



**PUBLISHED RESERVE:** \$635,000

**LAST ASKING:** \$675,000

**SIZE:** 125± Acres

**ELEVATION:** 800± to 1200± Feet

**ZONING:** TBR – Timber Resource and RRFF5 – Rural Resource Farm Forest 5 Acre

**PROPERTY INSPECTION:** At Any Time. Call Auction Information Office – Please do not Disturb Tenant

**FINANCING:** None - All Cash.

**DESCRIPTION:** The 125± acre Mt. Hood View Tree Farm is located along SE Herrick Road. It is irregular in shape, with 51± acres along SE Herrick Road zoned RRFF-5, and 74± acres north of SE Herrick Road zoned TBR. It has a county-permitted 1999 three bedroom two bath manufactured home, with 576± square foot detached garage, rented for \$1,000 per month, on a month-to-month basis.

There is an on-site well and septic system. The well also serves the shop on the adjoining property. Please see Supplemental Information Package for copy of lease. There is a power line right-of-way that bisects the western part of the property.

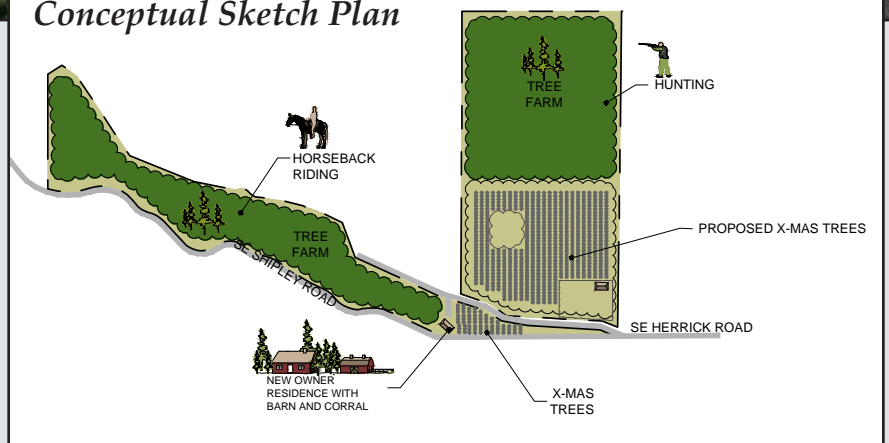
The tree farm is located within a ten-minute drive of Sandy, and less than one hour from Portland. It is along Devils Backbone Ridge, used by immigrants as they ascended the south flank of Mt. Hood and descended into the watershed of Zig Zag and Sandy Rivers in 1851 - the final stretch of the Oregon Trail.

The 125± acre tree farm could be used as a private estate, with option to build a replacement owner residence having views of Mt. Hood with horse facilities, using logging roads for riding and hiking.

A total of 1,634 Christmas Trees are planted on 1.4 acres near the home. Two-thirds are Nordmann, and the balance are Noble fir. Remainder of the property south of SE Herrick Road is moderate, south-facing slopes with 18± acres of Douglas-fir and hardwood mix, well-stocked 33 year-old Douglas-fir which was commercially thinned in 2013, and 6± acres of 20 to 25 year-old Douglas fir.

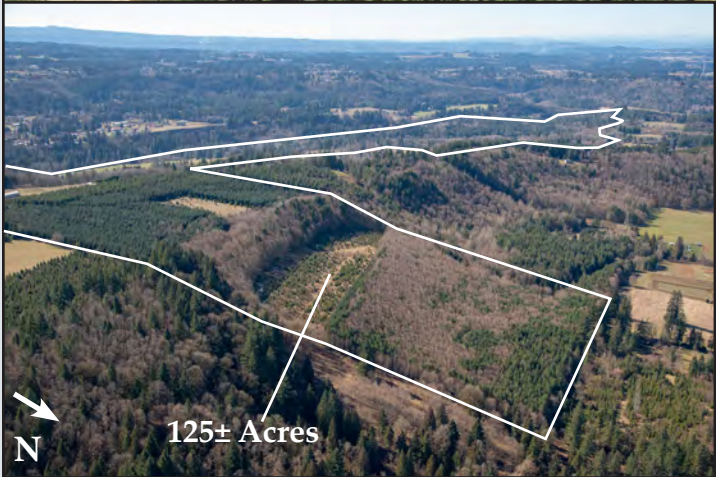
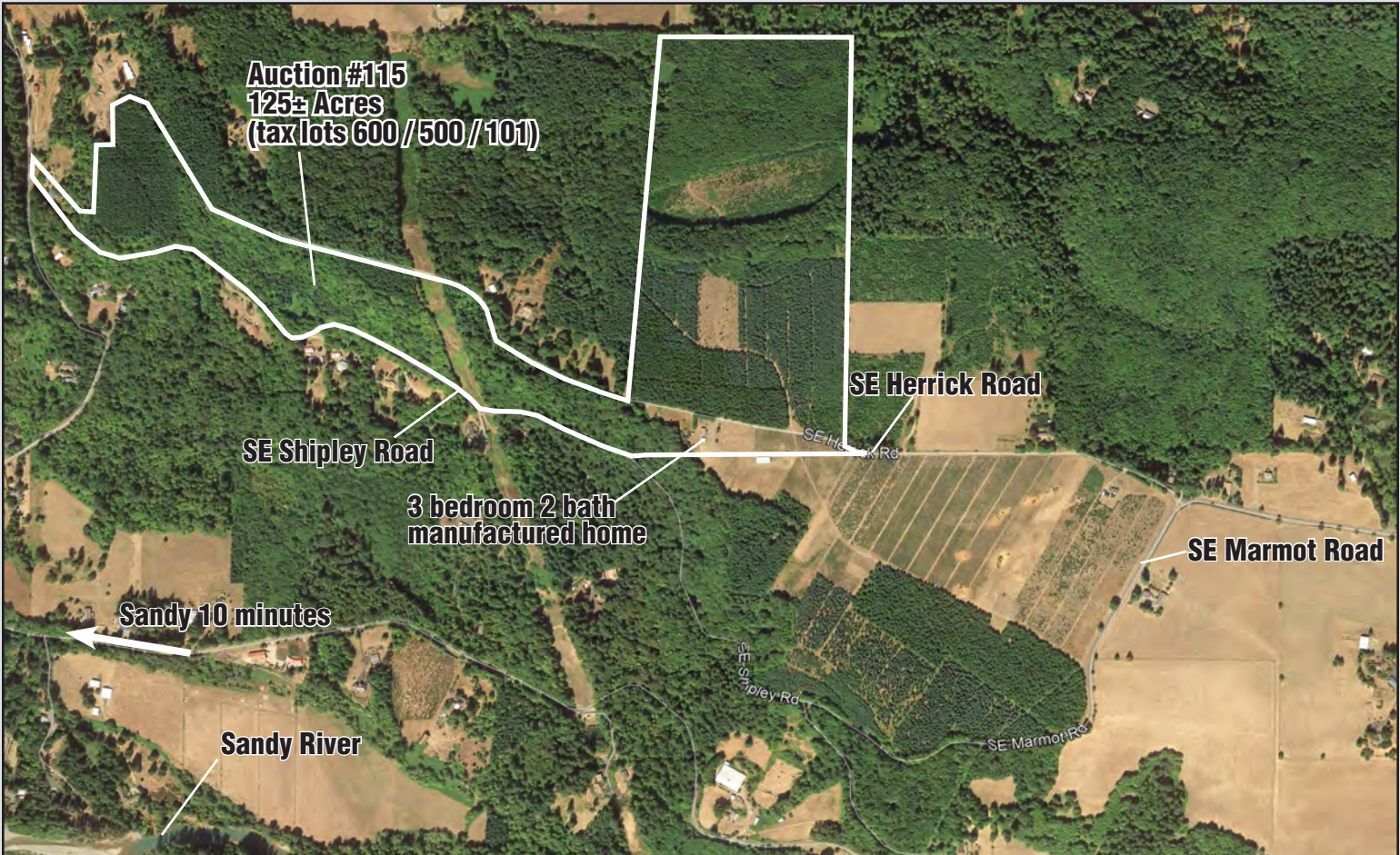
74 acres north of SE Herrick Road have an estimated 26 acres of overstock 13 to 22-year old noble, grand, and Douglas-firs, planted originally for Christmas trees, which should be thinned. Additionally, 14± acres have a mix of 15 year-old Douglas-fir and hardwoods. 25± acres in the northern section have 33 year-old Douglas fir and red alder. An estimated half the property north of SE Herrick Road is a ridgetop, and the other half has moderate, north-facing slopes, with a logging road providing access throughout the 74±

### Conceptual Sketch Plan



Please Note: Sketch plan is conceptual only. Neither Seller nor its agents have submitted plan or made application to a public agency.





acres of the property. Please see Supplemental Information Package for report prepared by Northwest Forestry, in March 2020. There is a small meadow that had been used as a loading site for Christmas Trees, and for deer and elk hunting. The property is within the North Willamette Wildlife Unit 15.

**LOCATION:** 43815 SE Herrick Road, Sandy, Oregon. Township 2 South, Range 5 East, Section 8, Tax Lots 101, 600, 500

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

