



PUBLISHED RESERVE: \$405,500

LAST ASKING: First Time Offered

SIZE: 82± Acres

ELEVATION: 180± Feet

ZONING: F - 80

PROPERTY INSPECTION: At Any Time (from Highway 26). Please call Auction Information Office for combination to Locked Gate.

FINANCING: None – All Cash

DESCRIPTION: This 82± acre Necanicum Riverfront timber and recreation tract is located in the heart of Oregon's north coastal range, along Highway 26, nine miles east of the oceanfront resort communities of Seaside and Cannon Beach, and within a sixty-minute drive of Portland. Cannon Beach is a 15-minute drive from the property. The Necanicum River is known for its winter steelhead, fall Chinook and cutthroat trout fishing. The property is located on both the south and north banks of the Necanicum River, and has over 4,000 feet of river frontage. There are 37± acres between the south bank of the Necanicum River and Highway 26, offering several good sites for seasonal cabins. The balance of the property, or 45± acres, is located between the north bank of the Necanicum and a mainline logging road which runs along the northern boundary of the auction property. The Seller, Lewis and Clark Timber Company, will provide the buyer a license agreement for access to this section of the property. A recent survey of the property is included in the Supplemental Information Package.

