



SPRING 2023 AUCTION

NO STARTING BIDS AND NO HIDDEN RESERVES!



LATE ADDITION - **GreenGold** Timberland

**98± Acre Abiqua Road Tree Farm near
Domestic and Export Log Markets with Potential Homesite
Marion County, Oregon**



- Estimated 1.8 million board feet of primarily 75 year old Douglas-fir with some volume suitable for export and poles
- Proximity to mills in nearby Lyons, Mill City, Molalla and Estacada
- Potential homesite overlooking Abiqua Creek

PUBLISHED RESERVE \$1,170,000

SEALED BIDS DUE JULY 19, 2023

Broker Cooperation Invited

Bid package #110 available by contacting

1-800-845-3524

or info@rmnrw-auctions.com



Auction Conducted By:

Realty Marketing/Northwest

2310 NW Everett St., Suite 250, Portland, Oregon 97210

Washington Auction License #1917



Estimated 142 MBF suitable for poles

PUBLISHED RESERVE: \$1,170,000

LAST ASKING: First Time Offered

SIZE: 98± Acres

ELEVATION: 650± to 800± Feet

ZONING: TC (Timber Conservation)

PROPERTY INSPECTION: Locked Gate – Please call Auction Information Office

FINANCING: None – All Cash

Preferred Lender:



DESCRIPTION: 98± acre Abiqua Road Tree Farm is located five miles southeast of Silverton, along the western foothills of the Cascade Mountains. It has excellent year-round access to both domestic and export log markets, with 1,795± MBF of primarily 75± year old Douglas-fir based on a May timber cruise by Woodward Forestry. 1.4 million board feet of Douglas-fir is 34% export and 10% suitable for poles. The balance is 312± MBF of grand fir/western hemlock and 90± MBF of red alder. Cruise report is available in Supplemental Information Package.

Interfor and RSG Mills are located north, in nearby Molalla and Estacada, with Freres Lumber and Frank Lumber Mills in Lyons and Mill City to the south. In addition, I-5 is within a 30-minute drive, providing access north to export facility and mills in Forest Grove, Banks, Kalama and Longview, and south to mills in Philomath, Monroe, Lebanon and Eugene. Some thinning was undertaken in 2010 to improve productivity. Douglas-fir Site Class is II, with moderate east-facing slopes that range from 650 to 800 feet. Abiqua Creek Road NE provides access to the southeast section, with two gated entries to a partially rocked logging road system. Ground-based harvesting can be used.

According to Marion County Planning Department, the property appears to meet criteria for template test for a homesite. A new owner will need to submit application. See Supplemental Information Package. The property is being sold "As Is".

Abiqua Creek, tributary to Pudding River, is along one-half mile of the eastern boundary. The creek is a fly fishing stream for cutthroat trout, and also provides for one of the largest steelhead spawning populations within Pudding River Watershed. Echo Creek bisects the property, and Echo Falls empties into Abiqua Creek. A small pond with water right is located in the southwest section, and a smaller creek is in the northeastern section. Weyerhaeuser Company is adjoining owner to the west and north, and has recently harvested its property. There are some residences between Abiqua Creek, and Abiqua Creek Road NE, by the northeast boundary, and east along El Romar Road, and to the south of the property. 2023 taxes are less than \$800.

Acquisition of the 98± acre Abiqua Road Tree Farm provides a new owner with near-term cash flow from both domestic and export log sales, and opportunity for long-term asset growth in one of northwest Oregon's most productive growing regions within proximity to log markets. In addition, there is option for a homesite overlooking Abiqua Creek in the southeast portion of the tree farm.

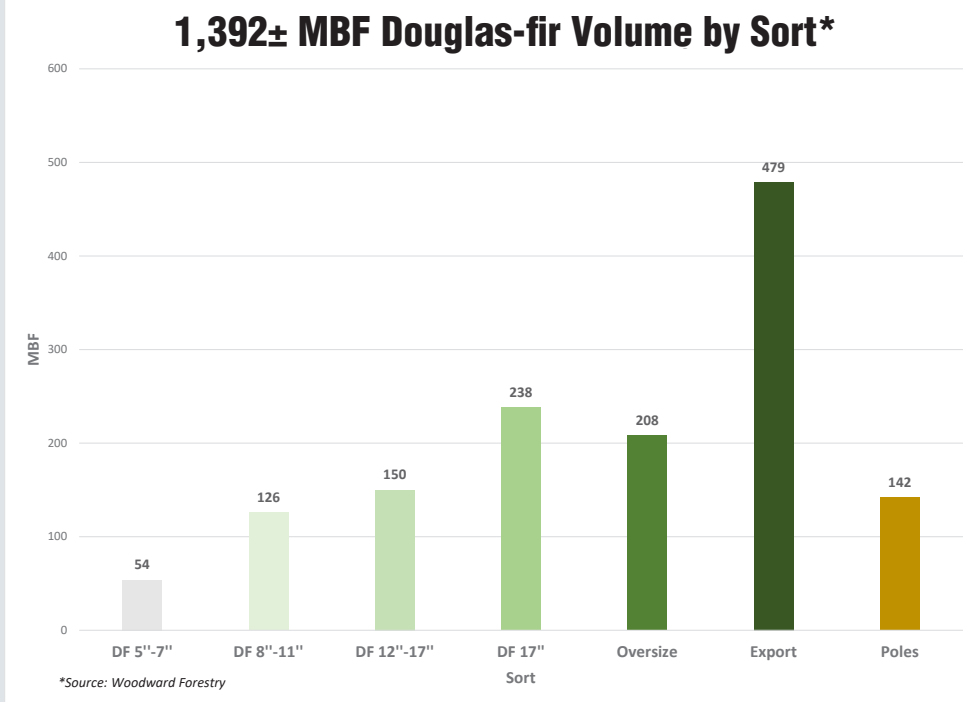
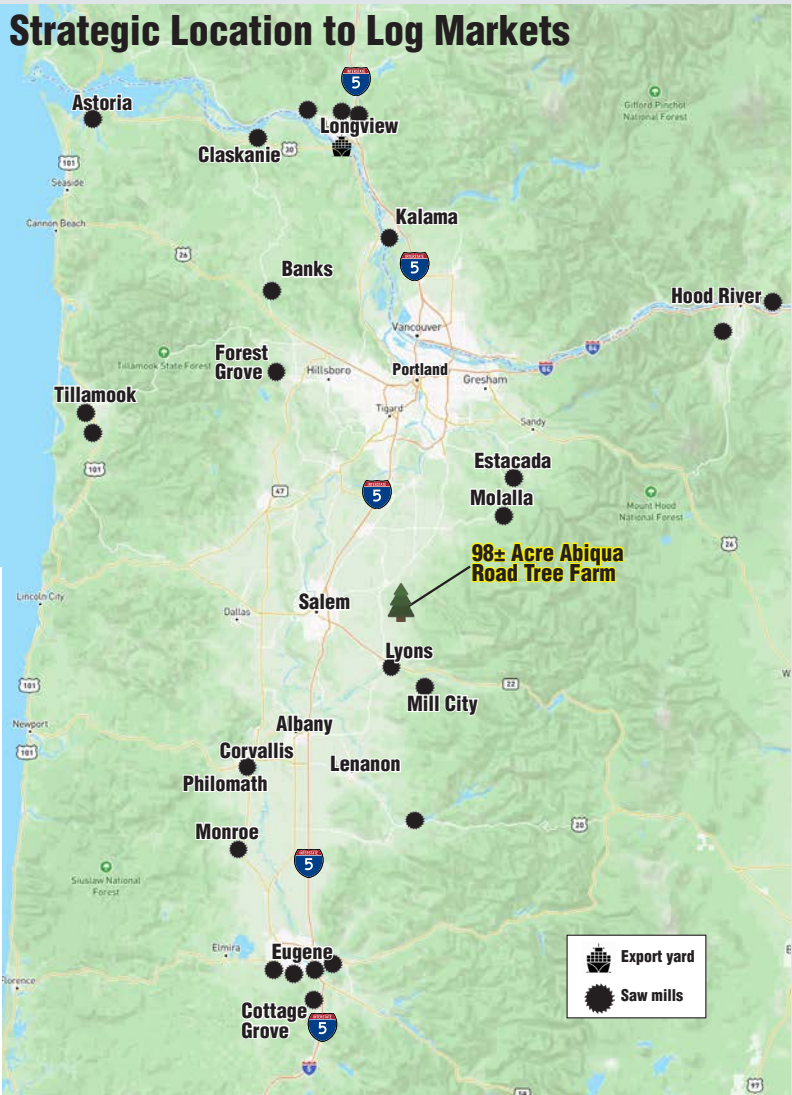
LOCATION: Township 7 South, Range 1 East, Section 11, Tax Lot 100, Account #538636, Marion County, Oregon



One of two gated entries from Abiqua Creek Road NE at southeast portion of tree farm



Potential homesite based on template dwelling approval by Marion County could be located in the southeast portion of the tree farm, with view of Abiqua Creek



Douglas-fir ranges from 60 to 100 years of age. There is additional 312± MBF of grand fir and white fir. Total conifer volume of 1,700± MBF averages 34.7 MBF/Acre



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