



Please Note: Sketch plan is conceptual only. Neither the Seller nor its agents have submitted plan or made any applications to a public agency.

PUBLISHED RESERVE: \$275,000
LAST ASKING: First Time Offered
SIZE: 156± Acres
ELEVATION: 1,000± to 1,200± Feet
ZONING: F-2 -- Impacted Forestry
PROPERTY INSPECTION: At Any Time
FINANCING: None – All Cash

DESCRIPTION: This 156± acre timber tract is located 2± miles southeast of Dexter, Oregon, at Highway 58, and is within a 20-minute drive of Eugene. Lost Creek Road provides access to the southwest corner, and Hartunos Road provides access to the northern section of the property.

The tract has primarily 28 year-old Douglas-fir pre-merch reproduction, which will provide near-term cash flow within 10 to 12 years with a projected volume of 2.4 million board feet. The existing volume is estimated at 954 MBF. Please see Supplemental Information Package for inventory detail.

The Douglas-fir site index is 96-115, and the topography is gentle to moderate west-facing slopes, with some wet area along several creeks in the northwest corner.

The Seller obtained two final legal lots of record from Lane County in 2011. Approval of a home site is subject to conditional use approval. Please see Supplemental Information Package for detail.

Power is available along Hartunos Road; on-site septic and well are required.

LOCATION: Township 20 South, Range 1 West, Section 11, Tax Lot 201

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