



**PUBLISHED RESERVE:** \$465,000

**LAST ASKING:** First Time Offered

**SIZE:** 220± Acres

**ELEVATION:** 300 to 500± Feet

**ZONING:** TC – Timber Conservation

**PROPERTY INSPECTION:** Locked Gate -- please call Auction Information Office at 1-800-845-3524 for combination

**FINANCING:** None – All Cash

**DESCRIPTION:** This 220± acre, II+ high-site, tract overlooks the Siletz River Valley, 3.5 miles east of the community of Siletz, and is within a forty-minute drive of the coastal resort community of Newport and within proximity to both domestic and export log markets. The property has access from Upper Siletz Road, just east of both Twin Bridges Memorial Park and Sams Creek Road, via an easement over an existing logging road.

The tract has 123± acres of well-stocked 12 to 14 year-old Douglas-fir and western red cedar reproduction, and 16± acres of 21 year-old Douglas-fir reproduction. There are 68± acres of 20 year-old red alder plantation with improved seedlings which has been thinned in order to increase productivity that had been part of a research trial, conducted by Oregon State University. The red alder will be ready for harvest within ten years. The combination of pre-commercial thinning 10 to 12 years after planting, and II+ high-site tract (135), is projected to generate an estimated 20,000 to 25,000 MBF per acre when harvested, or up to 50% additional volume, over a natural stand. Existing hardwood log markets are located on the coast both in Garibaldi and Coos Bay, and east to Eugene.

Scott Creek runs along the southwest corner of the tract, and the slopes are primarily moderate, with 70% of the property suitable for ground-based logging.

The Siletz Indian Reservation and Plum Creek Timber are adjoining owners, and there is a reciprocal road-use easement. Please see Supplemental Information Package.

Acquisition of this 220± acre highly productive coastal tree farm, with one-third of the property having near-term cash flow from red alder, and the balance with well-stocked 12 to 21 year-old reproduction Douglas-fir and western red cedar, will provide a new owner with significant long-term asset growth.

**LOCATION:** Township 9 South, Range 9 West, Sections 31 and 32, Tax Lots 500, 700. From Siletz at Highway 229, proceed east on Upper Siletz Road 3± miles (.2 mile west of intersection with Sams Creek Road) to Plum Creek logging road #500 on the left. Locked gate on the left. Proceed 3± miles to northeast section of property.

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