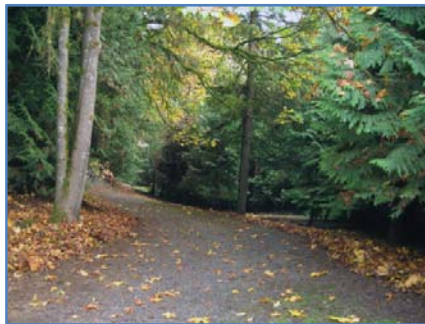
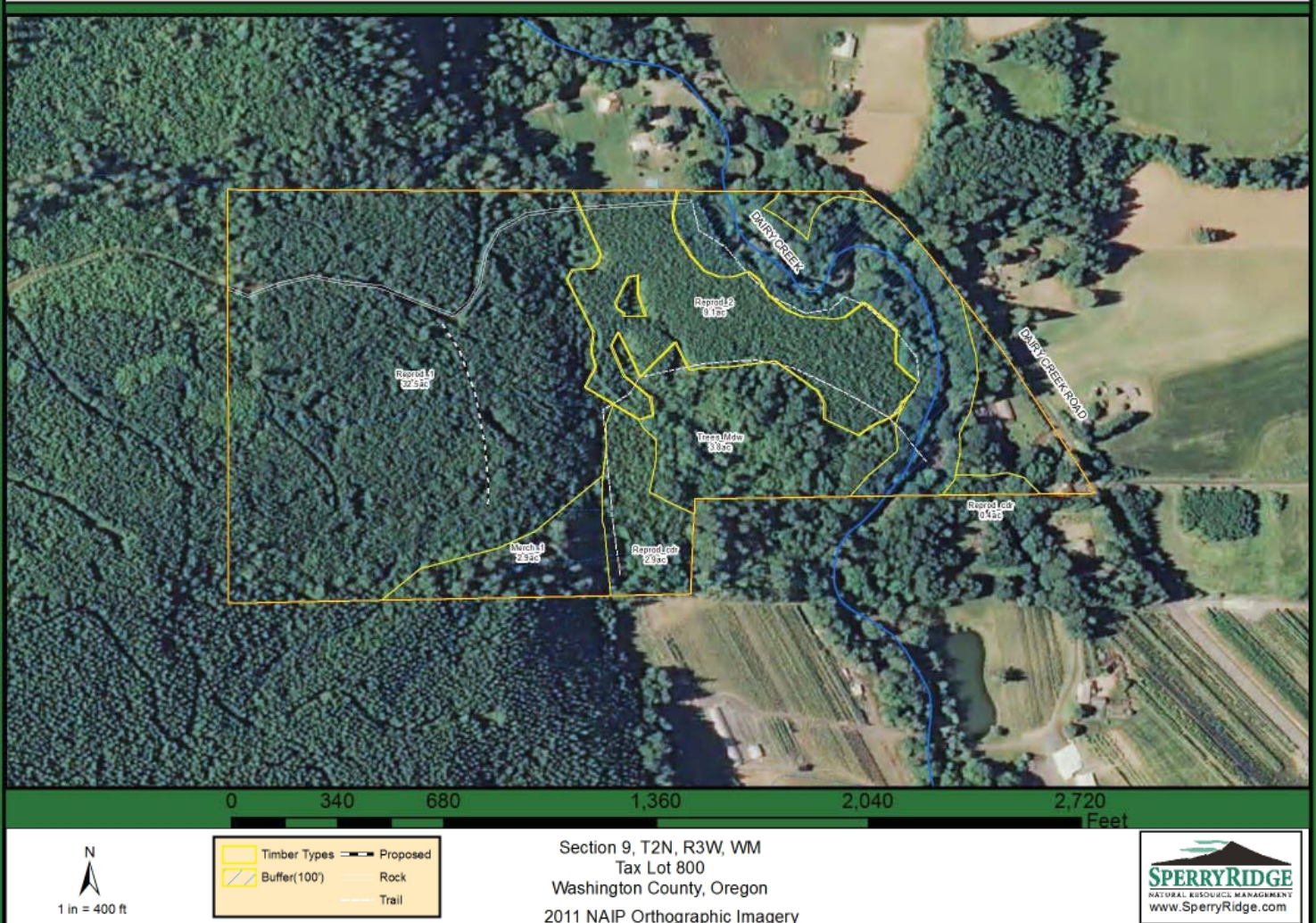


## PRIME TREE FARM WASHINGTON COUNTY

(With Beautifully Maintained Quality Home & Landscaped Yard)



Section 9, Township 2 North, Range 3 West, W.M  
Tax Lot 800 (65.43 acres)



**FOREST LAND INFORMATION**  
**21263 NW DAIRY CREEK ROAD**  
**NORTH PLAINS, OR**

**LOCATION**

Washington County, Oregon  
Tax Lot 800, Section 9, T2N, R3W, W.M. (

**FOREST ACRES:** 54 Acres

**TIMBER COMPOSITION**

**Age:** Predominantly well-stocked 16 year old; Patches of older conifer and hardwood  
**Major Species:** Douglas-fir  
**Minor Species:** Red cedar, incense cedar, Port Orford cedar, red alder, bigleaf maple, cottonwood  
**Currently Merchantable Timber Volume:** 88 MBF

**ESTIMATED TIMBER VALUE<sup>1</sup>**

\$280,000 (Based on harvest at age 40)

<sup>1</sup> See discussion on valuation methodology in the attached timber cruise/valuation section

**LOGGING METHODS**

90% Ground-based logging  
10% Cable logging

**HYDROLOGY**

Dairy Creek is classified by ODF as a large fish stream (100' buffer)

**SOILS** (NRCS Soils Survey)

Site Class II- ; Site Index 119; ODOR forest land class "FC"  
Predominantly Chehalis silty clay loam, Chehalis silt loam and Olyic silt loam

**DISTANCES**

Banks Lbr Co. (Banks)	9 miles
Pac Fibre (North Plains)	6 miles
Stimson (Scoggins Valley)	21 miles
Olympic (Mist)	45 miles
Stimson (Clatskanie)	57 miles
Export Mkts (Longview Area)	60 miles

(Distances are to city centers as calculated by Mapquest. Not an exact representation of actual haul distance.)

**ACCESS/ROADS**

Property is accessed by Dairy Creek Road. A railcar bridge with a timber deck spans Dairy Creek. Running planks were replaced in 2011. The bridge is suitable for log haul. However, the floods of 1996 took out a portion of the road that paralleled Dairy Creek. Past log haul was to the west across other private parcels. Approximately 800' of relatively easy road construction is required to tie in with the haul road leading out to the west. The entire property can be accessed by ATV trails.

**CONTACT:** Fred Sperry • 541-868-6567 • [freds@sperryridge.com](mailto:freds@sperryridge.com)  
(Broker, John L. Scott Real Estate)

**Disclaimer:** This information is provided to assist prospective purchasers' preliminary assessment of the property. No guarantee is made regarding its accuracy. Prospective buyers should perform their own due diligence.



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