



Tracey Creek

**PUBLISHED RESERVE:** \$435,000

**LAST ASKING:** \$550,000

**SIZE:** 96± Acres

**ELEVATION:** 10± Feet to 100± Feet

**ZONING:** T-C (Timber Conservation Zone)

**PROPERTY INSPECTION:** At Any Time – Either Park at Entry and Walk-In, or Take ATV

**FINANCING:** None – All Cash

**DESCRIPTION:** This 96± acre Oregon coastal timber tract is located 3± miles north of Seal Rock and 7± miles south of Newport – home to the Oregon Coast Aquarium – and has a combination of a well-stocked tree farm offering near-term income, and an approved home site. The property is near the Ona Beach State Park, located at the mouth of Beaver Creek, an important estuary wetland. The Oregon Parks and Recreation Department recently acquired 349± acres along Beaver Creek to create the Beaver Creek State Natural Area, with hiking trails and access for canoeing and kayaking.

This timber tract has an estimated 1,492± MBF of primarily 45± year-old Douglas-fir and white woods, located on 69± acres. (Please see Supplemental Information Package for inventory detail.) There are 14± acres of well-stocked 22± year old Douglas-fir reproduction. The property is projected to have an estimated 2,350± MBF within the next 10 years, or an increase in volume of 60%. The balance of the tract, 10± acres, is a riparian, or wetland, area along Tracey Creek, which may provide some conservation values to a new owner through enhancement of wetlands. Tracey Creek is tributary to Beaver Creek, an important estuary wetland.

There is access from S.E. 143rd Street to the northwest corner of the tract. A logging road provides access to the lands located on both sides of Tracey Creek. The conditional use permit for a home site to be located in the