Range 5 West, Section 25, Tax lot 800