



PUBLISHED RESERVE: \$600,000

LAST ASKING: No Prior Sale

SIZE: 28± Acres

ZONING: TC - Timber Conservation

ELEVATION: 100± to 400± feet

PROPERTY INSPECTION: Locked Gate at Easement. Please call Auction Information Office at 1-800-845-3524. Access road ends one half mile from northern boundary. Walk in from end of access road to northern boundary of property.

FINANCING: Seller will offer purchase money financing, subject to Seller approval of Buyer's credit, and Buyer's execution of financing documents in a form approved by Seller, on the following terms: A thirty percent (30%) down payment with balance amortized over twenty (20) years, at 4% interest, all due and payable at the end of five years. Balance to be paid in full prior to any harvesting of property.

DESCRIPTION: This 28± acre timber tract is located within the Oregon Coastal Range, along Highway 20, just east of Pioneer Summit. It is by Yaquina River, a 30 minute drive from Philomath, and has proximity to mills in Monroe and Eugene which can process this log type.

The tract has an estimated 1.7 million board feet of 90± year-old Douglas-fir. 30% of the volume is Type 2 Sawmill, and the balance is Type 3 Sawmill. Seller received ODF Harvest Notification on July 27, 2020 (#202055307090) and notification for road work on easement (#202055307091.) See Supplemental Information Package for cruise report, species by grade, and harvest notification. Douglas-fir site index is 130.

There is legal access to the northern portion of the property through land managed by Hancock Forest Management. The existing logging road terminates one-half mile north of the property. Road reconstruction will be required to harvest timber, which will primarily be by cable logging. There is physical access at the southeast section along Crystal Creek Road, near the intersection with Highway 30.

LOCATION: Township 10 South, Range 9 West, Section 31, Tax Lot 1000 and Township 10 South, Range 10 West, Tax Lot 100, Lincoln County, Oregon

SEALED BIDS DUE NO LATER THAN 5:00 PM, NOVEMBER 18, 2020