



**PUBLISHED RESERVE:** \$750,000 / \$2,272 per Acre

**LAST ASKING:** First Time Offered

**SIZE:** 330± Acres

**ELEVATION:** 1,400 to 2,000± Feet

**ZONING:** F-1 – Non-Impacted Forest / Big Game Overlay – 280 Acres (Tax Lot 600) F-2 – Impacted Forest / Big Game Overlay – 50 Acres (Tax Lot 100)

**PROPERTY INSPECTION:** At Any Time. Locked gates. Please call Auction Information Office for combinations

**FINANCING:** None – All Cash

**DESCRIPTION:** This 330± acre tree farm is located along High Prairie Road, along the foothills of the Cascade Mountains and near communities of Oakridge and Westfir. It has excellent year-round access to Highway 58, and to Eugene, a one-hour drive. The property has proximity to fishing on Middle Fork Willamette River, and Waldo Lake. It is near downhill and cross-county skiing at Willamette Pass.

High Prairie Road Tree Farm has an estimated 286 acres of young one to ten year-old Douglas-fir reproduction. There are 210± acres of six to ten year-old trees, and 76± acres that were replanted in early 2024. Douglas-fir site class is a combination of High III and Low II.

The topography is moderate to rolling with rocked logging road.

Flat Creek bisects the Tree Farm in the eastern section. There is a total of 50 acres RMZ and non-timberland.

The Tree Farm has frontage on both sides of High Prairie Road and Brock Road.

There is an easement in the northwest section that provides access to an adjoining home and ranch. Additional homes are located along both High Prairie and Brock Roads, as well as McFarland Road, due south of the property.

The property is zoned F-1 for tax lot 600 (280 acres) and F-2 for tax lot 100 (50 acres.) Both tax lots are in the Big Game Overlay. According to Lane County, a lot line adjustment to create one 330 acre tax lot will provide option to locate one homesite on the 50 acres currently zoned F-2. Please see Supplemental Information Package for detail.

High Prairie Road Tree Farm is classified as timberland. 2023 – 2024 taxes are less than \$1,500.

**LOCATION:** Township 21 South, Range 3 East, Section 3, Tax Lot 600, Parcel No 0947455 and Township 21 South, Range 3 East, Section 10, Tax Lot 100, Parcel No 0948941, Lane County, Oregon

**SEALED BIDS DUE NO LATER THAN 5:00 PM, May 15, 2024**





Flat Creek



210± acres of 6 to 10 year old reproduction



76± acres planted in early 2024

