



**PUBLISHED RESERVE:** \$625,000

**LAST ASKING:** \$750,000

**SIZE:** 430± Acres

**ZONING:** FF – Farm Forest

**ELEVATION:** 540± to 1320± Feet

**PROPERTY INSPECTION:** At Any Time – Locked Gate. Call Auction Information Office for Combination

**FINANCING:** None-All Cash

**DESCRIPTION:** This 430± acre timber and recreation tract is located 5± miles northeast of the historic town of Oakland, along Hall Ridge and overlooking Driver Valley. It is a 10 minute drive to I-5 and within an easy commute south to Roseburg and north to both Cottage Grove and Eugene. The property contains 238± acres of 19± year- old Douglas-fir and 182± acres of 9± year old well-stocked Douglas-fir reproduction. There is an estimated 235± MBF of primarily residual 59± to 87± year-old Douglas-fir and alder, located on 20± acres of the property. The topography is rolling to moderate north-facing slopes, with a Douglas-fir site class of III. The property has over 1,000± feet of frontage along Driver Valley Road and there are several excellent potential home sites with views of Driver Valley, which could be developed subject to Douglas County zoning. Please see Supplemental Information Package for details. There is a right-of-way that crosses the western section of the property. The property has a good internal road system which could be used for horseback riding trails. Power and phone are available along Driver Valley Road. Private on-site septic and wells will be required.

**LOCATION:** Township 24 South, Range 4 West, Sections 29 and 30. From I-5 take exit 140 east to Oakland. Turn left on Oak Street and follow (which turns into Driver Valley Road) for 5± miles to orange gated entrance to the property.

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

