

## Water Rights and Distribution System on Tahkenitch and Siltcoos Lakes Two Dams on 70 Acres in Douglas and Lane Counties



**PUBLISHED RESERVE:** \$4,850,000\*

**DESCRIPTION:** Water rights from Tahkenitch and Siltcoos Lakes, with priority dates in 1955 for up to 15 million gallons per day for general industrial uses, may be the largest amount of water rights available for purchase within the State of Oregon.

Water Right Certificates 80656, 80657, and 80658 are associated with Auction Property #100, and authorize storage and use of water for industrial purposes. In 2021, Seller was able to make use of water more flexible, by changing the special industrial use of “manufacturing” to general industrial use, and received confirmation from Oregon Water Resources Department that general industrial use can be used for manufacturing, water bottling, and other uses.

Instream leases terminated at the end of 2021. The full extent of water rights is available for use.

Distribution system development by International Paper included construction of two concrete dams on Tahkenitch and Siltcoos Lakes, pumps on both lakes, pipeline from Siltcoos to Tahkenitch Lake, and pipeline from Tahkenitch Lake to 1.5 million gallon water tank and to the industrial site.

Tahkenitch Dam (T-51) is located 6.5 miles north of the industrial property along Highway 101 on a 35 acre parcel, with dam located west of Highway 101, and east of Highway 101 frontage on Tahkenitch Lake.

Siltcoos Dam (S-47) is located along Siltcoos River, 5± miles north of Tahkenitch Dam along Highway 101, on a 35± acre parcel. International Paper had a picnic pavilion on the site. This property is in Lane County.

The last inspection of both dams was in September 2018 by Water Resources Department – Watermaster District 15. Both dams are classified as low hazard dams since there is no significant development below either of them. Dam Safety Inspection Forms are included on the data site.

Motors that operate gates at both Tahkenitch and Siltcoos Dams will need to be replaced in the near future. Replacement cost has been estimated at less than \$30,000.

Acquisition of Auction Property #101 water rights and distribution system is a rare opportunity to obtain significant water and storage rights to two Oregon Coast freshwater lakes, with option as a conservation and mitigation investment for corporations, utilities, or public agency.

\* Individual sales of Auction Properties 100 Bulk, Parcel-A, Parcel-B, Parcel-C, 101, and 102 are subject to total bids in the aggregate to equal, or exceed, the Portfolio Published Reserve of \$16,145,000

**SEALED BIDS DUE NO LATER THAN 5:00 PM, WEDNESDAY NOVEMBER 16, 2022**