



LAND & TIMBER PROSPECTUS

LANE COUNTY, OR



HIGHWAY 36 SOUTH
Section 2, Township 17 South, Range 8 West
Tax Lot 501; 169.5 Acres
(1337 MBF Merchantable Timber)

SEALED BID AUCTION
BID DEADLINE: October 15, 2015 (3:00 pm)

Contact: Fred Sperry, *Broker*
NW Forest Properties
fred@sperryridge.com



HIGHWAY 36 SOUTH LAND & TIMBER OFFERING

On behalf of Weyerhaeuser Company, NW Forest Properties is offering this property as a sealed bid auction. There is no minimum bid amount. However, *Seller reserves the right to reject any or all bids.* The purchase and sale agreement will be provided by Seller and is available for review upon request.

GENERAL DESCRIPTION

This is a highly productive property tree growing property with immediate harvest opportunities. A 2015 timber cruise estimates 1,337 MBF of Douglas-fir on 29.4 acres. The Douglas-fir is 63 to 74 years of age and averages 45.5 MBF/acre. There is an additional 50 MBF of minor species, primarily bigleaf maple.

Site index is 132-136 (King's 50yr). Approximately 75.5 acres is in outstanding 5 year old Douglas-fir reprod. The best leaders approach 5' in length.



Access: From Triangle Lake proceed approximately 5 miles west. At BLM road 16-8-35.1 (Green Leaf Creek Road) you will be able to see a portion of the property on the slopes beyond the houses. Past the homesite clearing the property lies adjacent (north) for approximately ¼ mile with the exception of tax lot 400 and 1100.

Access into the unit is via BLM Rd 17-8-3.1 (Windy Peak Road). At approximately 1.5 miles the road into the unit drops down to the right to a gate. At the next junction stay right to access the top of the unit or left to access the property center. Call NW Forest Properties for the combination to a lock box containing a key.

Property Inspection

Contact Fred Sperry (541) 868-6567 or Tim Gurton (541) 636-7851 prior to viewing the property.

Property Lines & Corners: The property was partitioned by Bohemia in 1991. Survey numbers C-30278, 30279. Partition 91-0179. Parcel 1 – the homesites were monumented at the time of partition. Survey C-38939 (2004) set the NE and NW

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corners of tax lot 1100. The common boundary with BLM is marked with brass caps set in 1962, with the exception of the SW corner of government lot 3.

Soils: NRCS Lane County Soils Survey

Hydrology: There is a large fish stream in the NE corner. Stream length on the property is approximately 2100'. There is a registered water diversion.

Sensitive Resources: Based on a geo-technical assessment by GeoSciences, Inc. approximately 11 acres have been set aside as a reserve area due to slope steepness and public safety risk. The timber on these acres is not included in the advertised volume. *ODF sensitive resources map available on request.*

Hwy 36 is classified as a Scenic Highway. However, ODOT has sent a formal letter to ODF requesting that the 1700' of road frontage be removed from the Scenic Highway designation.

Zoning: The property features both F1 and F2 zoning by Lane County

Higher and Better Use: F2 zoning does allow for certain higher and better uses subject to meeting specific criteria and approval by Lane County. Purchasers are encouraged to explore the feasibility of any higher and better use opportunities on the property.

Preliminary title report and exception documents are available upon request.

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HIGHWAY 36 SOUTH

PROPERTY INFORMATION SUMMARY

LOCATION

Lane County, OR
Tax Lot 501, Sec 2, T17S, R8W

PROPERTY SIZE Tax Lot Acres = 168.2

ZONING F1 (Non-Impacted Forest Lands) and F2 (Impacted Forest Lands)

SOILS (NRCS Soils Survey)

Peavine silty clay loam	26%
Honeygrove silty clay loam	19%
Preacher loam	17%
Digger-Rock outcrop complex	12%
Preacher-Bohannon-Slickrock Complex	9%
Nekoma silt loam	7%
Nestucca silt loam	2%
Mea loam	1%

SITE INDEX 132-136 (Kings 50yr)

ELEVATION 400-900'

TIMBER COMPOSITION *(2015 cruise of merch timber is available upon request)*

Merchantable Acres:	29 acres
Merchantable Volume:	1388 MBF Major Species: Douglas-fir (1337 mbf)
Pre-merchantable Acres:	34yr DF; 18 acres
	24yr DF; 23.5 acres
	21yr DF; 4 acres
Reprod Acres:	5yr DF; 75.5 acres

ROADS BLM road 17-8-3.1 is gravel. Roads on the property are dirt.

HYDROLOGY 2000' of large fish stream (Greenleaf Creek)

PROXIMITY

Blachly	~14 miles
Hwy 99 & Clear Lake Road	~40 miles
Noti	~30 miles
Springfield	~50 miles

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BID PROCESS

Please submit your bid on the attached bid form. A sealed bid is the preferred method. Bids submitted by fax or email will be kept confidential. Bid deposits must be presented to NW Forest Properties prior to the bid deadline for the bid to be considered.

This property is being sold as land and timber.

TERMS OF SALE: Cash due at closing
Property sold "As Is"
Seller to provide standard title insurance policy
Escrow fees shared 50:50

Preference will be granted to bids that contain few or no conditions that require subsequent due diligence beyond a review of the final preliminary title report.

BID DEPOSIT: \$25,000 in the form of a cashier's check or certified bank check made out to Cascade Escrow (EU15-1862)).

BID DEADLINE: 3:00 pm, October 15, 2015

CLOSING: November 16, 2015. Closing may be delayed to accommodate the Seller's 1031 timing requirements.

SUBMIT BID & DEPOSIT TO: Fred Sperry, Principal Broker
NW Forest Properties
PO Box 42273
Eugene, OR 97404
(541) 505-3377 fax
fred@sperryridge.com

ESCROW: Cascade Escrow
811 Willamette Street
Eugene, OR 97401
(541) 687-2233
Julie Johnson, Escrow Officer

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**HIGHWAY 36 SOUTH
LAND & TIMBER SALE**

BID FORM

BIDDER: _____

BID AMOUNT: _____

BID CONTINGENCIES: *(We anticipate that the successful bid will contain few or no conditions that require subsequent due diligence beyond a review of the final preliminary title report.)*

BIDDER ADDRESS: _____

PHONE NUMBER: _____ (cell) _____ (office)

EMAIL: _____

Bidder acknowledges that it has inspected the property and has determined its bid based on its own assessment and due diligence. Information that was provided by Seller and NW Forest Properties was intended to assist prospective purchasers in their preliminary assessment of the property. No guarantee is made as to its accuracy.

Bidder has been provided a copy of the preliminary title report and the Purchase and Sale Agreement stating the terms of agreement. The bid should contain few or no conditions that require subsequent due diligence beyond a review of the final preliminary title report.

By signing below I warrant that I have full authority as a purchaser or as a representative of the purchaser to submit this bid.

SIGNATURE: _____ **DATE:** _____

PRINT NAME: _____

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