



PUBLISHED RESERVE: \$285,000

LAST ASKING: First Time Offered

ELEVATION: 440± to 640± Feet

ZONING: FF-10 (Farm Forest 10 acre)

PROPERTY INSPECTION: At Any Time – Walk In Only from SW Heater Road

FINANCING: None – all cash

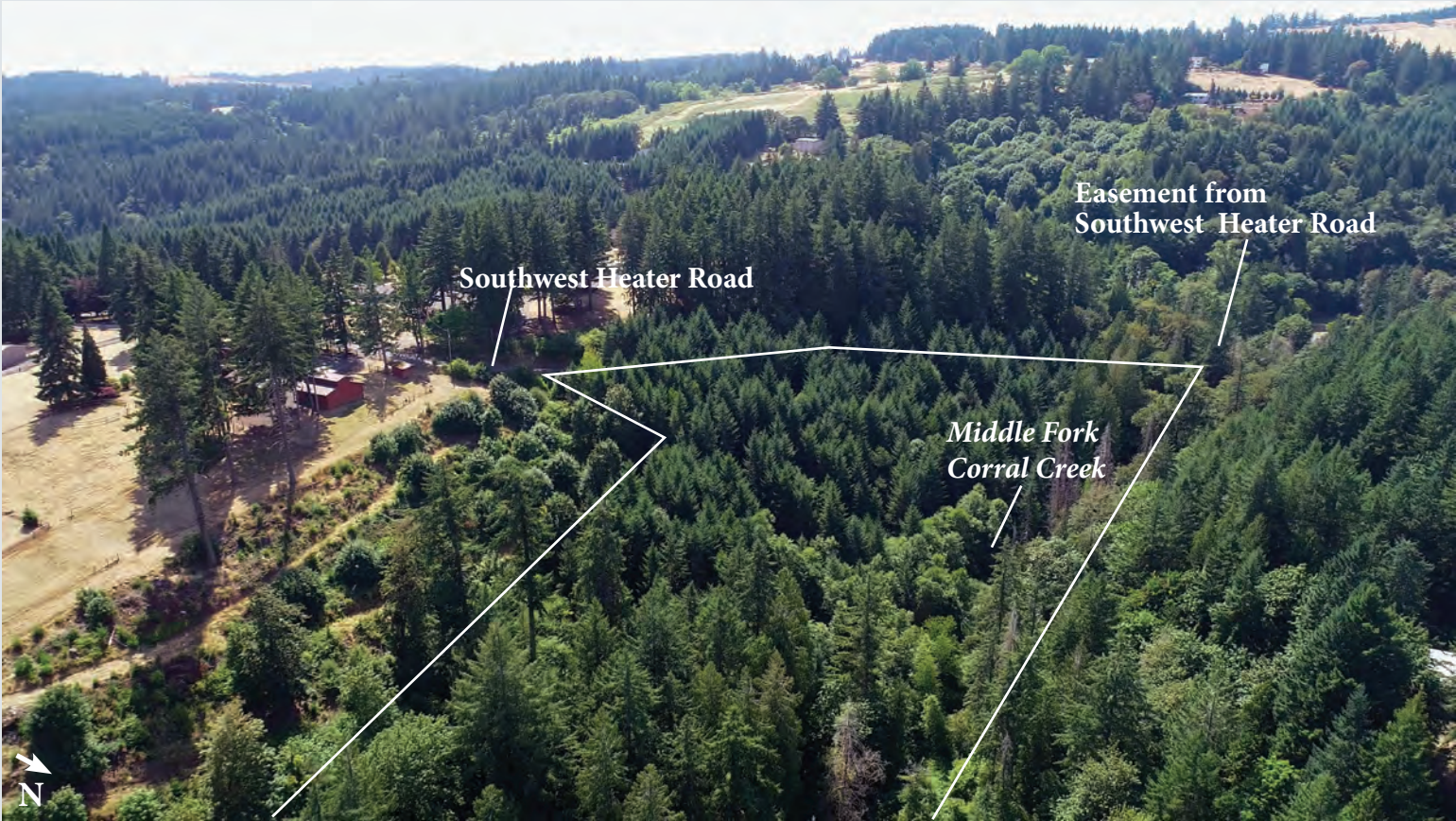
DESCRIPTION: The 8.59± acre tract is along SW Heater Road, approximately one mile north of Magness Memorial Tree Farm and five miles south of Sherwood, with excellent access to Highway 99W. Wilsonville at I-5 is 7± miles west of the property. A 20-foot easement provides access to the northwest corner from SW Heater Road. Middle Fork of Corral Creek runs through northern portion of the property.

A 500' elevation ridge above Middle Fork Corral Creek could accommodate a homesite. Property is forested and contains 39± MBF of primarily western red cedar with some Douglas-fir and hardwoods, based on a 2021 timber inventory and valuation by Trout Mountain Forestry, included in Supplemental Information Package with Bid Documents.

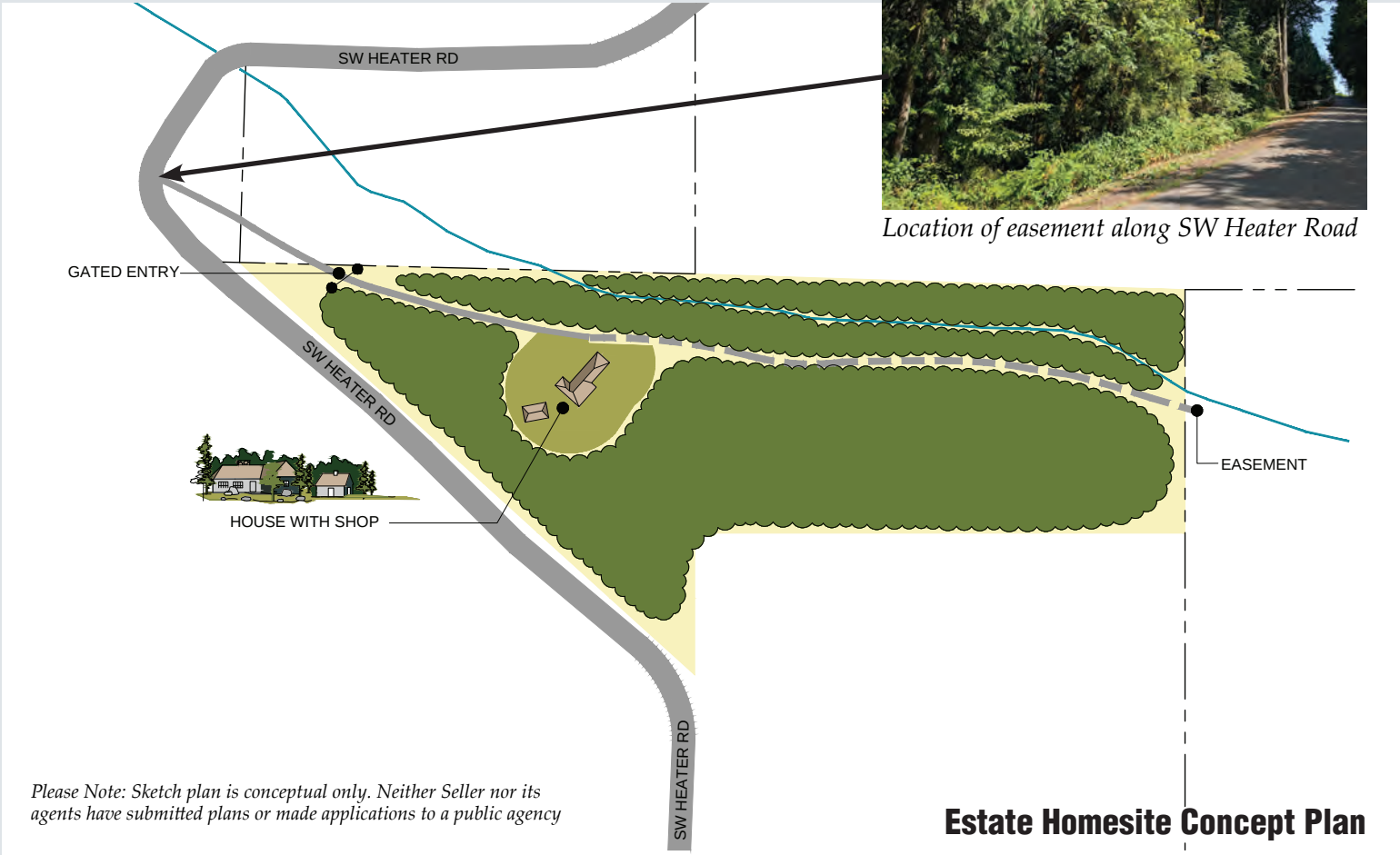
Prior owners granted an access easement to adjoining land at eastern boundary. It has not been used. Adjoining owner also has direct access from SW Heater Road south of the property.

FF10 zoning allows one homesite. In 2021, Clackamas County outlined by email that size of parcel below 10 acres would likely be considered as legal lot of record and would meet criteria for homesite approval. Copy of email will be in Supplemental Information Package.

Additional information concerning zoning, and Clackamas County Planning Department contact, is included in Supplemental Information Package with Bid Documents.



Location of easement along SW Heater Road



Please Note: Sketch plan is conceptual only. Neither Seller nor its agents have submitted plans or made applications to a public agency

Estate Homesite Concept Plan

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

or E-MAIL info@rmnw-auctions.com