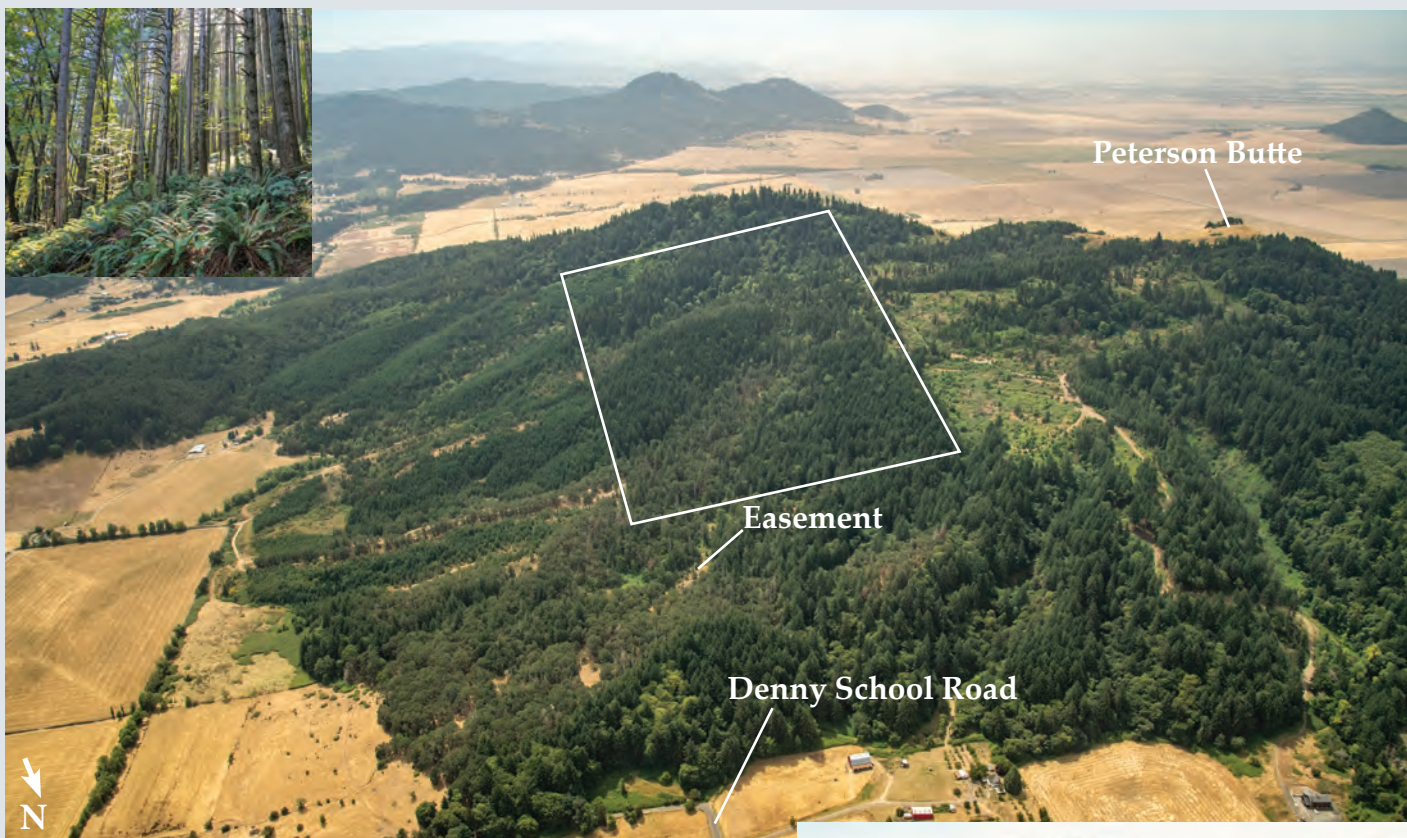




PUBLISHED RESERVE: \$1,795,000 / \$16,775 per acre

LAST ASKING: First Time Offered

SIZE: 107± Acres

ELEVATION: 550± to 1,070± Feet

ZONING: EFU (Exclusive Farm Use)

PROPERTY INSPECTION: Locked Gate. Contact Auction Information Office for Combination at info@rmnw-auctions.com or 800-845-3524



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: This 107± acre Tract is located on the eastern slope of Peterson Butte, five miles west of Lebanon. It contains an estimated 2,400 MBF of 75 year-old Douglas-fir, 225 MBF of grand fir, 25 MBF of western red cedar, and 500 MBF of hardwoods. There is access to Tract via an easement from Denny School Road to northern portion of the property.

Topography is moderate to steep, with an estimated 75% of Tract requiring cable logging. It has a Douglas-fir Site class III+.

Weyerhaeuser's Santiam Lumber Mill is nearby. There is excellent access to I-5, and proximity to competitive log markets within the Willamette Valley.

LOCATION: Township 12 South, Range 2 West, Section 20, Tax Lot 301, Parcel 209268, Linn County, Oregon

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