



PUBLISHED RESERVE: \$545,500 / \$4,545 per Acre

LAST ASKING: First Time Offered

SIZE: 120± Acres

ELEVATION: 300 to 500± Feet

ZONING: TC (Timber Conservation)

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

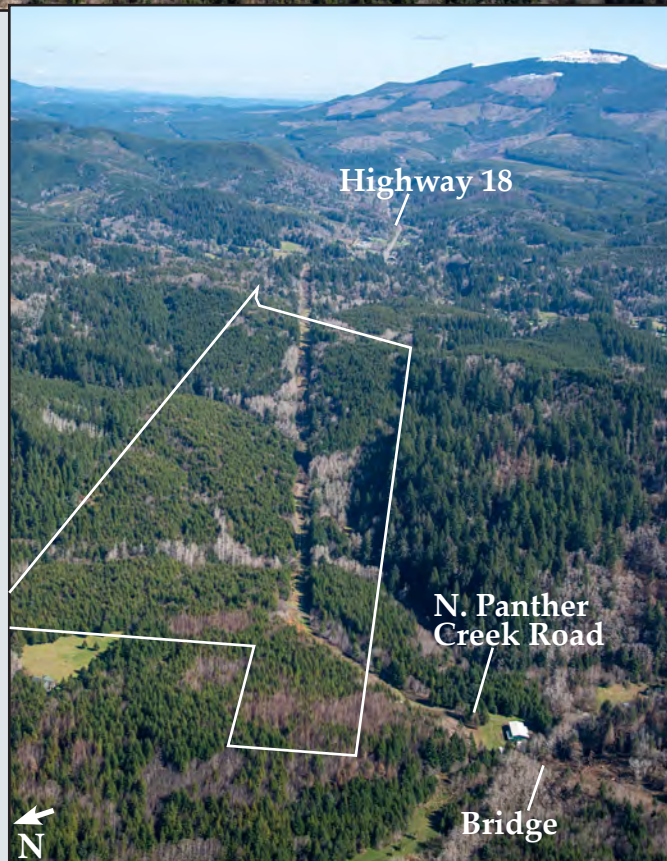
DESCRIPTION: This 120± acre timber tract is located near the community of Rose Lodge, two miles east of the coastal resort community of Lincoln City. The property has access from N. Panther Creek Road, into the southwest corner. There is access to Highway 18 via North Bank Road.

The tract has 46.5+/- acres of well-stocked 22 year old Douglas-fir, and 45 acres of 32 year old Douglas-fir. There are also 13 acres of 70 year old red alder. A powerline ROW runs through the tract, and impacts 8 acres. There are 10 acres of RMZ along Panther Creek.

Douglas-fir site index is 120, and topography is rolling to moderate, which is suitable for ground-based logging.

Fall 2020 Echo Mountain Complex Fire impacted less than 2 acres of the 32 year old timber. The nearby wood deck of the bridge over Panther Creek was impacted. Temporary steel plates have been installed on the bridge, and will be replaced through a shared cost agreement.

There is an estimated 805 MBF. It is projected that within 15 years there will be an increase to 2.3 million board feet. Please see Supplemental Information Package for timber type map, inventory, and bridge deck replacement detail.





Panther Creek Road provides access to adjoining owner at northwest section of the property



View of 32 year old stand in southwest portion of property



View east of well stocked stands of 22 and 32 year old Douglas-fir with some older stands of red alder



Panther Creek bridge with temporary steel decking due to the September 2020 fire



View west to Lincoln City and Pacific Ocean

There are some residences south of the property along N. Panther Creek Road and North Bank Road. Adjoining owners are Siuslaw National Forest and private parties.

LOCATION: Township 6 South, Range 10 West, Section 26, Tax Lot 600 and Township 6 South, Range 10 West, Section 27, Tax Lot 100, Lincoln County, Oregon

Preferred Lender



**SEALED BIDS DUE NO LATER THAN 5:00 PM,
MAY 19, 2021**

or E-MAIL info@rmnw-auctions.com