



**PUBLISHED RESERVE:** \$1,458,000

**LAST ASKING:** First Time Offered

**SIZE:** 301± Acres

**ELEVATION:** 1,100± to 2,000± Feet

**ZONING:** F-80

**PROPERTY INSPECTION:** At any time.

**FINANCING:** None – All Cash

**DESCRIPTION:** This 301± acre timber tract is located along the western slopes of Wickiup Mountain, 3± miles south of the Columbia Riverfront community of Knappa, and Highway 30. There is a net estimated 3.2 million board feet of 50- to 80 year-old western hemlock, Sitka spruce, Douglas-fir, western red cedar and red alder. 45% of the 3.2 million board feet is western hemlock; 37% is red alder; 12% is Sitka spruce; and the balance is Douglas-fir and western red cedar. Please see Supplemental Information Package for inventory detail. There are 95 acres of well-stocked 4 year-old Douglas fir reproduction, and 52 acres of 24 year-old pre-merch. The 24 year-old pre-merch is projected to have an estimated 1 million board feet at age 40, or within 16 years. The tract is within the north coastal range, between the Clatsop State Forest and the Columbia Riverfront community of Astoria, and has a location strategic to both nearby domestic, and export, log markets in Warrenton, Astoria, Clatskanie, and Tillamook, Oregon, and Longview, Washington. There is access to the tract from Palmrose Road via a road-use agreement over adjoining private timberland. The city of Astoria watershed is along the southwest boundary.

Topography of this irregular-shape tract is mostly moderate, with some steep slopes along the eastern section of the tract. There are two miles of rocked logging road, providing opportunity for winter logging. There is an existing rock source on-site, which can be used for both road maintenance and construction. The Douglas-fir site index is 119 to 133, with two thirds of the land having a site index of 127 to 133. The combination of the 3.2 million board feet with 147 acres of well-stocked young to pre-merch reproduction provide potential for both near term cash flow and long term growth.

**LOCATION:** Township 7 North, Range 7 West, Sections 6 and 7, Tax lots 500/600. From Highway 30, take Koprish Road south to Palmrose Road. Take Palmrose Road south 1.6 miles to spur road on the left. Take spur road and proceed .2 mile and then stay right. Go one-quarter mile to northwest corner of the property.

SEALED BIDS DUE NO LATER THAN 5:00 PM, MAY 21, 2014