

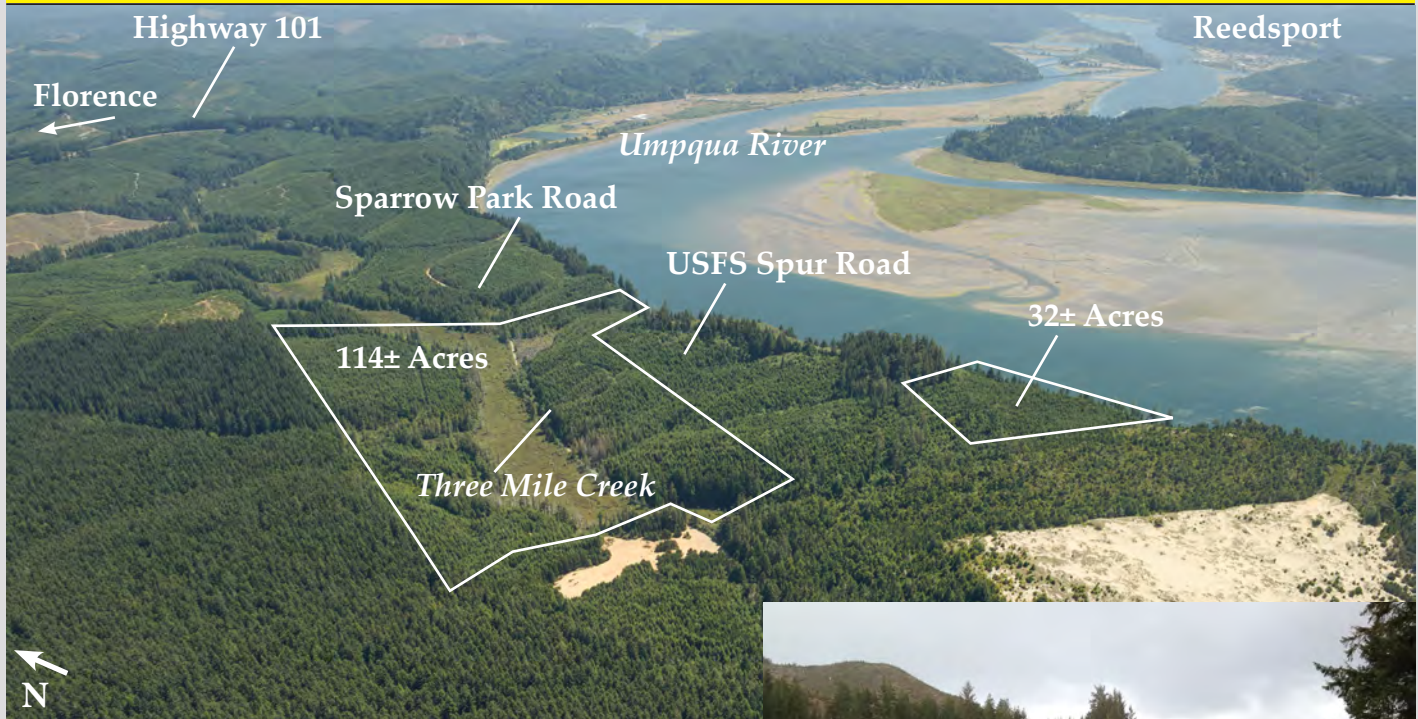


SPRING 2024 AUCTION

NO STARTING BIDS AND NO HIDDEN RESERVES!

Coastal and Cascade Foothill Timber and Recreation Tracts

#107-#108 - Three Mile Creek Timber and Recreation Tract by Oregon Dunes National Recreation Area - Douglas County, Oregon



Beaver pond and meadow

	Bulk	107	108
PUBLISHED RESERVE:	\$660,000 / \$4,520 per acre	\$565,000*	\$95,000*
Size:	146± acres	115± acres	31± acres

**Individual sales of Auction Properties #107 and #108 are subject to total bids to equal, or exceed, the bulk published reserve price of \$660,000*

ELEVATION: Sea Level to 290± Feet

ZONING: TR – Timberland Resource

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This 146± acre Three Mile Creek timber and recreation property, containing two contiguous tax parcels of 115 and 31 acres, is located by Oregon Dunes National Recreation Area along Oregon’s southern coast, between resort communities of Florence and Winchester Bay. There is year-round access to Highway 101, located 2.3 miles east.

It is one of the only private inholdings within Oregon Dunes National Recreation Area, which is part of the Siuslaw National Forest. Sparrow Park Road, which connects to Highway 101, bisects Auction Property 107 and continues one mile west to the beach, as well as providing access to the trailhead to Three Mile Lake. Three Mile Creek, an important coastal stream, runs through Auction Property 107 and contains a high quality wetland and riparian area with beaver pond and meadow. Auction Property 108 has one quarter mile of steep Umpqua River frontage and spectacular views of the river, Winchester Bay, and Pacific Ocean.

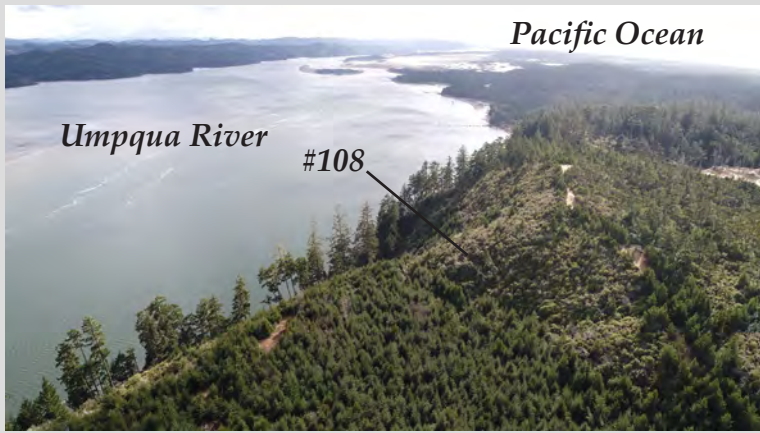
Projected Ten Year Growth (Net MBF)*

Species	2024 Volume	Projected 2035 Volume
DF	1028	1,998
WH	40	81
RC	14	48
OC	24	45
Total	1,106± MBF	2,172± MBF

Access to Auction Property 108 is from a logging road spur through adjoining Siuslaw National Forest land.

It is estimated by a third-party appraiser that there are 1.1 million board feet of primarily Douglas-fir pre-merch in the 19- to 24-year age class that will be ready for harvest by 2035. The appraiser projects that the inventory will double in volume to 2.2 million board feet, providing significant near-term asset growth, and cash flow.

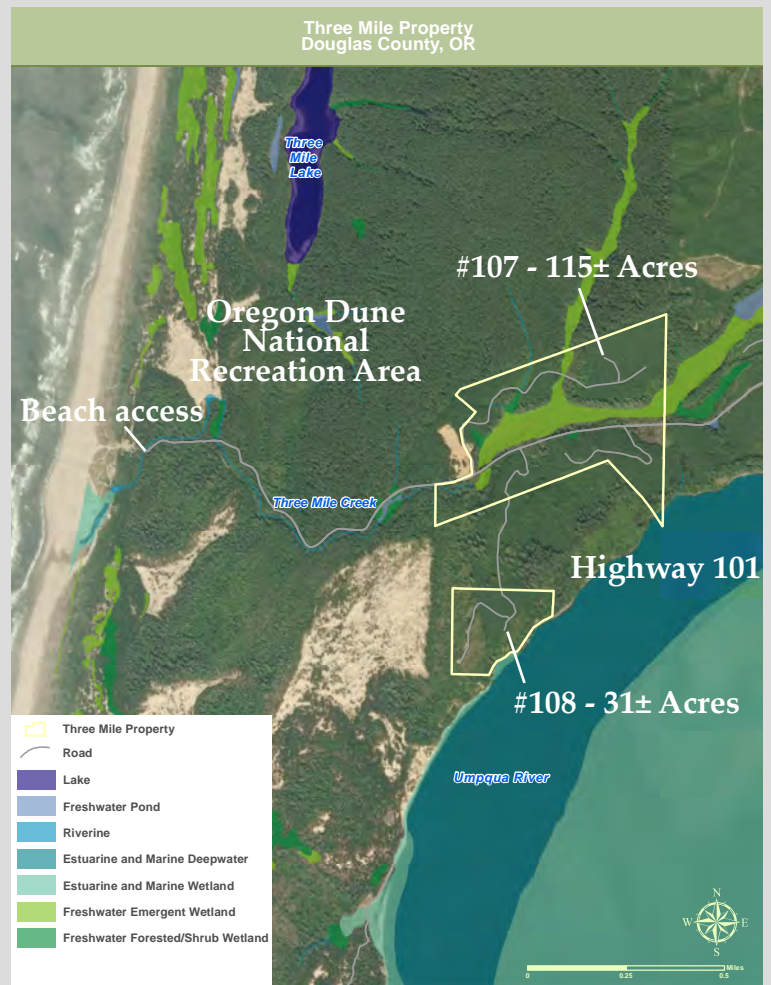
**Source: Seller, and third party appraiser*



Pacific Ocean

Umpqua River

#108



Three Mile Property
Douglas County, OR

#107 - 115± Acres

Oregon Dune
National
Recreation Area

Beach access

Three Mile Creek

Highway 101

#108 - 31± Acres

Umpqua River

- Three Mile Property
- Road
- Lake
- Freshwater Pond
- Riverine
- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland



0 0.5 1 Miles

The combination of conservation, recreation, and timber values provides rare opportunity for acquisition of a coastal tree farm that can be used for camping with access to the Oregon Dunes National Recreation Area and beach, management of a wetland habitat for wildlife, and potential cash flow from future timber harvests.

The Three Mile Creek property can be acquired in its entirety with published reserve price of \$660,000, or less than \$4,525 per acre. It is also available in two parcels of 115± acres with published reserve of \$565,000 and 31± acres with published reserve of \$95,000. Individual sales of Auction Properties 107 and 108 are subject to total bids to equal, or exceed, the bulk published reserve price of \$660,000.

LOCATION: Township 21 South, Range 12 West, Section 17, Tax Lots 400 (115± acre North Parcel) and 700 (32± acre South Parcel) in Douglas County, Oregon

SEALED BIDS DUE NO LATER THAN 5:00 PM, MAY 15, 2024



Highway 101

24 year old
Douglas-fir

Sparrow Park Road

Three Mile Creek



31± Acres

Access to beach

Three Mile Lake Trailhead

Three Mile
Creek

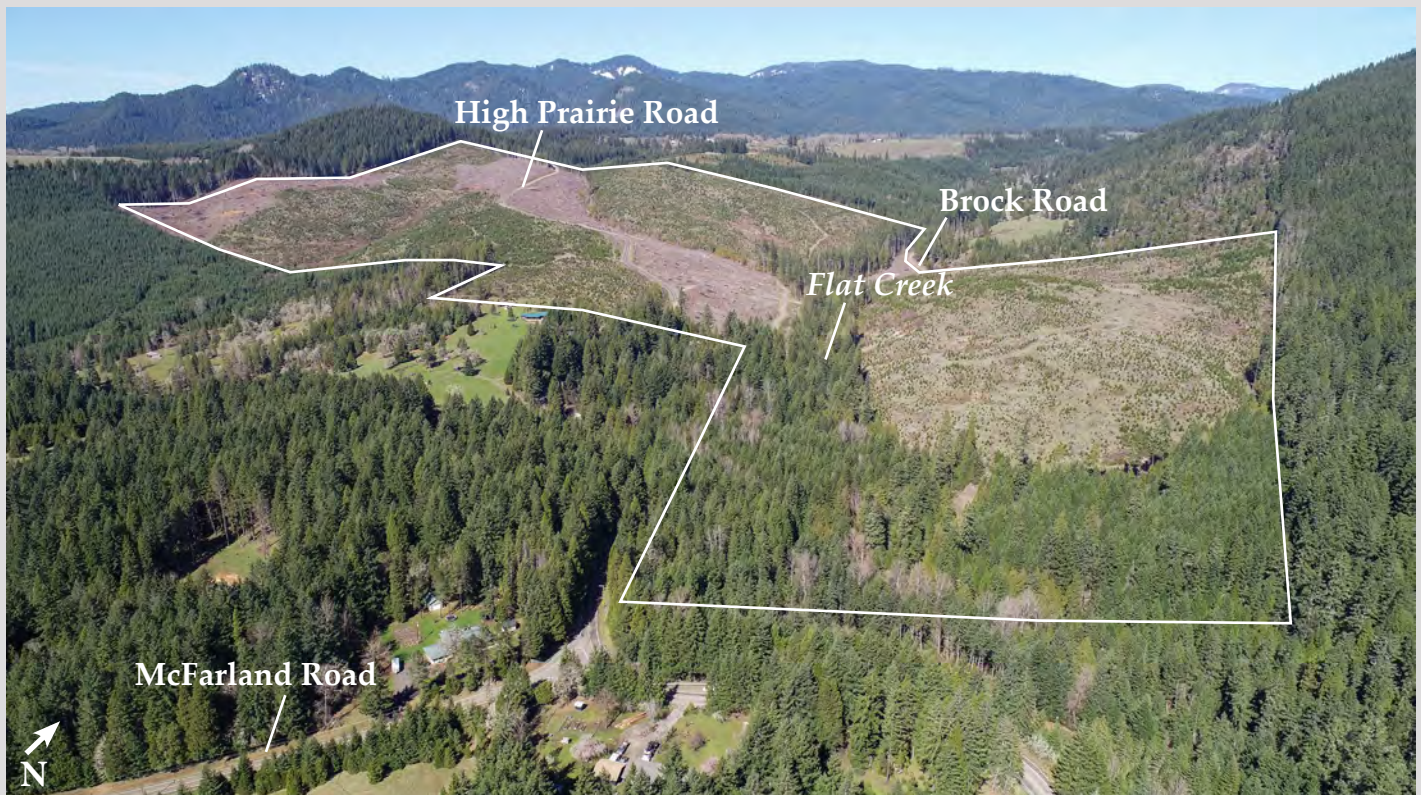
Three Mile Lake

Sparrow Park
Road

115± Acres



#109 - 330± Acre High Prairie Road Tree Farm with Potential Homesite, in Foothills of Cascade Mountains one hour from Eugene - Oakridge, Oregon



PUBLISHED RESERVE: \$750,000 / \$2,272 per Acre

LAST ASKING: First Time Offered

SIZE: 330± Acres

ELEVATION: 1,400 to 2,000± Feet

ZONING: F-1 – Non-Impacted Forest / Big Game Overlay – 280 Acres (Tax Lot 600) F-2 – Impacted Forest / Big Game Overlay – 50 Acres (Tax Lot 100)

PROPERTY INSPECTION: At Any Time. Locked gates. Please call Auction Information Office for combinations

FINANCING: None – All Cash

DESCRIPTION: This 330± acre tree farm is located along High Prairie Road, along the foothills of the Cascade Mountains and near communities of Oakridge and Westfir. It has excellent year-round access to Highway 58, and to Eugene, a one-hour drive. The property has proximity to fishing on Middle Fork Willamette River, and Waldo Lake. It is near downhill and cross-county skiing at Willamette Pass.

High Prairie Road Tree Farm has an estimated 286 acres of young one to ten year-old Douglas-fir reproduction. There are 210± acres of six to ten year-old trees, and 76± acres that were replanted in early 2024. Douglas-fir site class is a combination of High III and Low II.

The topography is moderate to rolling with rockered logging road.

Flat Creek bisects the Tree Farm in the eastern section. There is a total of 50 acres RMZ and non-timberland.

The Tree Farm has frontage on both sides of High Prairie Road and Brock Road.

There is an easement in the northwest section that provides access to an adjoining home and ranch. Additional homes are located along both High Prairie and Brock Roads, as well as McFarland Road, due south of the property.

The property is zoned F-1 for tax lot 600 (280 acres) and F-2 for tax lot 100 (50 acres.) Both tax lots are in the Big Game Overlay. According to Lane County, a lot line adjustment to create one 330 acre tax lot will provide option to locate one homesite on the 50 acres currently zoned F-2. Please see Supplemental Information Package for detail.

High Prairie Road Tree Farm is classified as timberland. 2023 – 2024 taxes are less than \$1,500.

LOCATION: Township 21 South, Range 3 East, Section 3, Tax Lot 600, Parcel No 0947455 and Township 21 South, Range 3 East, Section 10, Tax Lot 100, Parcel No 0948941, Lane County, Oregon

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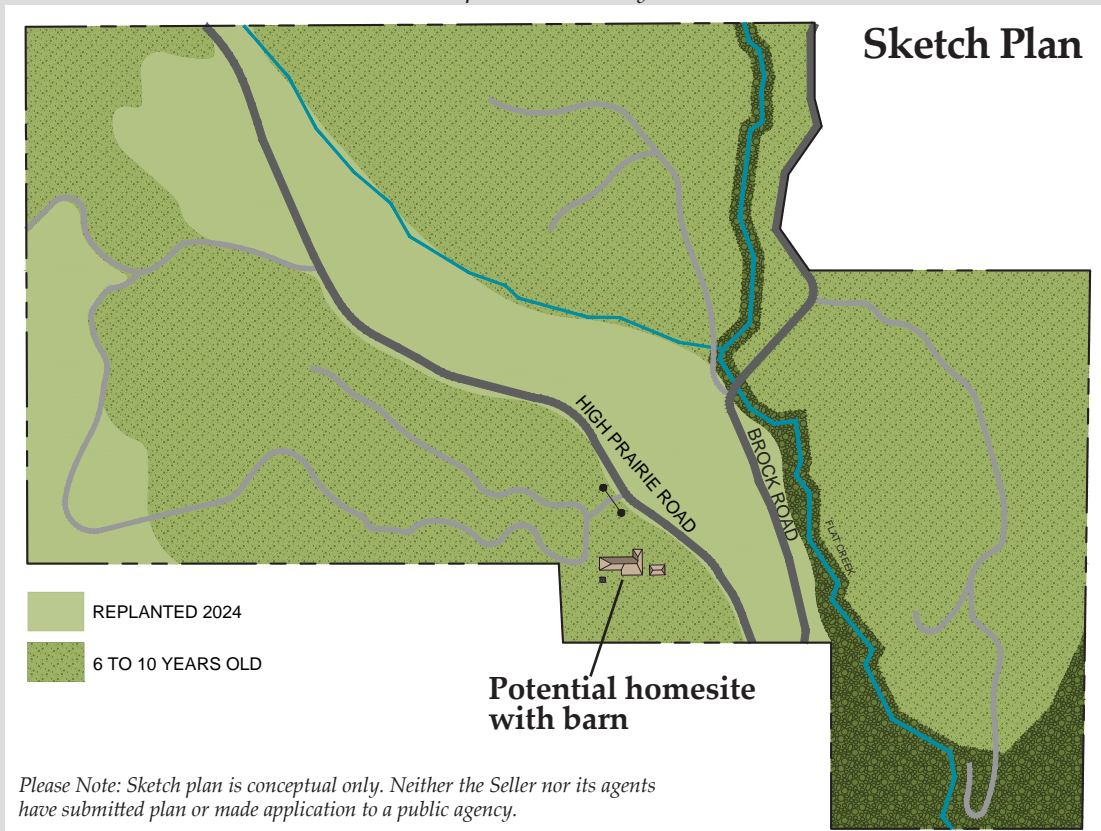
Flat Creek



210± acres of 6 to 10 year old reproduction



76± acres planted in early 2024



Sealed Bids Due May 15, 2024

Color Catalog #2402 and Bid Package #107-108 and #109

1-800-845-3524

or info@rmnrw-auctions.com