



PUBLISHED RESERVE: \$795,000* / \$3,767 per acre

LAST ASKING: First Time Offered

SIZE: 211± Acres

ELEVATION: 185 to 672 Feet

ZONING: EFU (Exclusive Farm Use)

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: The 211± acre Baker Creek Road Tree Farm is located near South Fork Coquille River and community of Powers, within Southern Oregon's coastal range, 50 miles southwest of Coos Bay/North Bend. Auction Property 103, the 26± acre Old Coos Bay Road Tract is nearby, and could be acquired with Baker Creek Road Tree Farm, providing 237± acres of highly productive growing Douglas-fir Site II, and 174± acres of well-stocked 18 to 26 year-old Douglas-fir.

The Tree Farm has 25 acres of 2 year-old Douglas-fir in the middle of the property along Baker Lane, with balance of 148 acres of 18 to 19 year-old Douglas-fir reproduction. The combination of high site ground and pre-merch 18 to 19 year-old timber will have significant asset growth within 20 years.

Topography is rolling to moderate east and north facing slopes.

Baker Creek, tributary to South Fork Coquille River, is along the eastern boundary, with two additional creeks in the southern and northern sections. A total of 27 acres are in RMA and 8 are road acres.

Both Auction Properties 102 and 103 have good access to log markets in Coquille at Roseburg Forest Products, in North Bend at Southport Lumber, and east to mills in Dillard, Riddle and Roseburg operated by Roseburg Forest Products, DR Johnson, and Swanson Group.

Manulife is adjoining owner to the northwest, south and east. Other large timberland owners in the area are Moore Mill, Coquille Indian Tribe, Roseburg, Powers Ranch, Lone Rock, Campbell Global, and FIA.

***Individual sales of Auction Properties 100, 101, 102, and 103 are subject to total bids to equal, or exceed, the bulk Published Reserve Price of \$3,220,000**

LOCATION: T31S, R12W, Sections 3, 9, 10, Tax Lots 1300, 800, 2100, Parcels 1417500, 1418700, 1413802, Coos County, Oregon

SEALED BIDS DUE NO LATER THAN 5:00 PM, AUGUST 21, 2024



