

**110 - Seven Devils Timber Tracts near Cape Arago State Park Coos County, Oregon**

**PUBLISHED RESERVE:** \$550,000 / \$3,416 per Acre  
**LAST ASKING:** First Time Offered  
**SIZE:** 161± Acres  
**ELEVATION:** 400 to 550 Feet  
**ZONING:** Forest (F)

**PROPERTY INSPECTION:**

Access Permit Required - Please Contact Auction Information Office at [info@rmnw-auctions.com](mailto:info@rmnw-auctions.com) or 1-800-845-3524 for Access Permit and Gate Combination

**FINANCING:** None – All Cash

**DESCRIPTION:** These two non-contiguous Seven Devils Timber Tracts total 161± acres. They are located along Oregon's south coast less than three-quarters mile south of Cape Arago State Park, and ten miles south of North Bend and Coos Bay. There is access via a reciprocal road use easement from Seven Devils Road, east of both tracts.

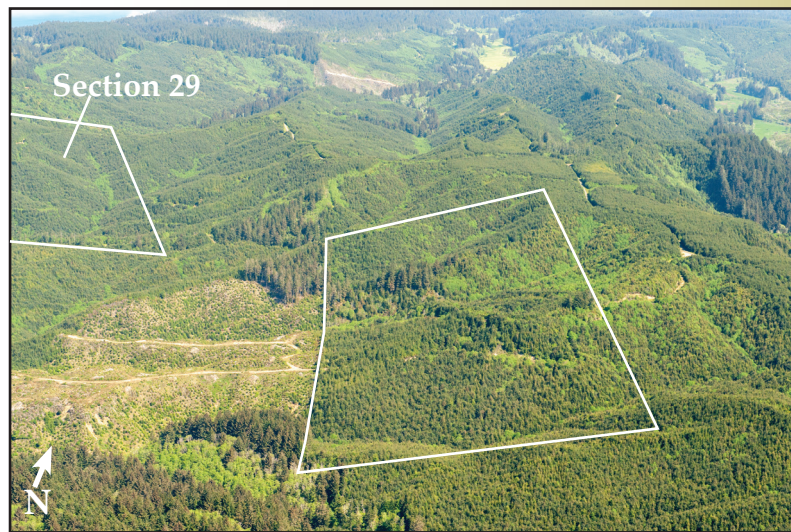
The northwestern-most property is located in Section 29, and contains primarily well stocked 24-year old Douglas-fir. There is also a 3± acre stand of 18-year-old reproduction in the northwest section of the tract.

The tract is mostly a Douglas-fir Site III, with the northern section a Site II. Access from the easement is to the northwest corner. An internal logging road running south along a ridge provides access to the balance of the property.

There are ocean views from the ridge. There is a small creek in the southwest corner of the tract. The other tract is located in Section 28. It is well stocked 26-year-old primarily western hemlock and spruce. There is access to the southeast section from the easement road. Weyerhaeuser is the adjoining owner of both tracts. There is a reciprocal road use agreement.

Acquisition of the 161± acres of Seven Devils Timber Tracts provides a new owner with significant asset growth potential, projected to increase volume from 940± MBF of pre-merch to 4.9 million board feet within twenty five years.

**LOCATION:** Township 26 South, Range 41 West, Sections 28, 29  
 Tax account 26-14W-28-01000, 26-14W-29-00100



**SEALED BIDS DUE SEPTEMBER 12, 2019**