

Hayward Timber Property
51680 NW Hayward Rd.
Manning, OR 97125

Background Information:

- Formerly owned and managed by Stimson Lumber company
- Stimson logged in 1999 and planted in 2000 with 1-1 Douglas fir and 400 red cedar on one lower area. Received an aerial application of herbicides in 2000 and an additional application in 2004. Stocking surveys in 2000 and 200 showed 393 and 390 trees per acre. Light pre-commercial thinning done in 2010.
- Stimson Lumber filed and was granted dwelling approval under Measure 49 claim (11/2/2012). Timeline is 10 years (11/5/22) to obtain building permit—file land use application for Type II approval (\$2171 and 30 to 120 days)
- Existing owner purchased property 10/31/14

Property Details:

- NW Hayward Road location approximately 2.7 miles south of Highway 26
- Developed all season road system with established drainage and gravel overlay.
- Excellent Stocking of 20 year old Douglas fir for a good investment return
- Full Property Survey completed 5/2017
- Architectural plans available for Custom House