



# McCain-Larsen

Monroe, OR 54+- Acres





MADE OUT WEST  
LAND CO.

Your go-to specialists for land in Oregon.

From the expanses of dense Douglas Fir forests, to the snow frosted peaks of the Cascade Mountains, to the rolling juniper and sage hills of the high desert – we bring over 40+ years of experience in buying, selling, and consulting on land as well as timber in Oregon.

David Brinker Jr.  
Founder/CEO

David Brinker Sr.  
Founder/President



# THE OPPORTUNITY

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Imagine having 54+- acres of productive timber growing ground, in the middle of the beautiful Willamette Valley. Potentially buildable, and with mostly 30+- year old Douglas fir, this tree farm is ideal for investors and those just looking for a place to make into their own recreational playground.





# LAYOUT

Starting at 400+- ft. Above sea level and gently sloping up to about 520+- ft, the property is very usable.

The gravel driveway begins on Foster Road just a few miles to the NW of the town of Alpine. The driveway runs from East to West winding through the middle of the property.

Great access off of paved County Rd with a gated gravel driveway.







# TIMBER

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Good growing site (128-132) with approx. 50+- acres of commercially thinned 30 yr. old Douglas Fir. And 3+- acres of 15 yr old. Conveniently located to several mills.

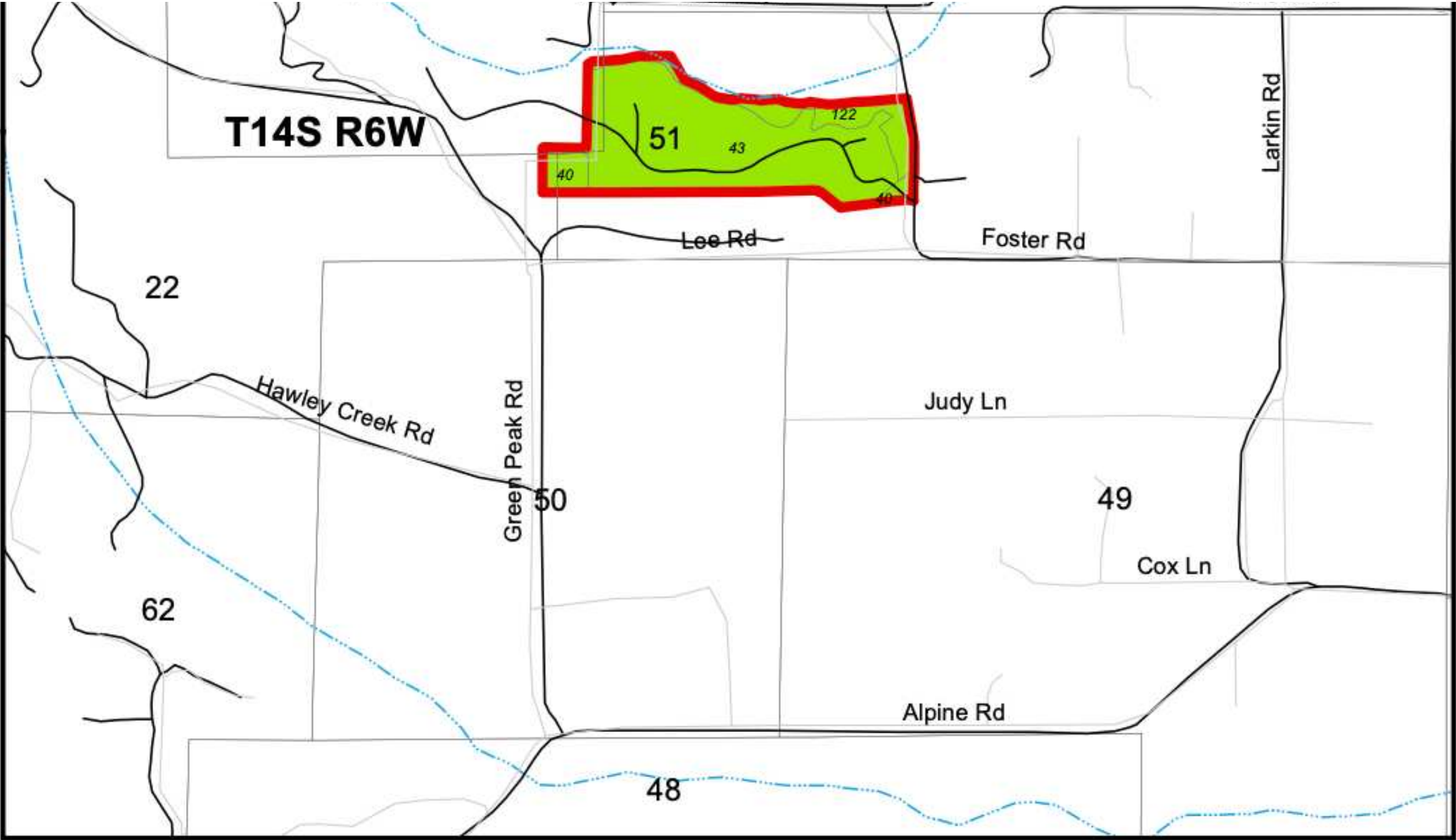
The gently sloping terrain is great for ground based logging operations. The main is access is a well maintained rock road.



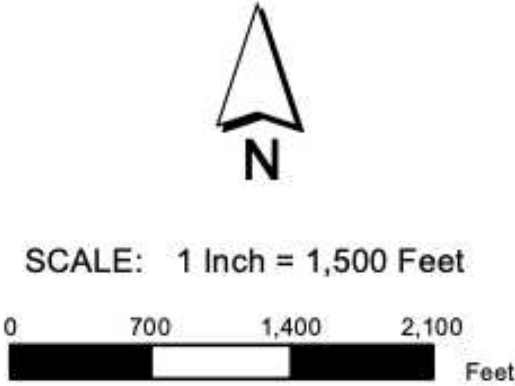


# STAND MAP

SPECIES	AGE	ACRES
Doug Fir	15	3.4
Doug Fir	30	41.6
Doug Fir	28	0.2
Doug Fir	30	8.1
Doug Fir	50	0.5
Doug Fir	80	0.1



**Stand Map**  
**McCain -Larsen**  
**Parcel # 41003Hb1001**  
Benton County, OR - approx. 54.0 acres +/-



Stand #	Cover Type	Age	Acres
40	Douglas Fir	15	3.4
43	Douglas Fir	30	41.6
95	Douglas Fir	28	0.2
122	Douglas Fir	30	8.1
235	Douglas Fir	50	0.5
254	Douglas Fir	80	0.1

Smaller stands have been excluded to fit in the allowable space











































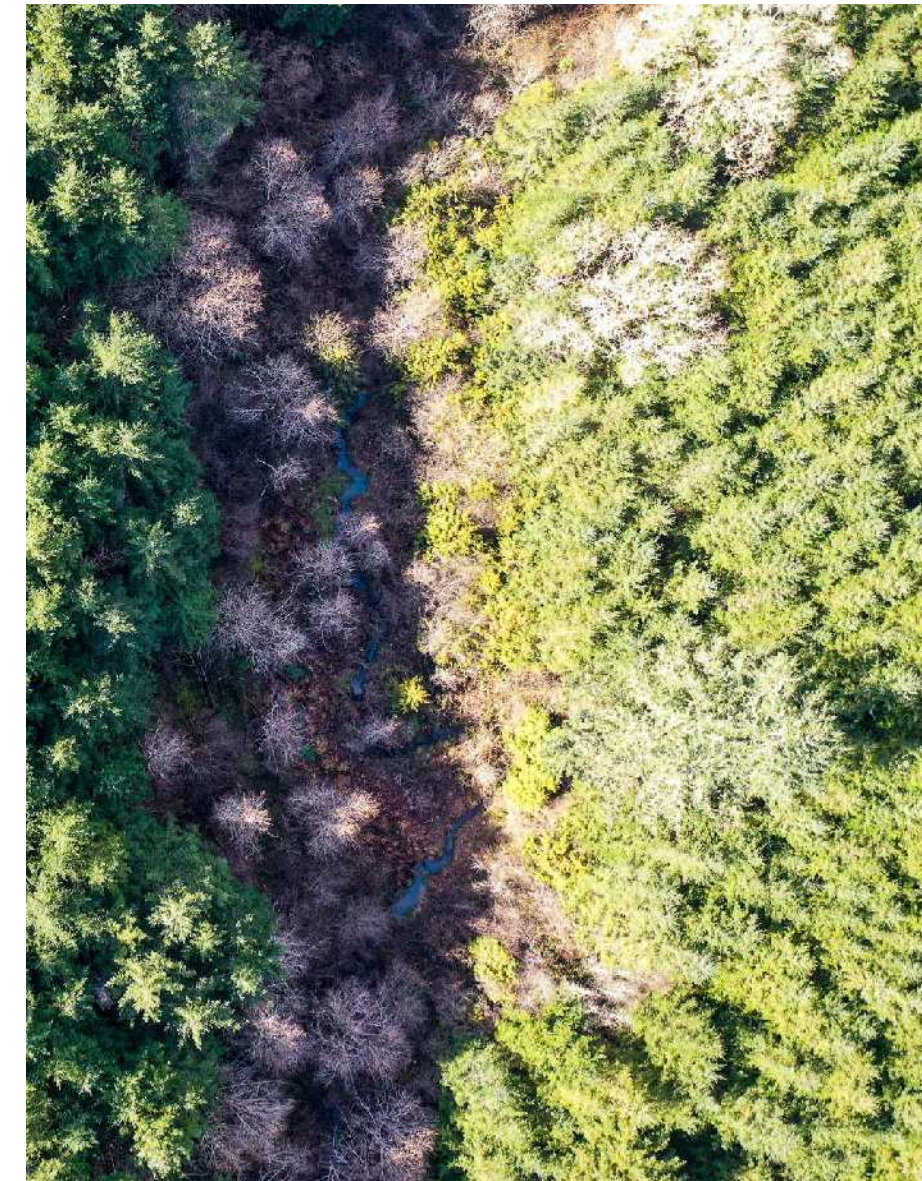
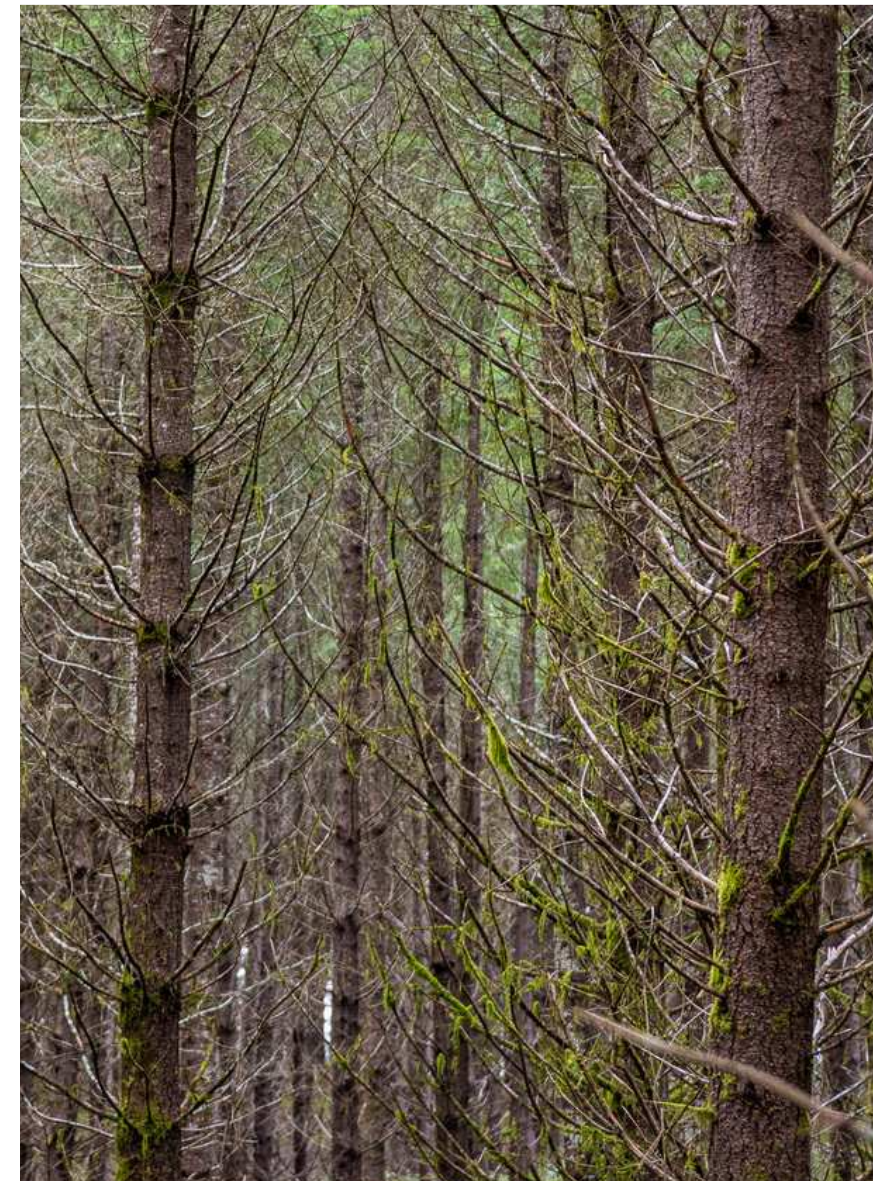




# FEATURES

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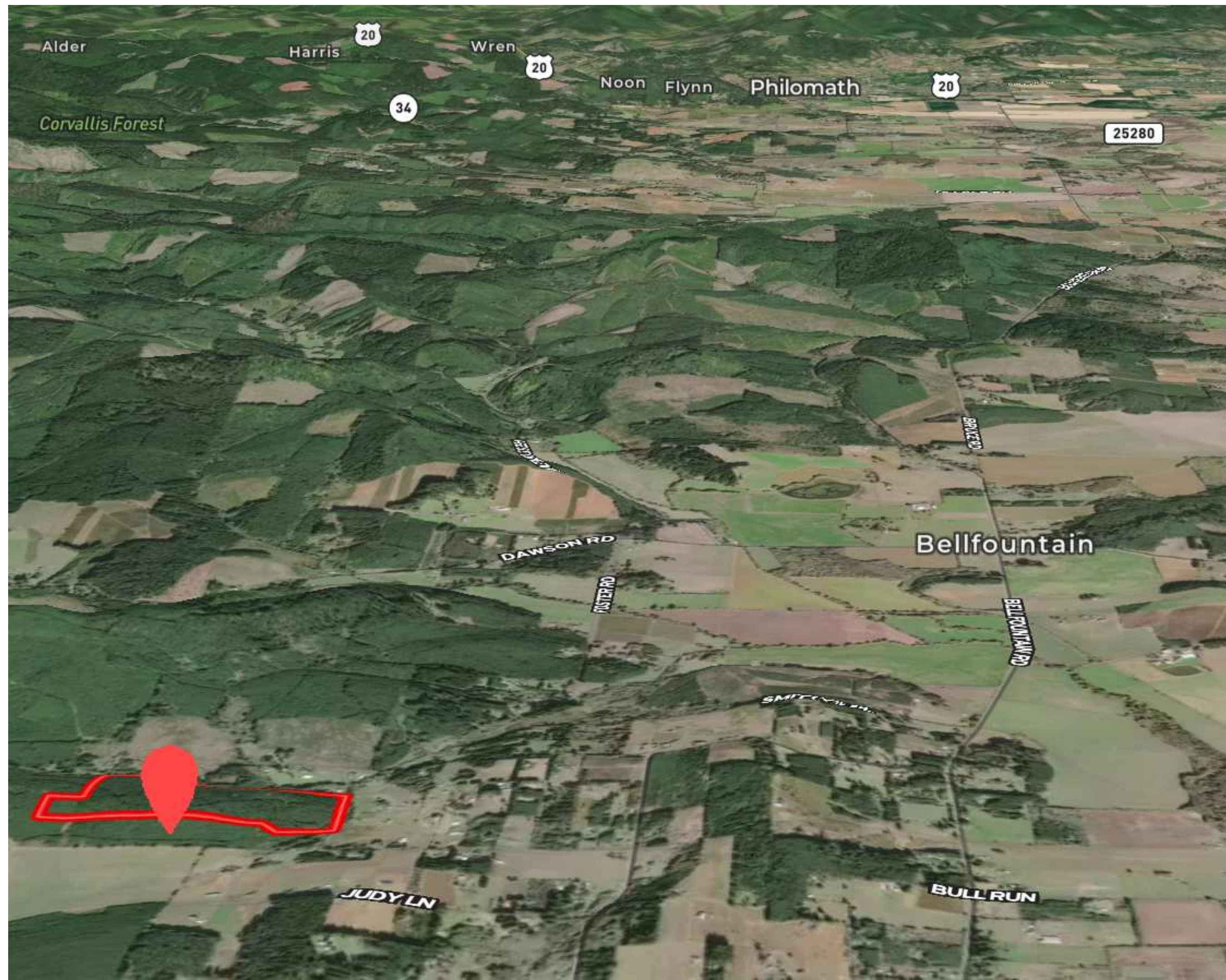
- 54+- acres
- Site (128-132)
- 30+- year old Douglas fir
- 3+- acres of 15 yr old
- Located just 45 min from Eugene
- Gravel driveway
- Potentially Buildable
- Gently Sloping
- Commercially Thinned





# VICINITY

- 45 min from Eugene
- 90 min from PDX
- 90 min from the Coast
- Close to multiple mills
- Oregon State University 25 min.
- University of Oregon 45 min.
- Monroe School District
- Closest Address: **25875, FOSTER, MONROE, OR, 974569709**  
(Directly Across Rd from main access)







# THE LISTING

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\$799,000

**Parcel # :** 189096

**TRS:** 14S / 06W / 23

**Lat/Lon:** 44.339037 / -123.389033

**Zoning:** FC- Forest Conservation

**County:** Benton

**2020 Taxes:** \$377.58

**Terms:** Cash, Land/Construction Loan

Notice, appointment and broker accompaniment required. All potential buyers will be pre-qualified prior to showing.



**Co-Listed By:**

David Brinker, Broker

Cory Spink, Principal Broker

Licensed Brokers in the state of OR

503-437-4095/503-857-7780

dbrinkerjr@madeoutwestlandco.com

cspink@mowlandco.com





**866-2-OUTWEST**  
info@madeoutwestlandco.com  
17490 Brown Road  
Dallas, Oregon 97338

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