



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

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