



Fall 2023 AUCTION

NO STARTING BIDS AND NO HIDDEN RESERVES!

Tree Farm with Homes and Small Timber Tracts *Less than 25 minute drive to Eugene, Oregon*

109± acre Butler Road Tree Farm



Five Fourteen Vineyards

Located in the heart of wine country with two homes, barn, pond, and water rights

8± acre Paradise Road Timber Tract



24± acre Deberry Road Timber Tract



26 year-old Douglas-fir near Territorial Highway

28 year-old Douglas-fir by Creswell

PRICES START AT \$47,500!

SEALED BIDS DUE NOVEMBER 15, 2023

Broker Cooperation Invited

Color Catalog #2304 and Bid Packages #108, #109, and #110 available by contacting

1-800-845-3524

or info@rmnrw-auctions.com

Auction Conducted By:

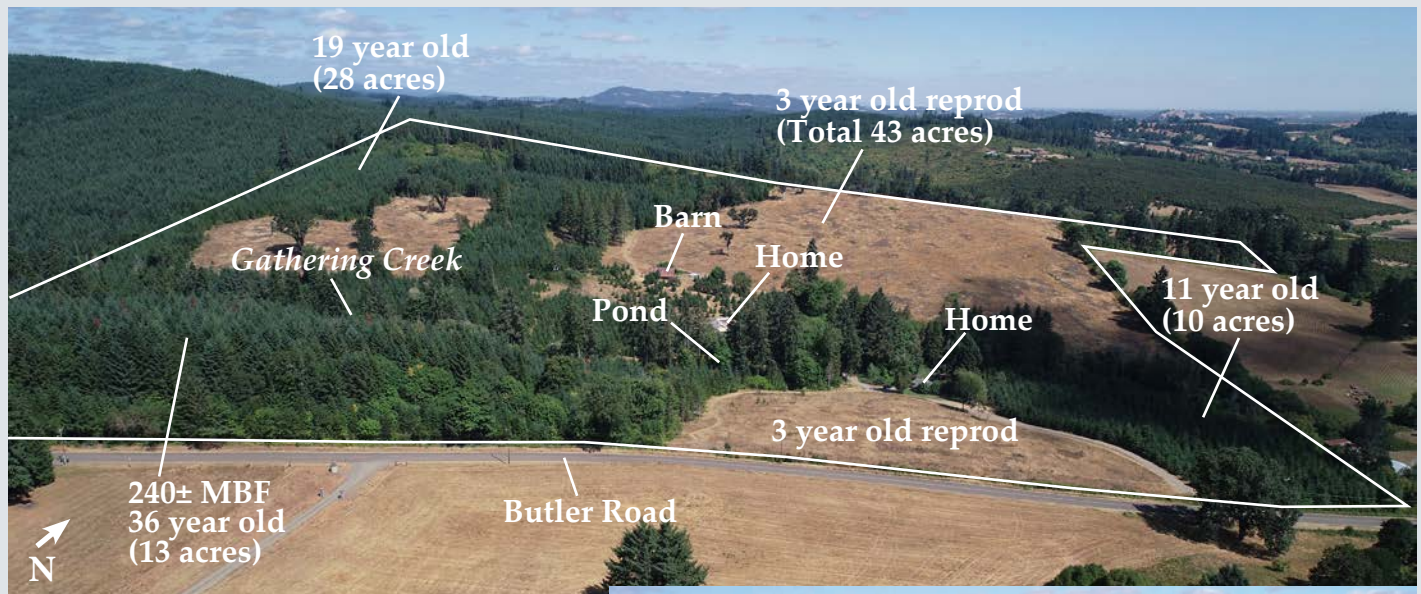
Realty Marketing/Northwest

2310 NW Everett Street, Suite 250, Portland, Oregon 97210



WA AUCTION LICENSE #1917

109± Acre Butler Road Tree Farm with Two Homes, Barn, Pond, and Water Rights in the Heart of Southern Willamette Valley Wine Country 20 Minutes from Eugene - Lane County, Oregon



PUBLISHED RESERVE: \$1,440,000

LAST ASKING: First Time Offered

SIZE: 109± Acres

ELEVATION: 500± to 600± Feet

ZONING: F2 (Impacted Forestry)

PROPERTY INSPECTION: By Appointment Only – Please do not disturb tenants

Saturday, October 21, 12:00 to 3:00 pm

Sunday, November 12, 12:00 to 3:00 pm

FINANCING: None – All Cash

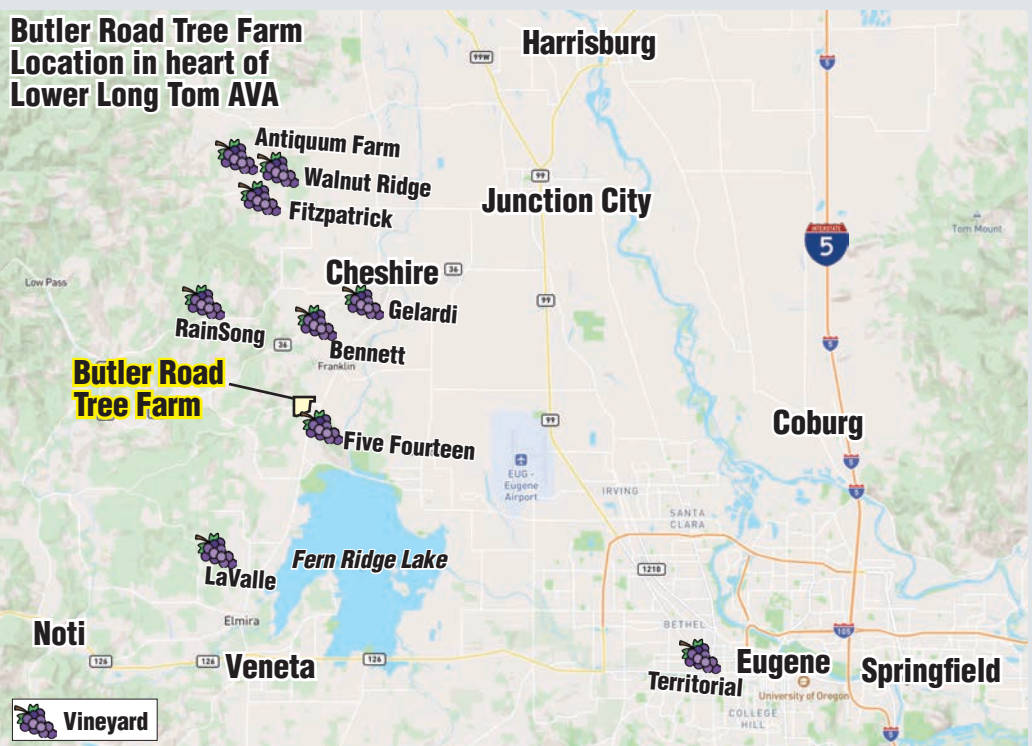


DESCRIPTION: The Butler Road Tree Farm is located along the foothills of the Coastal Range, within 20 minutes of Eugene, west of Territorial Highway and Fern Ridge Lake. It provides opportunity to acquire a 109± acre tree farm with two rental homes, providing option for replacement dwellings, and a combination of well-stocked reproduction in the 3 to 19 year-old age range, and 240± MBF of 36 year-old Douglas-fir, allowing for near-term cash flow and long-term asset growth.

In addition, the Tree Farm is located within the Lower Long Tom AVA with Bellpine silty clay loam soils over 75% of the property, a pond, and water rights, with opportunity to develop a vineyard.

There are over a dozen wineries and vineyards in Lower Long Tom AVA including the Five Fourteen Vineyards, located across Butler Road from the Tree Farm.

This combination of 109± acre tree farm, with two homes, well-stocked reproduction including some merchantable timber, suitable plantable soils, and water rights, all within 20 minutes of Eugene, is a rare buying opportunity.



FOR SUPPLEMENTAL INFORMATION CALL 1-800-845-3524

TREE FARM

Please see Supplemental Information Package for Inventory and Type Map.
The property has been managed as a commercial tree farm for the last 25 years. It is within a highly productive growing region, with Douglas-fir Site Class II. Weyerhaeuser Co is the adjoining owner to the west. Topography is a combination of gentle to moderate north- and south-facing slopes.

Forty-three acres have 3+ year-old Douglas-fir. Thirty of the 43 acres are in the northeast section, and the balance is along Butler Road and in the western section. These areas could be planted as vineyard, taking advantage of Bellpine soils, and aspect.

Ten acres of 11 year-old, and 28 acres of 19 year-old well-stocked reproduction provide significant asset growth within the next 20 years.

Thirteen acres of 36 year-old Douglas fir with 240± MBF are along Butler Creek Road.

Fifteen acres are non-productive, and include both homes, barn, shed, and riparian area along Gathering Creek and pond.

IMPROVEMENTS

There are two older, three-bedroom, one-bathroom homes on the Tree Farm, currently rented on a month-to-month basis at a significantly below market rent of \$600. Butler Road Tree Farm sale is subject to terms of lease. Both homes were built in the 1950s and will require repairs. They use a shared gravel drive from Butler Road.

25901 Butler Road

This 1,134± square foot three-bedroom, one-bathroom home is the first home along the entry drive, and is located on the south side of Gathering Creek. It has a detached one-car garage, and a wood stove that provides heat. There is a gravity-fed spring for water source north of the creek, and an on-site septic system.

25875 Butler Road

This 1,097± square foot three-bedroom, one-bathroom home with deck has view overlooking the pond, and is next to an apple orchard. It has a carport, and is near a 600 square foot barn likely built when the property was originally homesteaded. A 2,500± square foot open-side barn with power is north of the house and could be enclosed. A well serves the home, which also has an on-site septic system. F-2 zoning will allow replacement dwellings - conditions for approval are included in the Supplemental Information Package.



WATER RIGHTS AND SOILS

There are three water rights from 1950 and 1957 with the Tree Farm. One is for irrigation water storage (#26052) and two are for irrigation of 13 acres (#30095 and #26053.) 76± acres of the Tree Farm are classified as Bellpine silty clay loam.

Bellpine soils are located in the area recently harvested, northwest of the larger home and south of Gathering Creek.

The Tree Farm is classified as forestland, and taxes are less than \$2,500 per year.

LOCATION: Township 16 South, Range 5 West, Section 29, Tax Lots 300 and 400, Lane County, Oregon

SEALED BIDS DUE NO LATER THAN 5:00 PM, November 15, 2023



View south to Butler Road



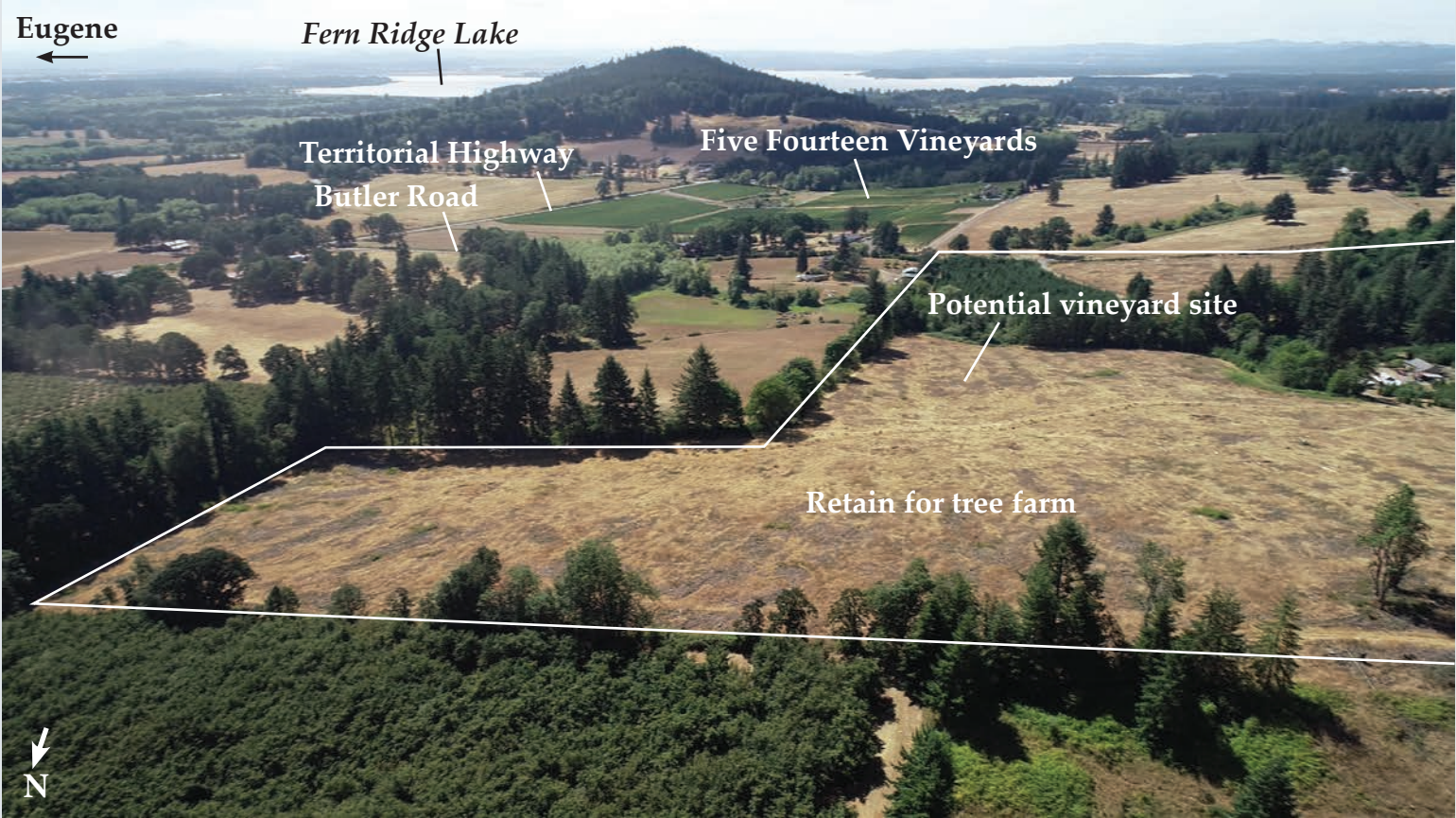
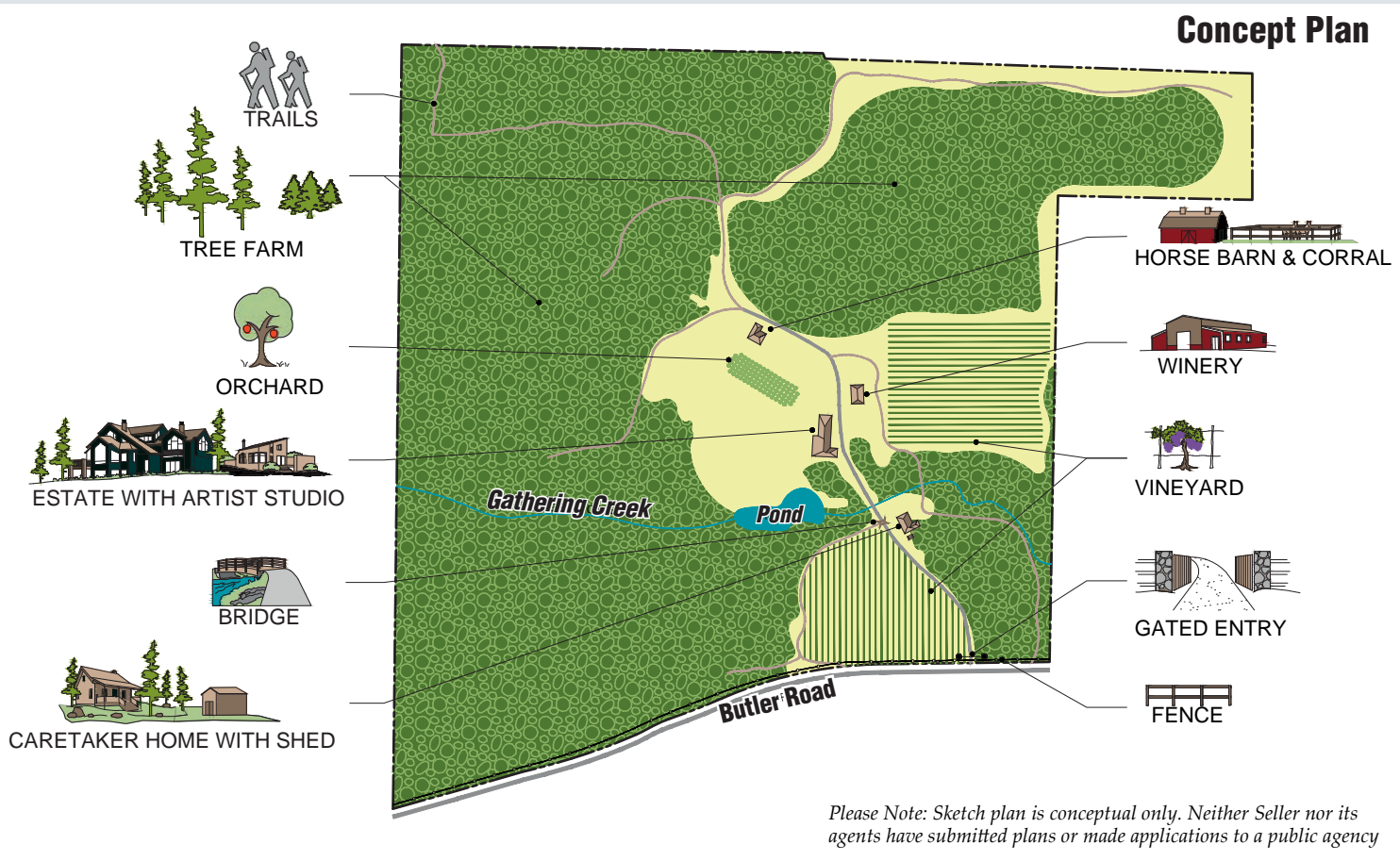
Pond along Gathering Creek



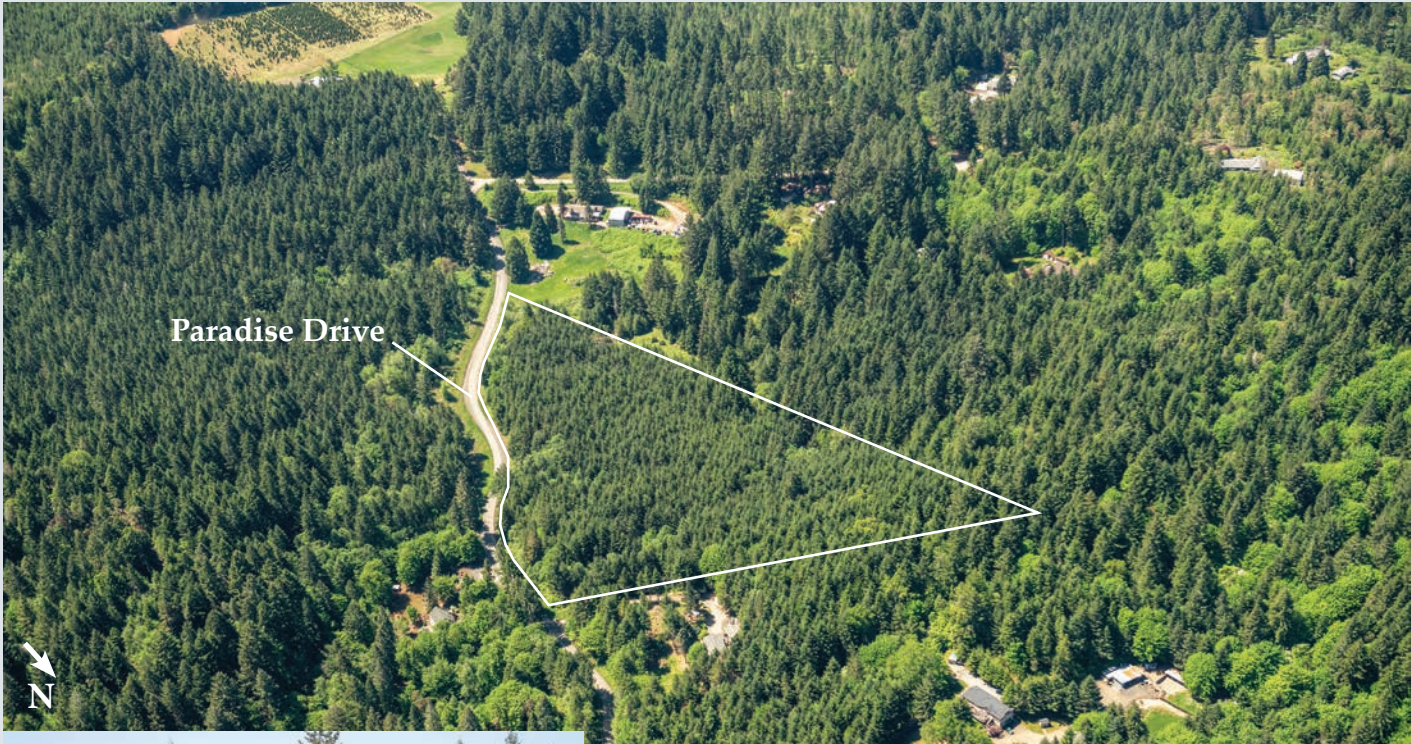
View from hillside



Shed near home



Paradise Drive Timber Tract near Fern Ridge Lake and within 25 minutes of Eugene - Lane County, Oregon



PUBLISHED RESERVE:
\$47,500 / \$5,937 per acre

LAST ASKING: First Time Offered

SIZE: 8± Acres

ELEVATION: 600± to 720± Feet

ZONING: F-2 (Impacted Forest Lands)

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This 8± acre timber tract with well-stocked 26 year-old Douglas-fir is located along Paradise Drive west of Territorial Highway in an area developed with 5 to 10 acre homesites. The irregular-shaped parcel has homesites along the western and southern boundaries, which are zoned R-5.

According to Lane County, this entire area of Paradise Drive is within the Major Big Game Overlay, which could impact approval for a homesite to meet Forest Dwelling Template criteria. Please see Supplemental Information Package for details.

Annual taxes are \$480.

LOCATION: Township 17 North, Range 6 East, Section 1, Tax Lot 1700, Account 0504850, Lane County, Oregon

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PUBLISHED RESERVE:
\$155,000 / \$6,458 per acre

LAST ASKING: First Time Offered

SIZE: 24± Acres

ELEVATION: 800± to 920± Feet

ZONING: F-2 (Impacted Forest Lands)

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash



DESCRIPTION: This 24± acre timber tract with well-stocked 28 year-old Douglas-fir is located along Deberry Road, a ten minute drive from Creswell and I-5. It is Site Class II, providing a productive growing site. Eugene is a 30 minute drive. Nearby vineyards are located along Territorial Highway. Deberry Road has a number of homes to the north and east, and is zoned R-5 and R-10 to the west.

According to Lane County, all but a small portion of the auction property is within the Major Big Game Overlay, which could impact approval for a homesite to meet Forest Dwelling Template criteria. Please see Supplemental Information Package for details.

The property is classified as forestland for assessment purposes, with annual taxes of \$77.

LOCATION: Township 19 North, Range 3 East, Section 20, Tax Lot 100, Account 0839959 and 0839967, Lane County, Oregon

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#108 - 109± acre Butler Road Tract with two homes and vineyard potential



#110 - 24± acre Deberry Road Timber Tract



#109 - 8± acre Paradise Road Timber Tract

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