



**PUBLISHED RESERVE:** No Minimum Bid

**LAST ASKING:** First Time Offered

**SIZE:** 25± Acres

**ELEVATION:** 1100 to 1600± Feet

**ZONING:** F-2

**PROPERTY INSPECTION:** At Any Time

**FINANCING:** None – All Cash

**DESCRIPTION:** This 25± acre timber tract is located along the McKenzie River Valley, 1.5 miles east of the riverfront community of Blue River and within a 35 minute drive of Eugene. The property has deeded access from Highway 126, is adjacent to the Lazy Days Mobile Home and RV Park, and has the potential for seasonal RV or camp sites, with a tree farm. Willamette National Forest ownership is to both the north and west.

The tract is primarily moderate south-facing slopes, with 13 acres of 22 year-old Douglas-fir, and 4 acres of 34 year-old Douglas-fir. The balance of the tract at the foot of the slope, of 8± acres, has some residual timber. The Douglas-fir site index is 96 – 115.

**LOCATION:** Next to Lazy Days Mobile Home and RV Park at 52511 McKenzie Highway in Blue River, Oregon, Township 16 South, Range 4 East, Section 22, Tax lot 1400