



PUBLISHED RESERVE: \$965,000 / \$8,041 per acre

LAST ASKING: First Time Offered

SIZE: 120± Acres

ELEVATION: 680± to 1,080± Feet

ZONING: FF (Farm Forest)

PROPERTY INSPECTION:

Locked Gate. Walk-in only. Contact Auction Information Office

FINANCING: None – all cash.

AgWest Farm Credit is preferred lender and financing may be available. Contact Tara Stevenson at 503-354-7338 or tara.stevenson@agwestfc.com for more information



DESCRIPTION: The 120± acre Hilltop Drive Timber Tract with 29 year-old Douglas-fir pre-merch is located seven miles north of Sutherlin, one mile west of I-5 Exit 146, with proximity to competitive log markets between Eugene and south to Dillard and Riddle.

Strategic Location to Competitive Log Markets





Stuntzner Engineering and Forestry conducted an updated inventory in August 2025. There is an estimated 106 acres of productive forestland on Site Class III. Topography is moderate, with an estimated 52% of Tract requiring cable logging. A seasonal creek with 12.6 acres of RMA bisects the Tract.

The Tract is currently overstocked, and requires some commercial thinning to improve productivity.

Projected growth within approximately 50 years, or by 2046, is 2,464 MBF or net board feet of 23,176 per acre.

Adjoining owner to the south is 2,670± acre Heaven's Gate Ranch, currently on the market for \$17,500,000. It has an estate home complex, airstrip, and has been approved for a destination resort.

Acquisition of the 120± acre Hilltop Drive Timber Tract provides significant asset growth and potential land appreciation due to the adjoining Heaven's Gate Ranch.



LOCATION: Township 24 South, Range 6 West, Section 13, Tax Lot 100, Parcel R71993, Douglas County, Oregon

SEALED BIDS DUE NO LATER THAN 5:00 PM, NOVEMBER 12, 2025

or E-MAIL info@rmnw-auctions.com